



**BOROUGH OF SOUTH RIVER
ZONING BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES**

Tuesday, April 30, 2024 – 7:00 p.m.

Location: 3 Montgomery St., South River, NJ 08882

Public Announcement – Open Public Meetings Act

The meeting was called to order by Chairman Bodak at 7:03 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, Christian Eleto, John Frost, Nick Giannakopoulos, Jeremiah O’Grady, Edward Trygar, Sandra Adelino (A2)

Absent: Kyle Santos (A1)

Also Present: James Kinneally, Attorney; Bruce Koch, Engineer; Todd Bletcher, Borough Planner; Arthur Londensky, Administrator

Flag Salute

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

Approval Of Minutes – March 26, 2024

The motion to approve the Meeting Minutes dated March 26, 2024 was first moved by Mr. Giannakopoulos, seconded by Mr. Trygar, all in favor by voice vote.

Motion carries **Absent:** Santos

Resolutions: None

Completeness Hearings:

File ZB–2023–08, Whitehead Avenue LLC

Whitehead Avenue Block: 303 Lots: 2.03, 2.05

Application for site plan and use variance. *Rescheduling purposes only*

The motion was made to carry **File ZB–2023–08, Whitehead Avenue LLC** to the regular meeting dated June 25, 2024 for the applicant’s completeness hearing. If applicant is not prepared to move forward at that time, the application will be dismissed without prejudice. The motion was first made by Mr. Giannakopoulos, seconded by Mr. Frost

Roll Call in Favor: Brown, Elto, Frost, Giannakopoulos, O’Grady, Trygar, Adelino, Bodak

Abstained: None *Absent:* Santos

Public Hearings:

File ZB–2024–03, SCOZZARI

59 George Street Block: 96 Lot: 17

Application for C variance to expand driveway into the setback line.

Christopher Scozzari was sworn in. He explained that his driveway is approximately 2.5’ into the side yard setback. The proposed driveway is aligned with the garage and follows the same foot print as the previous driveway which was gravel. Mr. Scozzari stated that his neighbor’s retaining wall is on the property line. If



the constructed the driveway 5' outside the setback, it would be narrower than the garage and vehicle tires would be on the gravel. The water goes downhill towards Thomas and away from his house, down into the street.

Chair Bodak opened the floor to the public. Seeing none, the motion to close to the public was first moved by Mr. Giannakopoulos, seconded by Mr. O'Grady, all in favor by voice vote.

The motion to approve **File ZB-2024-03, Scozzari** was first moved by Mr. Giannakopoulos, seconded by Mr. Trygar

Roll Call in Favor: Brown, Eleto, Frost, Giannakopoulos, O'Grady, Trygar, Adelino, Bodak

Abstain: None

Absent: Santos

Motion passes

Board Correspondence/Business:

Mr. Frost reported that the Planning Board discussed the new ordinance regarding off street parking; any vehicle transporting more than ten people are not allowed to be parked in residential area streets or their driveways. Non-conforming businesses in residential areas are not allowed to have bus parking. After numerous noise complaints, Chair Bodak stated that he went over to Serviss Street and saw a number of buses parked there on the railroad tracks.

Chair Bodak asked if possible we can hold meetings by Zoom if there is no public hearing scheduled. Per Mr. Londensky, the Boro's Attorney suggested that we meet live, however it would be the Board's decision. Mr. Kinneally does not have an issue with virtual meetings; other towns are still meeting virtually. Members and professionals do not have an issue with virtual meetings.

Public Comments:

Chair Bodak opened the floor to the public.

Arthur Londensky, Boro Administrator explained why we could not meet at the Criminal Justice Center; he expects that we will be back at that location in May.

Mr. Londensky reported that mill work should be completed on Old Bridge Turnpike by May 3, 2024.

Chair Bodak asked for a status of work done on a site behind the old Boro garage next to Eagle Tire; applicant came before this Board, in the past, and requested to stone or pave the property to park off road equipment and repair. He went over to the area and saw the area is stoned and kept up; per Mr. Londensky, the owner is allowed to continue to have what was already there. The property owner will be applying for approval to operate a construction yard.

Chair Bodak asked for update on 1 Martin Street; owner has daily violations due to construction work done without proper permits.

Mr. O'Grady reported that East Brunswick will be hosting the traveling Vietnam War Memorial from May 23 – 27; the Memorial is open to the public.

Mr. Londensky reported that we have one more step to be awarded a \$575,000 grant to construct an all-inclusive playground at Grekoski Park. There is also work being done on Daly's Pond Park. The Battery Storage Project may be expanded.

Mr. Londensky reported that the water meters will be replaced giving the Borough the ability to read wireless. Residents will receive monthly bill; new meters will send the Borough unusual use alerts.



Seeing no other public members, Mr. Giannakopoulos made the motion to close the public portion, seconded by Ms. Adelino, all in favor by voice vote.

Adjournment:

The motion to adjourn at 7:45 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: May 28, 2024