

ADEQUATE NOTICE OF THIS MEETING HAS BEEN
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC
LAW 1975 AND BY RESOLUTION 2016-5, WITH THE
REQUEST OF THE HOME NEWS AND TRIBUNE AND THE
SENTINEL NEWSPAPERS TO PUBLISH SAME, AND THIS
ANNOUNCEMENT MUST BE ENTERED INTO THE MINUTES
OF THIS MEETING.

A meeting of the Zoning Board of Adjustment was held on March 29, 2016, commencing at 7:30 PM at the Criminal Justice Building, 61 Main Street, South River, NJ.

Present were: Mr. Bodak, Mr. Clancy, Mr. Clifton, Mr. DeMonico, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady and Mr. Sapata.
Also present were Mr. Kinneally Attorney, Mr. Koch CME Engineer and Mr. Bletcher, Planner.
Absent: Mr. Scala (excused)

MINUTES

The Minutes of Meeting the meeting held on March 8, 2016 were submitted to the Board for acceptance and/or amendment. Mr. Bodak moved that the Minutes be approved, Mr. Clifton seconded the motion.

COMPLETENESS

ZB2015-22 Bulk Variance/Use Variance

Evarista Pasencia 41 George St. Block 96 Lot 2

Requesting to convert single family home to two family residence. Deemed complete on a motion by Mr. Bodak, seconded by Mr. Clifton, all present approved. Public Hearing on April 26, 2016.

ZB2015-36 4 Bulk Variance & Site Plan Waiver

28-30 Florence Reality LLC Block 34, Lot 8

Requesting Site Plan Application. Deemed complete, fees have been paid on a motion by Mr. Bodak, seconded by Mr. Clifton, all present approved. Public Hearing on April 26, 2016.

ZB2016-01 Bulk Variances (5), Use Variance (1)

Absolute Properties Mgt. LLC. Block 271, Lots 1 & 2

Division, Anderson, Charles & Whitehead

Requesting Use Variance for multifamily 33 unit apartment complex in R-75 Zone, Bulk Variances for front yard setback, maximum yard coverage, maximum building height in stories, maximum building height in feet and maximum gross density. Deemed complete, Mr. Demonico suggested a special meeting just for this application. A motion made by Mr. Bodak, seconded by Mr. Clifton, all present approved for Public Hearing scheduled for May 10, 2016; location TBA – will request Middle School Cafetorium or High School.

ZB2016-05 Bulk Variance (2)**Salazar, George 15 Leland Avenue** Block 100, Lot 6

Extending Driveway; within 5' and parking in side yard; over lot

Coverage, impervious coverage 53.2%. Deemed complete on a motion by Mr. Clifton, seconded by Ms. Farren, all present approved. Public Hearing on April 26, 2016.

ZB2016-05 Bulk Variance (1)**Elito, Gilberto, 54 Levinson Avenue** Block 301, Lot 2.2

Minimum ceiling height in basement. Deemed complete on a motion by Mr. Bodak, seconded by Mr. Clifton, all present approved. Public Hearing on April 26, 2016.

PUBLIC HEARING(S)**ZB2015-03 Use Variance and Site Plan Approval****Wasef, Wageih, 100 Main St** Block 162 Lot 20

Requesting to convert single family home to two family residence. Mr. Pressler requested the application to be carried to next available date, Mr. Bodak made a motion to move the application to May 31, 2016, seconded by Mr. Clifton.

ZB2015-03 Use Variance and Site Plan Approval**Andre, John 656 Old Bridge Tpk.** Block 73 Lot 10.1

Requesting use for parking and storage of used cars for used car company and shipping containers.

Mr. Pressler gave brief overview of the application; Mr. Andre, owner of the property for 50 years stated that this property was approved by the Zoning Board for storage containers. Mr. Andre uses these containers for materials that he purchases on sale for his projects in town. He hasn't decided what to do with the property so for now would like to lease to a car dealer in town while he is working on a new project for the property. Mr. Andre is requesting to allow parking cars for a 5 year period; giving a lease to the car dealer on a year to year basis while his is working on a new project. He would be helping out a local business that needs a place to park their cars; just a drop off/pick up location. Containers would remain on property with cars; approximately 250 vehicles.

Mr. Bodak questioned the time frame of lease; Mr. Andre is projecting 5 years for the containers; also asked if 15 containers are needed; Mr. Andre stated that he does need 15. He stores materials and appliances.

Mr. Kinneally stated that the Board can put a time frame on the containers for storage and lease for cars to be parked there. Exceptions can be individually granted to allow even though containers are banned in town.

Ms. Farren questioned if there would be an attendant on site; Mr. Andre stated it would just be a pick up and drop off; hours 8:00 am to 8:00 pm Monday through Friday; Saturday 8:00 am to 6:00 pm. All vehicles are inspected and taken to facility.

Mr. Bodak questioned emergency vehicles; Mr. Koch recommended that the Fire Chief, Fire Marshal and Chief of Police be notified

Mr. Clancy questioned the parking area outside the fence; Mr. Koch suggested yellow lines, check with SRPD. Mr. Clancy questioned if trucks can go around the perimeter of the yard; Mr. Andre will see that it can be done. Requested a county site plan.

Mr. Sapata questioned stacking; applicant confirmed no stacking, no residential, only storage of cars.

Mr. Giannakopoulos confirmed that customers would not be on the lot; which applicant stated they would not.

Mr. Koch and Mr. Bletcher reviewed their reports and questions with the applicant and architect.

Mr. Bodak requested the application be approved based on a specific time frame, they are not permanent and after 5 years would have to come to the board; applicant adhere to any suggestions made by Fire Chief and Fire Marshal. No machinery, gasoline, flammables stored in trailers – no double stacking or subletting. All vehicles would be operational. Mr. Bodak moved the application for approval, Mr. Clifton seconded. Mr. DeMonico noted for the record that is a use Variance - 5 affirmative votes needed.

ROLL CALL VOTE:

YES: Mr. Bodak, Mr. Clancy, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos, Mr. O’Grady,
Mr. DeMonico

NO: None

ABSTAIN:

ABSENT: Mr. Scala

PUBLIC COMMENTS

BOARD WENT INTO CLOSED SESSION

BOARD BUSINESS

Workshops for Redevelopment Study on Thursday, April 14, 2016 and Saturday April 23, 2016
NJLM Conference in Atlantic City November 15-17, 2016.

ADJOURNMENT

Motion to adjourn by Mr. Clancy, seconded by Mr. Bodak. All present in favor.

Adjourned at 9:15 PM

Respectfully submitted

Sheryl L. Nevin

Zoning Board Secretary

Approved at Zoning Board Meeting
held on April 26, 2016.