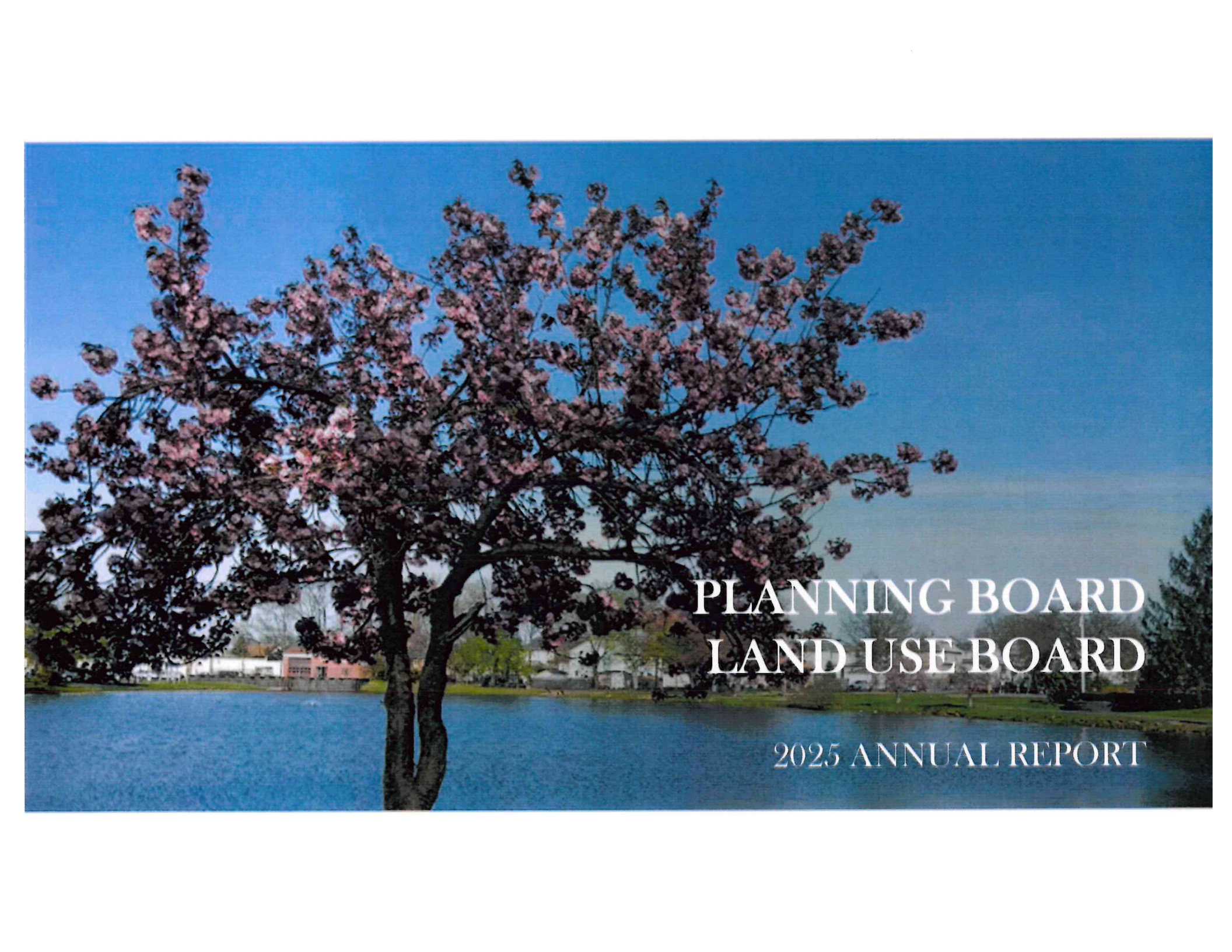




PLANNING BOARD LAND USE BOARD

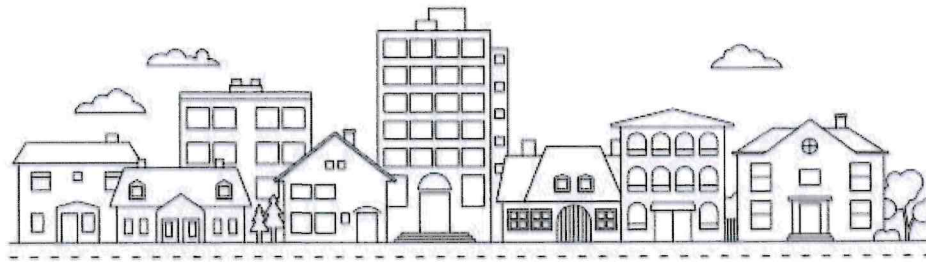
2025 ANNUAL REPORT



INTRODUCTION

With the start of 2025, the Planning and Zoning Boards were combined to form the *Combined Land Use Board*, also known as the *Planning Board* beginning. The goal of the combined boards was to streamline the application process for applicants. Applications were reviewed for completeness in the Technical Review Committee (TRC) meeting which met the first Tuesday of each month. Following their determination of completeness, the applicant moves forward to their public hearing, which takes place the second Tuesday of each month.

This report summarizes the activities of the *Combined Land Use Board* and presents its findings on all applications heard in 2025. This report provides the opportunity for Board Members to make recommendations for zoning ordinance amendment or revisions, if any. There is nothing in the Municipal Land Use Law that mandates any action recommended by the Annual Report. The report is solely for informational purposes.



