

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

MINUTES OF THE REGULAR MEETING HELD ON JANUARY 15,
2020

MEMBERS PRESENT

Richard Gannon
Gianni Delgaudio
Steven Kochis
Donald Jackson
Stephen Stewart
Mark Klein
Chairman Christiansen

ALSO PRESENT

Ms. Travers
Mr. Ploskonka
Mr. Candelmo
Ms. Gregory

OPEN MEETING ACT

ROLL CALL

REORGANIZATION

The following members are sworn in as Board Members: Robert Christiansen, Donald Jackson, and Gianni Delgaudio

Motion was made by Mr. Klein with a second by Mr. Kochis for Mr. Christiansen to be Chairman for 2020. All present vote yes.

Motion was made by Chairman with a second by Mr. Klein to have Mr. Stewart as Vice Chairman for 2020. All present vote yes.

Motion was made by Mr. Kochis with second by Mr. Klein for Jennifer Henry as secretary for 2020. All present vote yes,

Motion was made by Chairman with a second by Mr. Ganon to have Ms. Denise Travers as Attorney for 2020 All present vote yes.

Motion was made by Mr. Stewart with a second by Mr. Ganon to have Kathryn Gregory as Planner for 2020. All present vote yes.

Motion was made by Chairman with a second by Mr. Klein to have Boswell Engineering as Engineer for 2020. All present vote yes.

Motion was made by Chairman with a second by Mr. Stewart to have meetings held on the first Wednesday of every month with a start time of 7pm and a curfew of 10pm. All present vote yes.

COMPLETENESS

None at this time

CORRESPONDENCE

None at this time

MEMORIALIZATION

1490 River Road was read into record. A motion to accept by Mr. Stewart with a second by Mr. Jackson. Vote as follows: Mr. Ganon – yes, Mr. Jackson- yes, Mr. Stewart – yes, Mr. Delgaudio- yes, Mr. Klein – yes, Chairman – yes.

MINUTES

Motion was made by Klein with a second by Chairman to accept the prior months minutes.

BUSINESS

37 Hilliard Avenue will be heard tonight. Chairman and Mr. Jackson step down due to being within 200 ft. of property address. Mr. Stewart steps up as Chairman for this application.

Mr. Sokolich is the attorney for the application and reviews what they are looking to have done on the property. Everything is up to date and the application can proceed.

Mr. Mario Lachanaris is sworn in as the architect for this application at this time.

A-1 is marked as 4 pictures of property and the area. Mr. Lachanaris explains what each picture is for the Board.

A-2 marked as 1 of 4 addition date of 101-23-19

A-3 marked as 2 of 4 floor plans date of 8-6-19

A-4 marked as 3 of 4 Elevation of property

A-5 marked as 4 of 4 Front elevations Columbia/ Right side elevations

Mr. Lachanaris explains that they will be knocking down property to the footings and rebuilding from this point. Will also be knocking down the 1 car garage in the rear of the property.

Reviewed that they will be moving the driveway to the front of property off of Hilliard Avenue. The foundation of the current home will stay and they will be building off of this.

Variations are reviewed for the property at this time. Lot area, lot width, side yard, building height, front yard (Columbia Terrace), lot coverage, and absolute height.

Chairman questions about the parking moving from Columbia Terrace to Hilliard Avenue, why would they do that when they already have a curb cut in rear of current home.

Much discussion on why they would move parking to front, Mr. Lachanaris states that if they leave it in rear they will not have a back yard for homeowners. Board members feel that they will be losing 2 spots for parking when they move to Hilliard Avenue and parking is already tight in this area.

Utilities are reviewed at this time for the new property.

Mr. Lachanaris reviews the floor plans for each marked page. Also reviews the elevation plans for the rear and the side yard. Reviewed what material they would be using for the property.

Chairman questions the side yard being so close to each other and what they will do to prevent fire from traveling. It is noted they will be using the 1 hour fire rated material as required by Law. They will comply to all town fire codes for the property.

Chairman states he is worried about the older homes in the area if they ever have a fire with them being so close.

Open to public.

Gail 302 Rutledge Court is sworn in at this time. Asked about the height of new vs. old property.

Mr. Jackson 34 Hilliard Avenue is sworn in at this time. Asked about the parking and moving the garage to the front vs keeping it in rear on Columbia.

Mr. Sokolich explains that they did not see that the parking would be such an issue for the property and tried to explain why they would like to have the parking/garage in the front vs the rear.

Mr. Jackson explains that parking is limited as it is on the street and by them taking away 2 spots will make it worse. Also feels that the new home will be 4 stories not 3 as they have noted in the plans.

Close to public

At this time we have a 5 minute break.

All back from break at this time.

Mr. Sokolich as requested that they would like to carry this application to the next regular meeting so that they can regroup from all the issues with the parking and moving the garage.

Chairman agrees to carry application the the February 5th meeting no need to re notice and Mr. Sokolich waives the time frame at this time.

It is also noted that the following application on the agenda will also be carried to the February meeting with no need to re notice to the public.

69 NJ Route 5
7 Adelaide Place

OPEN TO GENERAL PUBLIC
CLOSE TO GENERAL PUBLIC

Voice vote indicated end of the meeting

Sincerely,
Jennifer Henry
Secretary, Board of Adjustment