



**BOROUGH OF SOUTH RIVER  
ZONING BOARD OF ADJUSTMENT  
AGENDA  
REORGANIZATION & REGULAR MEETING  
Tuesday, January 25, 2022 – 7:00PM  
Location: Meeting Held Virtually**

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**MEETING CALLED TO ORDER**

**Public Announcement – Open Public Meetings Act**

Welcome to the Borough of South River’s 2022 Zoning Board of Adjustment Regular Meeting of January 25, 2022.

In compliance with Chapter 231 of Public Laws of 1975, notice of this meeting was given by way of Annual Notice filed with the Borough Clerk, the Home News Tribune, The Sentinel and posted and posted in the window of Borough of South River Municipal Building.

*Be Further Advised* that the Zoning Board of Adjustment of the Borough of South River will hold its regular meeting on (4<sup>th</sup> Tuesday of every month or other means as necessary), at 7:00 p.m. via online video conference provided by Zoom. Pursuant to the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-8(b), this meeting will be held by means of the use of electronic communications equipment. Due to the COVID-19 pandemic, no members of the public shall be permitted to physically attend the meeting. The public, however, is invited to attend the meeting electronically.

**Pledge of Allegiance**

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**ROLL CALL**

Bob Bodak	( )	Jeremiah O’Grady	( )	James Kinneally, Attorney	( )
Ruell Brown	( )	Ed Trygar	( )	Bruce Koch, Engineer	( )
Michael Clancy	( )	Richard Rocha (Alt.1)	( )	Todd Bletcher, Planner	( )
John Frost	( )	Sandra Adelino (Alt. 2)	( )	Art Londensky, C.O.	( )
Nick Giannakopoulos	( )			Julie Moy, Recording Secretary	( )

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**REORGANIZATIONAL MEETING AGENDA**

**ELECTION OF THE BOARD CHAIR & VICE CHAIR**

- Nomination(s) for Chairperson
- Election of Chairperson
  - Chair presides over the meeting
- Nomination(s) for Vice Chairperson
- Election of Vice Chairperson

**APPOINTMENT OF PROFESSIONALS BY RESOLUTION:**

- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Board Planner
- Appointment of Board Secretary
- Approval of Official Newspaper



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- Approval of 2022 Meeting Dates

**REGULAR MEETING AGENDA**

**APPROVAL OF MINUTES: November 23, 2021**

Motion by: _____ 1 <sup>st</sup> _____ 2 <sup>nd</sup> _____
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**RESOLUTIONS**

***File ZB–2021–011, Terralheiro***

13 Mako Court                      Block: 395                      Lot: 16.01

Motion by: _____ 1 <sup>st</sup> _____ 2 <sup>nd</sup> _____ <i>Roll Call with Eligibility:</i> ___ Brown ___ Clancy ___ Frost ___ O’Grady ___ Trygar ___ Giannakopoulos ___ Rocha ___ Bodak <i>Absent:</i> _____ <i>Abstain:</i> _____
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***File ZB–2021–012, Cueva***

45 Lexington Avenue            Block: 190                      Lot: 2

Motion by: _____ 1 <sup>st</sup> _____ 2 <sup>nd</sup> _____ <i>Roll Call with Eligibility:</i> ___ Brown ___ Clancy ___ Frost ___ O’Grady ___ Trygar ___ Giannakopoulos ___ Rocha ___ Bodak <i>Absent:</i> _____ <i>Abstain:</i> _____
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**PUBLIC HEARING**

***File ZB–2021–013, Grego***

33 Whitehead Avenue            Block: 299                      Lot: 10

Application for bulk and use variance for third apartment, minimum front yard and parking requirements.

Attorney has requested the application to be carried to March 22, 2022

<i>Motion to carry File ZB–2021–013, Grego to March 22, 2022</i> Motion by: _____ 1 <sup>st</sup> _____ 2 <sup>nd</sup> _____ <i>Roll Call with Eligibility:</i> ___ Brown ___ Clancy ___ Frost ___ O’Grady ___ Trygar ___ Giannakopoulos ___ Rocha ___ Bodak <i>Absent:</i> _____ <i>Abstain:</i> _____
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**PUBLIC HEARING**

***File ZB–2021–014, Ria Mar***

25 & 27 Whitehead Avenue Block: 299

Lots: 6, 7, 8.01, 9 & 16

Application to for bulk and use variances to reduce catering and construct 17 residential units in B–1 and R–75 zones.

Attorney has requested the application to be carried to special meeting in March 2022 or to carry to April 26, 2022. Chair will discuss with Board.

*Motion to carry File ZB–2021–013, Ria Mar to \_\_\_\_\_, 2022*

Motion by: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

*Roll Call with Eligibility:* \_\_\_ Brown \_\_\_ Clancy \_\_\_ Frost \_\_\_ O’Grady \_\_\_ Trygar \_\_\_ Giannakopoulos  
 \_\_\_ Rocha \_\_\_ Bodak      *Absent:* \_\_\_\_\_      *Abstain:* \_\_\_\_\_

**BOARD BUSINESS**

- *Annual Report Review*
- *Polling Discussion*

**BOARD ANNOUNCEMENTS**

**BOARD COMMENTS**

**PUBLIC COMMENTS**

**ADJOURNMENT**

***NEXT MEETING FEBRUARY 22, 2022 @ 7:00 pm***