APPLICATION STATUS

During 2025, the Borough of South River's Planning Board met 13 times and received 22 applications in addition to 6 applications carried over from 2024. Status of the applications:

- Approved Applications 13
- Dismissed Applications 02
- Withdrawn Applications 03
- Not Heard 01

- Redevelopment Studies 02
- Carried from 2024 06
- Carry to 2026 07
- Pending Applications 02

PLANNING BOARD 2025

DATE	FILE NO.	NAME	ADDRESS	APPLICATION /VARIANCE TYPE	DESCRIPTION OF PROPOSED USE	STATUS	Resolution
05/14/24	PB-2025-01	Shamdai Khan	37 Levinson Ave.	C Variance	Construct addition in side yard setback	<i>Withdrew Application</i>	
07/25/24	PB-2025-02	Joao Rocha	23 Levinson Ave.	D Variance	Construct 2 family dwelling	<i>Approved</i>	09/09/25
10/16/24	PB-2025-03	Rubygaile Mangione	41 Mageira St.	C Variance	Setback: front, side & back	<i>Approved</i>	03/11/25
10/22/24	PB-2025-04	55 Main SR Urban Renewal	55 Main St.	Site Plan Approval	Site Plan Approval for Redevelopment Zone	<i>Approved</i>	03/11/25
11/08/24	PB-2025-05	Marques & Zargo	39 Water St.	Bulk & Use Variance/Site Plan	Storage for Const Equip & Vehicle	<i>Dismissed</i>	08/12/25
11/21/24	PB-2025-06	SRED Properties	2 Herman St.	Appeal of Zoning Official Decision	Appeal of Zoning Official's Decision	<i>Not Heard</i>	
01/28/25	PB-2025-07	Daniel Andre	25 Main St.	Site Plan Approval	Site Plan Approval for Redevelopment Zone	<i>Approved</i>	05/13/25
01/31/25	PB-2025-08	Whitehead Ave LLC	114 Whitehead Ave Rear	Use Variance & Site Plan	Use Variance & Site Plan for Trailer Storage	<i>Dismissed</i>	08/12/25
02/20/25	PB-2025-09	10 Zim Properties	28-30 Rose St.	Warehouse/ Manufacturing	Warehouse/Distribution/Light Manufacturing	<i>Withdrew Application</i>	
03/18/25	PB-2025-10	Andre Marques	25 Florence Ave	C Variance	Solar Panel Install	<i>Approved</i>	06/10/25
04/21/25	PB-2025-11	Nurturing Leaves	700 OBT	Approval	Cannabis Retail	<i>Approved</i>	11/25/25
04/25/25	PB-2025-12	Douglas Nicholls	14 Mitchell Ave	Use Variance	Office use in existing bedroom	<i>Withdrew Application</i>	
05/15/25	PB-2025-13	696 OBT LLC	696 OBT	Bulk Variance		<i>Approved</i>	08/12/25
05/19/25	PB-2025-14	109 South River Inc.	109 Water St.	Approval	Cannabis Retail	<i>Approved</i>	09/12/25
05/28/25	PB-2025-15	Jesse Buffalino	4 Wilbur St.	2 C Variances	Undersize lot & width	<i>Approved</i>	08/12/25
07/24/25	PB-2025-16	Salvatore Artiaco	27 Thomas St.	Bulk Variance	Replace Garage	<i>Approved</i>	11/25/25
07/29/25	PB-2025-17	Justin Rusin-Smalley	53 New St.	Bulk Variance	Erect 11' fence	<i>Approved</i>	11/25/25
08/18/25	PB-2025-18	GE Real Estate Development LLC	330 OBT	Preliminary Major Site Plan	Const 6 Townhouses	<i>02/10/26</i>	

PLANNING BOARD 2025

DATE	FILE NO.	NAME	ADDRESS	APPLICATION /VARIANCE TYPE	DESCRIPTION OF PROPOSED USE	STATUS	Resolution
08/22/25	PB-2025-19	Trap Rock Industries	369 Whitehead Ave	Preliminary Major Site Plan		<i>Approved</i>	12/09/25
09/17/25	PB-2025-20	Morgan Builders LLC	Makarly & Burton		Update underground Stormwater System	<i>Pending</i>	
09/22/25	PB-2025-21	Tioumbelekchieff, Stoyne & Daria	2 Muravski Ct.	Minor Site Subdivison Approval	2 lots will be merged into one	<i>03/10/26</i>	
10/14/25	PB-2025-22	Garden State Christian Church	49 Reid St.	Use Variance	Classroom instruction in basement	<i>Approved</i>	01/13/26
08/12/25	PB-2025-23	Albourn Woods Area	Redevelopment Study Area		Study for Redevelopment	<i>01/13/26</i>	
08/12/25	PB-2025-24	Wojie Way Area	Redevelopment Study Area		Study for Redevelopment	<i>01/13/26</i>	
11/14/25	PB-2025-25	Nogueira, Gabe & Rita	2 Grove St.	Addition to House	Addition to House	<i>01/13/26</i>	
11/14/25	PB-2025-26	Carvalho	185 Whitehead Ave	Widen Driveway	Widen Driveway	<i>01/13/26</i>	
11/17/25	PB-2025-27	Suchcicka, Marta	49 Main St.	Use Variance	Add 4 Apts to Business	<i>02/03/26</i>	
11/18/25	PB-2025-28	Franklin on Main	60-62 Main St.		Add/legalize 4 apts above store	<i>Pending</i>	

01/08/26

MEMBERS

- Robert A. Bodak, Chair
- Donna Zammit, Vice Chair
- Sandra Adelino
- Monica Almeida
- Richard Byrne
- John Frost
- Nick Giannakopoulos, Councilman
- Peter Guindi, Mayor
- Jesse Hare
- Christian Eleto, Alternate 1
- Brian Almeida, Alternate 2
- Katlin Vargo, Mayor's Alternate

