



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

Tuesday, March 22, 2022 – 7:30 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, adequate 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 Adjustments for the Borough of South River will hold its regular meeting on (4th Tuesday of every month), at 7:30 p.m. at the Criminal Justice Center, 61 Main Street, 2nd Level. Meetings are open to the public.”* The Zoning Board of Adjustments may take formal action at this meeting.

Roll Call

Present: Robert Bodak, John Frost, Jeremiah O’Grady, Edward Trygar, Richard Rocha (A1), Sandra Adelino (A2)

Absent: Ruell Brown, Michael Clancy, Nick Giannakopoulos

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 – January 25, 2022

The motion to approve meeting minutes dated January 25, 2022 was first moved by Mr. Trygar, seconded by Ms. Adelino, all in favor by voice vote.

Abstain: None

Absent: Brown, Clancy, Giannakopoulos

Resolutions: None

Completeness Hearings: None

Public Hearings:

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.

Mr. Frost recused himself from the application; he is within 200’ of the property.

Lawrence Sachs, Esq. represented the applicant. Mr. Sachs described the application for preliminary and final site plan, use and bulk variances approval for the expansion of the Gold Star Bar. Mr. Sachs described the proposed work: 1st floor expansion, legitimize 1st floor apartment and add a bedroom. He described the variances requested.



Brent Papi, Engineer was introduced and sworn in. Mr. Papi provided his credentials and was accepted by this Board. He distributed and marked in *Exhibit A1 – Colorized Site Plan* dated March 22, 2022. Addressing the exhibit, which illustrates current and proposed site, he described the site as it currently exists. Mr. Papi described their proposed plans and improvements. He addressed CME reported dated February 14, 2022; applicant will comply. Bignell report dated November 8, 2021, will comply with items he did not address in testimony. The floor was open to the Board for questions. Chairman Bodak questioned the ADA access to building and bathroom, trash and recycle, on site lighting. *Steve Grego*, Owner was introduced and sworn in. Mr. Grego explained how trash and recycle will be picked up. Trash vehicles will not drive through the parking lot; curb pick up. Mr. Bletcher did not have an objection to the lighting waiver; additional lighting would abut residential.

Joseph Hyland, Architect was introduced and sworn in. Mr. Hyland testified before this Board and was accepted as a professional witness. He marked in *Exhibits*:

- *A2 – Photo of Original Building*
- *A3 – Photos of Site*
- *A4 – Existing Conditions*
- *A5 – Proposed Application*

Addressing *Exhibit A2*, photo shows the building as constructed in 1907. Tax records show building constructed around that time; it may have originally been constructed as a tavern. Addressing *Exhibit A3*, Mr. Hyland described the site and the 3 additions to the building. Addressing *Exhibit A4*, he described the existing conditions and units. Addressing *Exhibit A5*, Mr. Hyland described the proposed application and described the proposed revisions to the first floor apartment. Maximum capacity will remain at 49.

Veerna Sawant, Planner was introduced and sworn in. She testified before this Board and was accepted as a professional witness. She explained documents she reviewed in preparation for this application. She described the site. She provided the positive and negative criterial of the application. Ms. Sawant provided planning testimony and how it will be benefit the community. She opined that there will be no negative impact to the community. Ms. Sawant addressed and explained the C2 and bulk variances requested. Per Mr. Sachs, variances include parking which will be increased from 17 to 20; required 23 and front yard setback. They are requesting waivers for the lighting and landscaping; coverage complies and sight triangle is not affected. There were questions from the Board. Mr. Koch did not have questions for the applicant. Per Mr. Sachs, the applicant will comply with Mr. Bletcher’s report other than the waivers requested; Mr. Bletcher did not have issue with waiver requests. He asked if the applicant can consider a way to refresh the front; they will come up with a plan and discuss with Mr. Bletcher.

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

Mr. Kinneally recited the variances and waivers for this file which will be reflected in the resolution.

The motion to approve *File ZB–2021–013, Grego* was first moved by Mr. O’Grady, seconded by Ms. Adelino

Roll Call in Favor: O’Grady, Trygar, Rocha, Adelino, Bodak

Abstain: None

Absent: Brown, Clancy, Giannakopoulos



Announcements:

Gann Books have been distributed.

Chairman Bodak asked the Board to remember to bring their document copies for the Ria Mar application next month.

Mr. O’Grady introduced his son, Joseph, who is observing this meeting for his Eagle Scout Communication Merit Badge.

Mr. Trygar stated that applicants come in with applications and state that there were prior approvals. Per Mr. Kinneally, the previous application had a use variance which does not affect this Board. Approvals are on case by case basis. Per Mr. Bletcher, what was approved in the past cannot be taken back.

Public Session:

Chairman Bodak opened the floor to the public.

Mr. Londensky reported that the Council passed the State’s Electric Vehicle ordinance. Mr. Bletcher provided details of the ordinance and what will be required for upcoming applications. There was continued discussion on the electric vehicle charging stations. Mr. Londensky explained the amount of energy it takes to charge a car and how our utilities will be affected; our system will have to be updated to meet the needs of residents with electric vehicles. Tesla will be installing electric pump stations at Wawa on Old Bridge Turnpike for public consumption at a cost.

Mr. Londensky reported that South River passed the application for the self-storage unit on Old Bridge Turnpike. There is another application before East Brunswick for self-storage unit also on OBT.

Seeing none other, Mr. O’Grady, made the motion to close the public portion, seconded by Ms. Adelino, all in favor by voice vote.

Adjournment:

The motion to adjourn at 8:24 pm was first moved by Mr. O’Grady, seconded by Ms. Adelino, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Zoning Board Recording Secretary

Approved: