



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

Tuesday, November 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: Sandra Adelino, Ruell Brown, Nick Giannakopoulos, Jeremiah O’Grady, Edward Trygar, John Frost (A1), Robert Bodak

Absent: Christian Eleto

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 – October 22, 2024

The motion to approve the regular meeting minutes dated October 22, 2024 was first moved by Mr. Trygar, seconded by Mr. Brown, all in favor by voice vote.

Resolutions:

File ZB–2024–10, Antonio Fornarelli

17 Center Street Block: 256 Lot: 12.02

The motion to approve to *File ZB–2024–10, Antonio Fornarelli* was first moved by Mr. Giannakopoulos, seconded by Mr. Trygar

Roll Call Vote with Eligibility: O’Grady, Trygar, Frost, Bodak

Absent: Eleto

Motion carries

Completeness Hearings

File ZB–2024–04, Shamdai Khan

37 Levinson Ave. Block: 332 Lot: 7.03

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

Ms. Moy reported that she emailed the applicant and her Architect, James Shaughnessy regarding the application after the last meeting. Mr. Shaughnessy responded that he has had medical issues as a result of an automobile accident. Ms. Khan called and requested we carry her application to the January 28, 2025 meeting.

The motion to carry *File ZB–2024–04, Shamdai Khan* to the regular meeting scheduled for January 28, 2025 was first moved by Mr. Giannakopoulos, seconded by Ms. Adelino, 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.

Application received June 7, 2024, carried for completeness from 06/25/24, 07/23/24, 08/27/24, 10/22/24.

Discuss the dismissal of the application for failure to prosecute.

Ms. Moy reported that has reached out to the applicant numerous times indicating that her escrow was short and if it is no replenished by November 12, 2024, the application will not be heard; her daughter has also been informed of this matter. Ms. Moy did not receive any response or payment from the applicant.

The motion to dismiss *File ZB-2024-06, Tania Carvalho* without prejudice due to failure to submit additional escrow fees was first moved by Mr. Giannakopoulos, seconded by Mr. Trygar

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

Absent: Eleto

Motion carries 6-0

File ZB-2024-08, Joao Rocha

23 Levinson Ave Block: 332 Lots: 13, 14

Application for use and bulk variance to construct 2 family dwelling

Lawrence Sachs, Esq. represents the applicant. He sent Ms. Moy an email requesting their application be carried to the January 28, 2025. Their Planner has been experiencing medical issues.

The motion to carry the completeness application *File ZB-2024-08, Joao Rocha* to the January 28, 2025 meeting was first moved by Mr. Trygar, seconded by Mr. Giannakopoulos, all in favor by voice vote.

File ZB-2024-11, Rubygaile Mangione

41 Mageira Street Block: 282 Lot: 7.01

Application to construct an addition onto the dwelling.

The applicant submitted documentations on day of meeting. Mr. Bletcher stated that based on his quick review of the documents, the application can be deemed complete and move on to public hearing. He will update his report. Mr. Koch did not report on this application.

The motion to deem *File ZB-2024-11, Rubygaile Mangione* complete and to be carried over for their public hearing on January 28, 2025 was first moved by Mr. Giannakopoulos, seconded by Mr. Brown, all in favor by voice vote.

Public Hearing: None

Board Correspondence/Business

Chairman Bodak stated that this was supposed to be the last meeting of the Zoning Board, however, we will have to complete the applications still in place. Mr. Londensky stated that current boards have to complete applications in place. Any new applications will go to the new board. Chairman Bodak thanked all members and professionals for all their work and commitment to this board.

Mr. Trygar mentioned the great things Zoning and Planning Board has done for the Borough. He enjoyed his time on this Board.

Mr. Giannakopoulos stated that since he joined in 2010, every meeting has been good; it was his pleasure to serve on this Board.



Ms. Adelino thanked everyone on this Board; she learned a lot during her time on Board.

Mr. Frost also thanked everyone; he looked forward to the meetings and helping the community. He stated this is an awesome Board and enjoyed being on the Board.

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 7:20 pm was first moved by Mr. Brown, seconded by Mr. Trygar, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Zoning Board Recording Secretary

Adopted: January 14, 2025