



**BOROUGH OF SOUTH RIVER
ZONING BOARD OF ADJUSTMENT
REORGANIZATION & REGULAR MEETING AGENDA
Tuesday, January 23, 2024 – 7:00PM**

Location: Criminal Justice Center, 61 Main Street, 2nd Level, South River, NJ

ROLL CALL

Mr. Bodak	()	Mr. O’Grady	()	James Kinneally, Attorney	()
Mr. Brown	()	Mr. Trygar	()	Bruce Koch, Engineer	()
Mr. Eleto	()	<i>Vacant</i> (Alt.1)	()	Todd Bletcher, Planner	()
Mr. Frost	()	Ms. Adelino (Alt. 2)	()	Art Londensky, C.O.	()
Mr. Giannakopoulos	()			Julie Moy, Recording Secretary	()

MEETING CALLED TO ORDER

Public Announcement – Open Public Meetings Act

Welcome to the Borough of South River’s Zoning Board of Adjustment Regular Meeting of January 23, 2024.

In compliance with Chapter 241 of Public Laws of 1975, notice of this meeting was given by way of Annual Notice filed with the Borough Clerk, the Home News Tribune, The Sentinel and posted and posted in the window of Borough of South River Municipal Building on January 25, 2023.

PLEDGE OF ALLEGIANCE

ROLL CALL

REORGANIZATIONAL MEETING AGENDA

Board Members

Swearing in of re-appointed Board Members:

- Christian Eleto

Election Of The Board Chair & Vice Chair

- Nomination(s) & Election for Chairperson
 - Elected Chair presides over the meeting
- Nomination(s) & Election for Vice Chairperson

Appointment Of Professionals By Resolution:

- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Board Planner
- Appointment of Board Secretary
- Approval of Official Newspaper
- Approval of 2024 Meeting Dates



REGULAR MEETING AGENDA

APPROVAL OF MINUTES: November 28, 2023

RESOLUTIONS

File ZB–2023–15, WH Venture, LLC

162–164 Whitehead Avenue Block: 279 Lots: 5, 6, 7, 8

COMPLETENESS:

ZB–2024–01, D Andre

17 Water Street Block: 309 Lot: 3

Application to construct 4 townhouses

COMPLETENESS HEARINGS

ZB–2024–02, Garden River LLC (Manufacturing)

411 Whitehead Ave., Ste. 8 Block: 369 Lot: 1.01

Application to manufacture cannabis

PUBLIC HEARING

File ZB–2023–16, Garden River, Inc.

141–143 Russell Ave., 2nd Floor Block: 305 Lot: 3 & 4

Application to for use variance in R75 zone & site plan waiver for cannabis cultivation

For rescheduling purposes only to February 27, 2024 meeting

BOARD CORRESPONDENCE/BUSINESS:

2024 Planning Board/Professional Staff Roster

PUBLIC COMMENTS

ADJOURNMENT

*Next Meeting Dates: February 27, 2024
March 26, 2024*