



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

Tuesday, JUNE 25, 2024 – 7:00 p.m.

Location: 3 Montgomery St., Middle School Cafetorium

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, Christian Eleto, Nick Giannakopoulos, Edward Trygar, Sandra Adelino (A2)

Absent: Jeremiah O’Grady, Kyle Santos (A1)

Also Present: Henry Bignell, Borough Planner; Arthur Londensky, Administrator

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

Approval Of Minutes – May 28, 2024

The motion to approve the Meeting Minutes May 28, 2024 was first moved by Mr. Trygar, seconded by Mr. Giannakopoulos, all in favor by voice vote.

Absent: O’Grady **Motion carries**

Resolutions: None

Completeness Hearings

FILE ZB–2023–08, WHITEHEAD AVENUE LLC

Whitehead Ave. Rear

The application was carried for further discussion at the next meeting.

The motion to carry *File ZB–2023–08, Whitehead Avenue LLC* to the regular meeting dated July 23, 2024 was first moved by Mr. Giannakopoulos, seconded by Mr. Brown

Roll call in favor: Brown, Eleto, Giannakopoulos, Trygar, Adelino, Bodak

FILE ZB–2024–04, SHAMDAI KHAN

37 Levinson Avenue Block: 332 Lot: 7.03

Application for D variance to construct an expansion to single family dwelling

Mr. Bignell and Ms. Moy has not received any new information from the applicant.

The motion to carry *File ZB–2024–04, Shamdai Khan* to be carried to the July 23, 2024 meeting for completeness provided resubmission is received by July 9, 2024, was first made by Mr. Giannakopoulos, seconded by Ms. Adelino, all in favor by voice vote.



FILE ZB-2024-05, EDMAR DE ANDRADE

24 Devoe Street Block: 125 Lot: 25
Application for bulk variance for 61% impervious coverage

Mr. Bletcher's report deemed the application complete. Mr. Koch did not report on this application.

The motion to deem *File ZB-2024-05, Edmar De Andrade* complete and to be carried to the July 23, 2024 for public hearing was first made by Mr. Giannakopoulos, seconded by Mr. Brown, all in favor by voice vote.

FILE ZB-2024-06, TANIA CARVALHO

185 Whitehead Ave Block: 322 Lot: 2
Application for bulk variance to construct a driveway within the required 5' setback.

Mr. Bletcher's report deemed the application incomplete; additional information must be provided for review as stated in his report. Mr. Eleto translated for the applicants so they may understand what is required; the applicant stated they understood what is required. Mr. Eleto informed the applicant that submissions are due by July 9, 2024 along with 15 copies; next meeting should be at the Criminal Justice Center.

The motion to deem *File ZB-2024-06, Tania Carvalho* incomplete and carried to the July 23, 2024 for completeness hearing provided documents are received by July 9, 2024 was first moved by Mr. Giannakopoulos seconded by Mr. Eleto, all in favor by voice vote.

PUBLIC HEARING:

FILE ZB-2023-02, BUFFALINO

107 George Street Block: 105 Lot: 6
Application for D variance to replace a two car garage with oversized two car garage 34' x 30'

Mr. Buffalino was informed by Chairman Bodak and Ms. Moy that the public hearing cannot be heard without the presence of our attorney.

The motion to carry *File ZB-2023-02, Buffalino* without further notice to the public to the July 23, 2024 meeting was first moved by Mr. Giannakopoulos, seconded by Ms. Adelino, all in favor by voice vote.

Board Correspondence/Business:

Mr. Trygar announced that *Keys that Please* will be celebrating their 50th anniversary on Monday, July 1st.

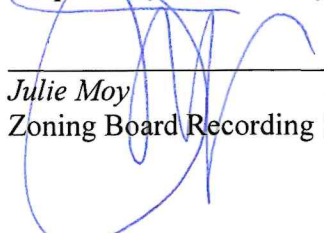
Public Comments:

Chairman Bodak opened the floor to the public. Seeing none, 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 7:14 pm was first moved by Mr. Giannakopoulos, seconded by Mr. Brown, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Zoning Board Recording Secretary

Adopted: July 23, 2024