



**BOROUGH OF SOUTH RIVER
ZONING BOARD OF ADJUSTMENT
AGENDA**

**REORGANIZATION & REGULAR MEETING
TUESDAY – JANUARY 29, 2019 - 7:30PM**

Location: Criminal Justice Building, 61 Main Street, South River, NJ 08882

ROLL CALL: Mr. Almeida	()	Mr. Frost (Alt. 2)	()	James Kinneally, Attorney	()
Mr. Bodak	()	Mr. Giannakopoulos	()	Bruce Koch, Engineer	()
Mr. Brown (Alt.1)	()	Mr. O’Grady	()	Todd Bletcher, Planner	()
Mr. Clancy	()	Mr. Trygar	()	Glenn Lauritsen, C. O.	()
Mr. Demonico	()			Tamar Lawful, Secretary	()

Public Announcement – Open Public Meetings Act

ROLL CALL

PLEDGE OF ALLEGIANCE

2019 REORGANIZATION MEETING

ELECTION OF THE BOARD CHAIR & VICE CHAIRMAN:

- ❖ Nomination(s) for Chairperson
- ❖ Election of Chairperson
- ❖ Nomination(s) for Vice Chairperson
- ❖ Election of Vice Chairperson

APPOINTMENTS OF BOARD’S PROFESSIONALS:

- ❖ Appointment of Board Attorney
- ❖ Appointment of Board Engineer
- ❖ Appointment of Board Planner
- ❖ Appointment of Board Secretary
- ❖ Approval of Official Newspaper
- ❖ Approval of Meeting Dates

ZONING BOARD REGULAR MEETING

APPROVAL OF MINUTES: November 27, 2018

BOARD CORRESPONDENCE/BUSINESS:

- ❖ 2019 Zoning Board/Professional Staff Roster (Attachment A)
- ❖ New Jersey Planning Officials Training Courses Winter/Spring 2019 (Attachment B)
- ❖ John Andre: 10 Joseph Street – Final Resolution of Compliance was submitted on 12/31/18.

RESOLUTION(S):

- **DOCKET # ZB2018-26**
Juan Carlos Diaz, 2 Congress Lane, Block 355, Lot 1.18
Approved for a bulk variance to install a swimming pool in the front yard of the property.
- **DOCKET # ZB2018-24**
16 Spring LLC, 16 Spring Street, Block 277 Lot 7
Approved for bulk variances to add a second floor addition to the property in the required front yard 25 ft. setback, and to also permit driveway to remain in the side and rear yards.
- **DOCKET # ZB2018-22**
Gilbert Eleto, 76 Price Place, Block 349.03 Lot 14
Approved for a bulk variance to waive the height of a 2.5 story single family home to a 3 story single family home.

COMPLETENESS:

- **DOCKET # ZB2019-02**
Daniel & Karen Aller, 12 Little Martin Avenue, Block 327 Lot 3
Applicant is requesting a site plan waiver and a use variance for a storage yard for roll off dumpster containers, which is not specifically listed as a permitted use in the W-R zone and is therefore prohibited.

<input type="checkbox"/> Eng. <input type="checkbox"/> Planner Complete Y N Hearing Date _____ * Motion to _____: 1 st _____ 2 nd _____

- **DOCKET # ZB2019-03**
Daniel & Karen Aller, 78 Causeway, Block 327 Lot 9
Applicant is requesting a site plan waiver and a use variance for a storage yard for roll off dumpster containers, which is not specifically listed as a permitted use in the W-R zone and is therefore prohibited.

<input type="checkbox"/> Eng. <input type="checkbox"/> Planner Complete Y N Hearing Date _____ * Motion to _____: 1 st _____ 2 nd _____

(COMPLETENESS CONTINUED)

➤ **DOCKET # ZB2019-04**

Nelson Costa, 51 Augusta Street, Block 299 Lot 2

Applicant is requesting a **bulk variance** for adding an addition within the required 5’ setback; exceeding the maximum allowable impervious coverage of 50%; installing a patio within the required 5’ setback; and installing a solid fence within the required 25’ front yard setback.

Eng. Planner Complete Y N Hearing Date _____ * Motion to _____: 1st _____ 2nd _____

PUBLIC HEARING(S) 01/29/19:

➤ **DOCKET # ZB2018-18**

Paulo S. Martins, 51 William Street, Block 41 Lot 7.01

Applicant is requesting a **bulk variance** to install concrete within 10’ rear yard setback and 5’ side yard setback, while also exceeding the impervious coverage of 50%.

Noticed Property Owners : Yes No - Legal Notice in Newspaper: Yes No
Motion to _____: 1st _____ 2nd _____
Roll Call: ___Almeida ___Bodak ___DeMonico ___R-Brown ___Clancy ___Frost ___Giannakopoulos ___O’Grady ___Trygar

➤ **DOCKET # ZB2019-01**

Paul & Regina Santos, 39 Hollander Street, Block 390 Lot 1.04

Applicant is requesting **bulk variances** for: 1. required 5 ft. side yard setback and 10 ft. rear yard setback for the patio; 2. exceeding the 10% total area of the lot for a patio; 3. variance for the required 5ft side and rear yard setback for the accessory structure; 4. exceeding the impervious coverage of 50%; and 5. A variance for the 5ft side yard setback for the masonry BBQ station.

Noticed Property Owners : Yes No - Legal Notice in Newspaper: Yes No
Motion to _____: 1st _____ 2nd _____
Roll Call: ___Almeida ___Bodak ___DeMonico ___R-Brown ___Clancy ___Frost ___Giannakopoulos ___O’Grady ___Trygar

BOARD COMMENTS:

ADJOURNMENT Motion by: 1st _____ 2nd _____

***NEXT MEETING FEBRUARY 26, 2019 @ 7:30
Council Chambers, 61 Main Street, 2nd Floor***