

BOROUGH OF EDGEWATER
BOARD OF ADJUSTMENT
55 RIVER ROAD
EDGEWATER, NJ 07020

MINUTES OF THE REGULAR JANUARY MEETING HELD ON
JANUARY 4, 2023

MEMBERS PRESENT

Richard Ganon
Haig Shirinian
Alexa Monte
Manuel Cosme
Feliz Bardinas
Chairman Christiansen

ALSO PRESENT

Ms. Travers
Mr. Taikima
Mr. Yakimik
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

REORGINIZATION

1. The swearing in of new members Felix Bardinas, Richard Ganon and Haig Shirinian
2. Appointment of Chairman. Mr. Shirinian nominates Chairman Christiansen. Mr. Gannon seconds. All vote in favor. Chairman Christiansen is Chairman for 2023.
3. Appointment of Vice Chairman. Chairman Christiansen nominates Mr. Shirinian. Mr. Ganon seconds. All vote in favor. Mr. Shirinian is Vice Chairman for 2023.
4. Appointment of Secretary. Chairman Christiansen nominates Jenn Henry. Mr. Shirinian seconds. All vote in favor. Ms. Henry is Secretary for 2023.
5. Appointment of Board Attorney. Chairman Christiansen nominates Denise Travers, Esq. Mr. Shirinian seconds. All vote in favor. Ms. Travers is Board Attorney for 2023.
6. Appointment of Board Planner. Chairman Christiansen nominates Kathryn Gregory. Mr. Shirinian seconds. All vote in favor. Ms. Gregory is Board Planner for 2023.
7. Appointment of Board Engineer. Chairman Christiansen nominates Boswell Engineering. Mr. Ganon seconds. All vote in favor. Boswell Engineering is Board Engineer for 2023.

8. Meetings will be held on the first Wednesday of the month at 7:00 with a 10:00 curfew.

MEMORIALIZATION

19 Russel Avenue is read into the record by Ms. Travers. Chairman makes a motion to accept with a second by Mr. Shirinian. Vote is as follows: Mr. Ganon – yes, Mr. Cosme – yes, Mr. Shirinian – yes, Mr. Bardinas – yes, Chairman – yes.

COMPLETENESS

BADV-22/07 606 River Road is deemed complete and will be on the February 1, 2023, agenda.

CORRESPONDENCE

Letter from Attorney for 30 Oakdene Terrace that asked for the Board to reinstate the application for this application since she did in fact send an email stating that they would not be able to attend the December meeting. Chairman makes a motion to reinstate the application with the knowledge that they will have to renotify the property owners within 200 feet and publish in the paper. Mr. Shirinian 2nd the motion Roll call is as follows: Mr. Ganon – yes, Mr. Cosme – yes, Ms. Monte – yes, Mr. Shirinian – yes, Mr. Bardinas – no, Chairman – yes.

MINUTES

Motion by Chairman Christiansen to accept minutes, with a second by Mr. Gannon. All present vote yes.

BUSINESS

BADV-22/06 1339 River Road is on the agenda for tonight's meeting. Mr. Steinhagen is the Attorney for the application and reviews where they are for this application.

Mr. Shan Fkachiang is sworn in as the engineer for the application.

At this time, he reviews the property and what is currently on property at this time.

A-4 is reviewed which was marked at the prior meeting as site plan.

Reviews the area of property that is “under water” by Hudson River vs what land is not. Reviewed the steep slope of the property along with the driveway.

At this time Chairman stops the witness and explains the Mr. Ganon is within 200 ft of the property and will have to step down from application. It was discussed with attorney that Mr. Ganon works for the Edgewater Board of Education which has property within 200 ft and feels that it could become a conflict and has stepped down on his own.

Mr. Shan proceeds with his testimony at this time. Reviewed the zone that the property is in now. Explains that they are looking to have a total of 27 units with project.

Mr. Bardinas asked about using the land that is under water as calculating coverage. Mr. Steinhagen explains that is how the town requires them to do so.

Grading plan is reviewed for the property. Parking is reviewed and stated that they will have 53 spaces total and how they came about that number.

Much discussion on parking and what they are required and how they get credit for having electric car spots on property.

Slope of the driveway was reviewed and what they would like to have done with new driveway. A-5 is marked with today's date as driveway profile. Reviewed that he spoke with the fire official regarding the size of the fire trucks and if they would be able to make the driveway without an issue. It was reviewed that the largest truck would be the new 42ft ladder truck and they will not have an issue with this truck onto this property.

Much discussion on how the fire department would use trucks on property and how they would be able to drive and or turn around on property if approved.

At this time, we take a 5-minute break for the Board.
All back from break.

Riverwalk was reviewed and how they will comply with improvements.

Swimming pool is reviewed along with lighting and landscaping for property.

Storm water and drainage was reviewed for property.

Also reviewed that they would have to go before the County to get any approval in regard to the turning into and out of the property.

Open to public

Ms. Stacy 1321 River Road sworn in at this time.

Asked about the trees on the property and if they will all be removed from property.

Ms. Seip 1375 River Road is sworn in at this time.

Asked about the parking and how they came about the total number. Also asked about the driveway width and how that works with firetrucks and emergency vehicles.

Mr. Liberchuk 18 Mooring Lane is sworn in at this time.

Questions about the retaining wall and the easement that is on property now.

It is explained that that is not a public easement and people have been using it without the owner's approval.

Walkway getting approved and where it would all connect with what is currently there was discussed.

Variances reviewed along with pool area and setbacks in the area.

Asked if they took into effect the 100-year flood?

Also asked about the environmental report if it was completed.

Mr. Wessler 9 Park Street is sworn in at this time.

Fire trucks entering the property how and where.

Height of building A vs Building B.

Ms. Beck 1322 River Road is sworn in at this time.

Asked how they came up with the average height

Also, if they knew how long if approved the project would take to be completed.

Close to public

Mr. Yakimik reviewed the RSIS requirements and how they do not agree with the applicant and how they understand the requirements.

Reviewed report from 12/2/22 with engineer and Board.

Reviewed the drainage for property, the public access for the public walkway, retaining wall and pool are also discussed.

Have they had any talks with County about River Road and if they plan to widen the road what or how would it effect this property.

Also explained that if approved they town has 6 months to make any lighting changes if it effects the area in a negative way,

Chairman states that due to the time this application will be carried to the February 1, 2023 meeting and there will be no need to renotece. Mr. Steinhagen waives all timeframes at this time.

Closed to public

Voice vote indicated end of the meeting

Sincerely,
Jennifer Henry
Secretary, Board of Adjustment