



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

Tuesday, May 28, 2024 – 7:00 p.m.

Location: By Zoom

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 (AL 7:05 PM), Christian Eleto, Nick Giannakopoulos, Jeremiah O’Grady, Edward Trygar, Sandra Adelino (A2)

Absent: Kyle Santos (A1)

Also Present: James Kinneally, Attorney; 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 – April 30, 2024

The motion to approve the meeting minutes dated April 30, 2024 was first moved by Mr. Giannakopoulos, seconded by Mr. O’Grady, all in favor by voice vote.

Absent: Brown

Motion carries

Resolution

ZB–2024–03, SCOZZARI

59 George Street

Block: 96

Lot: 17

The motion to approve resolution for File ZB–2024–03, *Scozzari* was first moved by Mr. Giannakopoulos, seconded by Mr. O’Grady

Roll Call Vote with Eligibility:

Ayes: Eleto, Giannakopoulos, O’Grady, Trygar, Adelino, Bodak

Abstain: None *Absent:* Brown, Frost

Motion carries

Completeness Hearings:

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’

Chairman Bodak stated that he spoke with Mr. Koch; he has no report at this time. Mr. Bletcher deemed the application complete.

The motion to carry *File ZB–2023–02, Buffalino* to the June 25, 2024 meeting for Public Hearing was first moved by Mr. Giannakopoulos, seconded by Mr. O’Grady, all in favor by voice vote.



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

Chairman Bodak stated that he spoke with Mr. Koch; he has no report at this time. Mr. Bletcher deemed the application incomplete; he needs additional information for the application. He suggested that the professional reach out to him to further discuss. James Shaughnessy, Architect, represented the applicant. He stated that it is his understanding that the existing house is nonconforming; is located in the side yard setback on both sides. The proposed application is to expand the house into the rear yard, which rear setback will be in compliance. The proposed expansion will be aligned with the existing foundation to add the expansion to the rear. Mr. Bletcher will speak with Mr. Shaughnessy to further discuss what is required.

The motion to deem ZB-2024-04, *Shamdai Khan* incomplete and to be carried to the June 25, 2024 for completeness hearing was first moved by Mr. Giannakopoulos, seconded by Ms. Adelino, all in favor by voice vote.

Public Hearing – None

Board Correspondence/Business:

Chairman Bodak reported that John Frost has been appointed to the Council. We are hoping Ms. Adelino will be appointed as a regular member and the vacant position will become the Alternate 1 position.

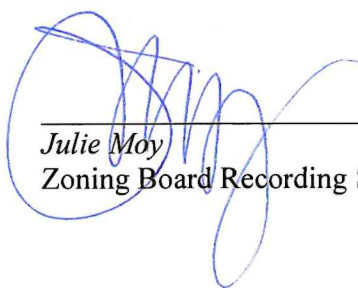
Public Comments:

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

Adjournment:

The motion to adjourn at 7:20 pm was first moved by Mr. Giannakopoulos, seconded by Ms. Adelino, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Zoning Board Recording Secretary

Adopted: June 25, 2024