

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

MINUTES OF THE SPECIAL MEETING HELD ON JANUARY 30, 2019

MEMBERS PRESENT

Donald Jackson
Steven Kochis
Stephen Stewart
Mark Klein
Jack D'Anna
Jeff Mathieu
Gianni Delgaudio
Chairman Christiansen

ALSO PRESENT

Mr. Bossong
Mr. Ploskonka
Ms. Cario
Mr. Robert ?
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

BUSINESS

1186 River Road and 1190 River Road will be heard together because they are same property owners and same layout.

Mr. Mark Sokolich is the attorney for the applications and reviews what they would like to have done on the property. All notices along with escrow and taxes are up to date on both properties. Along with the revised plans given to members and building department.

Mr., Zampolin is still sworn in as the architect for the application.

1190 River Road – B9 1st floor plan 1-21-19 and B10 Elevation plan 1-21-19 is marked.

Reviewed revised plan for the members showing the new garage door and the moving of the column. Living space has stayed the same. It is noted the change of the North Glen side of the house due to the moving of garage door and column.

Board questions

Mr. Kochis asked about the set backs and how the change to plans didn't really give them that much more room.

Mr. Mathieu asked if they can have it noted to not have anything between properties so that it will make it easy for any emergency issues to get to the sides of homes and into the back.

Much discussion on the set backs for the side yards between members and Mr. Zampolin.

Open to public

Mr. Evan Johnson Myrtle Avenue. Asked about the parking and the pulling out onto the lane and the tight space it has.

Mr. Andrew Kopczynski 11 Myrtle Avenue. Asked if they did a different design for a up and down home not a duplex. Asked about the lot size and what can be built on the property vs what they are asking to have built.

Much discussion between Mr. Kopszynski and Mr. Sokolich as to what they can and can not build or design.

At this time Chairman stops them since he is not asking any questions for the witness Mr. Zampolin.

Mr. William Crowley 1196 River Road. Asked about what kind of shadow effect the new building would have on his property. If he where to place solar panels on property would this project affect them?

Mr. Kopczynski asked if due to new plans if more excavating will have to be done. They didn't even discuss this with new plans. As per Mr. Sokolich it does not change.

Closed to public

Mr. Charles Heydt is sworn in as the planner for application.

2 packages are handed out for the Board each with 4 pictures for a total of 8, that show the property area.

1186 River Road marked A-11 1190 River Road marked B-11

Photos are reviewed for the members along with going over the variances that are required for the application. Explains why he feels that it will fit into the area and will not have any problems in the area due to project. Explained how the main entrance will off of Glen Road and the patio is on River Road side due to the views and space.

Open to public

Mr. Evan Johnson 29 Myrtle Avenue. Asked if they ever take into effect the current homes on property and instead of knocking down and rebuilding fixing up the current ones.

Mr. Andrew Kopczynski asked what the variance are again. Questioned the distance with the side yards between all the homes due to fire safety.

Mr. Crowley asked about the distance between his home and the proposed home.

Closed to public

Mr. Sokolich has no further witness at this time.

Open to general public on whole application.

Mr. Evan Johnson. Does not understand why a view shed is not required for this project. If this is approved, it will remove his view of the River again which means he will have no view at all.

Mr. Andrew Kopczynski. Feels the view shed as per the town ordinance should have to be done on the property. Also feels that they can build something smaller that will fit onto the property with out having the set back and side yard issues. Feels the lane is too small to have more cars and truck on it.

Mr. Crowley. Spoke about the side yard variance they are requesting, and it will affect his property now as well.

Close to general public.

Mr. Sokolich give his closing statement at this time. Feels the applicant has done what the Board asked to be done and feels that they should approve with those changes.

Chairman Christiansen makes a motion to approve 1190 River Road and 1186 River Road as per amended plans. Mr. Mathieu 2nd the motion. Roll call is as follows: D'Anna – yes, Jackson – no, Stewart – yes, Mathieu – yes, Klein – yes, Kochis – yes, Chairman – yes. Application has been approved.

At this time Board will take a 5-minute break
All back from break

8 Rockwood Place is next on agenda. Mr. Sokolich is the attorney for the application. Reviews what they are looking to have approved by Board.

Mr. Frenzel is sworn in as the engineer for the application.

A-1 marked as site plan
A-2 marked as plot plan and soil erosion
A-3 marked as landscaping plan

Mr. Frenzel reviews the plans and how the building will be at the rear of the property due to drainage and parking. It is noted that the property to the South is owned by the DOT.

Open to Public
Closed to Public

Ms. Corio asked if they are aware the town plans on paving Rockwood in the Spring will they work with the town on this. As per Sokolich they will. Also, they have no record of sewer line on property.

Mr. Lovino is sworn in as the owner of the property and explains that they have located a sewer line and have video that they have given to the town for review. Ms. Corio asked that they please add it onto the plan.

Mr. Zampolin is sworn in as the architect for the application.

A-4 thru A-8 are marked as floor plans.
A-9 marked as proposed building showing material they would like to use.

Floor plans are reviewed at this time for members. Elevations of property are reviewed.

Board members

Mr. Jackson asked about the side yards of property with the new homes next to property.

Mr. Lovino is back up before the Board. Explains they will have more room in alley after homes are done. Also was going to have a fence but will do a live fence for the area.

Mr. Charles Heydt sworn in as planner. A-10 is marked with 4 pictures taken of area. He reviews the parking.

Open to public

Closed to public

Mr. Jackson asked about the south side being owned by DOT.

Mr. Klein asked if they will save the blue stone wall if possible.

Open to general public

Closed to general public

Motion was made by Mr. Mathieu to accept with a 2nd by Mr. Klein. All present vote yes for the application.

Open to public

Closed to public

Voice vote indicated end of the meeting

Sincerely,

Jennifer Henry

Secretary Edgewater Board of Adjustment