



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

Tuesday, August 27, 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 7:08 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: Christian Eleto, Nick Giannakopoulos, Edward Trygar, Robert Bodak

Absent: Sandra Adelino, Ruell Brown, Jeremiah O’Grady

Also Present: James Kinneally, Attorney; 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 – July 23, 2024

The motion to approve the regular meeting minutes dated July 24, 2024 was first moved by Mr. Trygar, seconded by Mr. Giannakopoulos, all in favor by voice vote.

Resolutions:

File ZB–2023–08, Whitehead Avenue LLC

Whitehead Ave. Rear Block: 303 Lots: 2.03, 2.05

The motion to approve **Resolution ZB–2024–11** to dismiss without prejudice for application File ZB–2023–08, Whitehead Ave. LLC was first made by Mr. Giannakopoulos, seconded by Mr. Trygar

Roll Call Vote with Eligibility:

Ayes: Eleto, Giannakopoulos, Trygar, Bodak

Abstain: None Absent: Adelino, Brown, O’Grady

Motion carries

File ZB–2024–05, Edmar De Andrade

24 Devoe Street Block: 125 Lot: 25

The motion to approve **Resolution ZB–2024–10** for application File ZB–2024–05, Edmar De Andrade, was first moved by Mr. Trygar, seconded by Mr. Giannakopoulos

Roll Call Vote with Eligibility:

Ayes: Eleto, Giannakopoulos, Trygar, Bodak

Abstain: None Absent: Adelino, Brown, O’Grady

Motion carries

Completeness Hearings

File ZB–2024–04, Shamdai Khan

37 Levinson Avenue Block: 332 Lot: 7.03



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

Opposed: None

File ZB-2024-09, AJ Andre & JR Properties

58 Old Bridge Turnpike Block: 215 Lots: 5, 8

Application for use and bulk variance to subdivide lot to construct 2nd single family dwelling

Lawrence Sachs, Esq. represented the applicant. The items requested from the professionals' reports has been submitted. Chairman Bodak spoke with Mr. Koch; he deemed the application complete based on the Planner's recommendation. Per Mr. Bignell, they deemed the application complete.

The motion to carry completeness application *File ZB-2024-09, AJ Andre & JR Properties* for Public Hearing at the regular meeting scheduled for September 24, 2024 was first moved by Mr. Giannakopoulos, seconded by Mr. Eleto, all in favor by voice vote.

File ZB-2024-10, Antonio Fornarelli

17 Center Street Block: 256 Lot: 12.02

Application for variance for impervious coverage and rear yard setback to construct in ground pool

Mr. Bignell deemed the application complete. Mr. Koch did not report on this application.

The motion to deem *File ZB-2024-10, Antonio Fornarelli* complete and move to the regular meeting scheduled for September 24, 2024 for Public Hearing was first moved by Mr. Giannakopoulos, seconded by Mr. Trygar, all in favor by voice vote.

Public Hearings:

File ZB-2023-02, Buffalino

107 George Street Block: 105 Lot: 6

Application has been carried from the July 23, 2024 meeting for public hearing. Jess Buffalo, applicant remains under oath. Mr. Bignell reported that Todd Bletcher visited the applicant's site and calculated the impervious coverage percentage with Mr. Buffalino; 68.3%. The application is now complete; Mr. Bignell is satisfied with the application. Mr. Buffalino has a shared driveway; he may park on car in his driveway, additional vehicles will park on George Street. Mr. Buffalino agreed that no engine testing would take place in the new garage; this would take place at his business. Applicant requires 3 bulk C variances which include the front set back, garage area, impervious coverage and the existing condition for the driveway set back; it is a permitted use. Chairman Bodak opened the floor to the members for questions; none.

Chairman Bodak opened the floor to the public. Seeing none, Mr. Giannakopoulos made the motion to close the public portion, seconded by Mr. Trygar, all in favor by voice vote.

The motion to approve File ZB-2023-02, Buffalino, was first moved by Mr. Trygar, seconded by Mr. Giannakopoulos

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

Opposed: None

File ZB-2024-07, Garden River, LLC

141-143 Russell Ave., 1st Floor Block: 305 Lots: 3, 4

Application for cannabis cultivation variance