



BOROUGH OF SOUTH RIVER ZONING BOARD OF ADJUSTMENTS REGULAR MEETING MINUTES

Tuesday, March 26, 2024 – 7:00 p.m.

Location: 61 Main Street, the Criminal Justice Center

Public Announcement – Open Public Meetings Act

The meeting was called to order by Chairman Bodak at 7:00 pm followed by the Pledge of Allegiance. He recited the following announcement, *“In compliance with Chapter 231 of Public Laws of 1975 and by resolution, notice of this meeting has been provided as required, filed with the Borough Clerk, the Home News Tribune, The Sentinel and posted in the lobby of Borough of South River Municipal Building on January 24, 2024.”*

The Zoning Board of Adjustments may take formal action at this meeting.

Roll Call

Present: Robert Bodak, Ruell Brown (AL 7:10 pm), John Frost, Nick Giannakopoulos, Jeremiah O’Grady, Edward Trygar, Sandra Adelino (A2)

Absent: Christian Eleto, Kyle Santos (A1)

Also Present: James Kinneally, Attorney, Arthur Londensky, Administrator

Flag Salute

Chairman Bodak called the meeting to order and led the salute to the flag.

Approval Of Minutes – February 27, 2024

The motion to approve the Meeting Minutes dated *February 27, 2024* was first moved by Mr. Giannakopoulos, seconded by Mr. Frost, all in favor by voice vote.

Abstain: O’Grady, Adelino

Absent: Brown, Eleto, Santos

Motion carries

Resolutions:

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

The motion to approve *Resolution ZB–2024–07* for application File ZB–2023–16, Garden River, Inc. was first moved by Mr. Giannakopoulos, seconded by Mr. Frost

Roll Call Vote with Eligibility:

Ayes: Frost, Giannakopoulos, Trygar, Bodak

Abstain: O’Grady, Adelino

Absent: Brown, Eleto, Santos

Motion carries

File ZB–2024–01, D Andre

17 Water St.

Block: 309 Lot: 3

Application for bulk & use variances and final major site plan to construct four townhouses.

The motion to approve *Resolution ZB–2024–08* for application File ZB–2024–01, D. Andre was first moved by Mr. Frost, seconded by Mr. Giannakopoulos

Roll Call Vote with Eligibility:

Ayes: Frost, Giannakopoulos, Trygar, Bodak

Abstain: O’Grady, Adelino

Absent: Brown, Eleto, Santos

Motion carries

Completeness Hearings – None

Public Hearings

File ZB–2024–03, Scozzari



59 George Street Block: 96 Lot: 17
Application for C variance to extend driveway into the setback line

Application was rescheduled due to lateness of their public notice.

The motion to carry *File ZB-2024-03, Scozzari* to the regular meeting dated April 30, 2024 was first moved by Mr. Giannakopoulos, seconded by Mr. Frost, all in favor by voice vote.

Board Correspondence/Business

The next meeting is scheduled for April 30, 2024.

Public Comments:

Chairman Bodak opened the floor to the public.

Arthur Londensky, Boro Administrator provided updates to the Board.

File PB-2022-002, CrownPoint, LLC, 696 Old Bridge Turnpike

Mr. Londensky reported that the Planning Board was successful in the appeal for *File PB-2022-002, CrownPoint*. It was a unanimous decision by the Appellate Division in support of the Planning Board's decision. Per Mr. Kinneally, since it was a unanimous decision, the plaintiff does not have an appeal as of right to the Supreme Court.

Mr. Londensky stated that the Lincoln School property was sold to a developer who is interested in building condominiums. Changes to the plans will required Board approval.

Mr. Londensky stated that the redevelopment application for the PNC site has been submitted for Council review.

Mr. Londensky stated that the redevelopment application for the Laffin site has been submitted for Council review. Laffin will not change the traffic pattern.

Mr. Londensky reported that there is no update on the Franklin on Main (Tropicao Market) project.

Mr. Frost reported that the application for cannabis manufacturing is now before the Planning Board. Mr. Londensky reported that their application did not receive completeness approval and has to submit additional information.

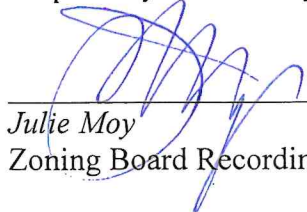
Mr. Londensky reported that we will be expanding the battery storage project further back towards the park. In addition to the battery storage, the company will also repair the park, the area drainage, remove the basketball court and construct a retaining wall.

Seeing none other, Mr. Giannakopoulos made the motion to close the public portion, seconded by Mr. Brown, all in favor by voice vote.

Adjournment

The motion to adjourn at 7:40 pm was first moved by Mr. Giannakopoulos, seconded by Ms. Adelino, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Zoning Board Recording Secretary

Adopted: April 30, 2024