



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

AGENDA

REGULAR MEETING

TUESDAY – FEBRUARY 26, 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

APPROVAL OF MINUTES: January 29, 2019

BOARD CORRESPONDENCE/BUSINESS: See page 2 under “New Business”

RESOLUTION(S):

➤ **DOCKET # ZB2019-01**

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

Applicant was approved for 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.

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.

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

(COMPLETENESS CONTINUED)

➤ **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.

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

PUBLIC HEARING(S) 02/26/19:

➤ **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 # ZB2019-04**

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.

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

NEW BUSINESS:

- Ria Mar Restaurant & Bar, 25 Whitehead Avenue – Re: Interpretation of the Zoning Ordinance
- 2018 Annual Report

BOARD COMMENTS:

ADJOURNMENT Motion by: 1st _____ 2nd _____ Time: _____

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