

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

MINUTES OF THE REGULAR JANUARY MEETING HELD ON
FEBRUARY 1, 2023

MEMBERS PRESENT

Dimitrois Nikolaidis
Haig Shirinian
Alexa Monte
Manuel Cosme
Chairman Christiansen

ALSO PRESENT

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

OPEN MEETING ACT

ROLL CALL

MEMORIALIZATION

COMPLETENESS

BADV-22/08 1630 Old River Road & 1350 Old River Road is deemed complete and will be on the March 1, 2023, agenda.

CORRESPONDENCE

Letter from Attorney for 30 Oakdene Terrace that asked for the Board to carry this application to the March meeting since she is aware of the large application still on agenda tonight. Chairman carries this application till the March meeting.

MINUTES

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

BUSINESS

Mr. Mark Sokolich is present for the application of 1456 River Road which is 2nd on the agenda for tonight. He will renounce for the March meeting and asked to have it carried.

Mr. Sokolich is also the attorney for the 606 River Road application and states that he did not notice for tonight's meeting and asked that it be

carried to March meeting which he will notice for. At that time due to the size of application he will also be asking for a special meeting.

Mr. Sokolich is also the attorney for the application that was deemed complete tonight and feels that it will not take up as much time as it did the first time around. Will be on for the March meeting at this time.

BADV-22/06 1339 River Road. Mr. Dan Steinhagen is the attorney for the application.

He reviews the changes that have been made to the application where they have removed the swimming pool and replace it with a garden.

Mr. Hough is sworn in as the traffic engineer at this time.

Mr. Hough reviews the traffic study that was provided to the members along with reviewing the parking for the property.

A-6 is marked as the traffic report 5-10-22.

Mr. Yakimik asked that with them replacing the pool if they will provide the board and public with revised site plan showing what they plan on having in that area now.

Also asked if they have submitted anything to the County yet for this application and reviewed the turning out and into the property with Mr. Hough.

Open to the public

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

Asked about the back up this property might have on the one lane of River Road in this area. Questioned the left lane onto River Road and how she feels it doesn't make sense. Also asked about the peak time that they will have a back up of cars onto River Road due to this.

Mr. Wesler 9 Park Street is sworn in as this time.

Asked if the study included Undercliff Avenue traffic if this application was approved. Asked if they included coming North up over the rise of River Road up to the property. What happens if the County does not approve of the left turn into property was anything else taken into account.

Also, would like to see them do a study with the Undercliff traffic especially during the school year.

Closed to the public.

Mr. Matthew Flynn is sworn in as the planner for the application.

A-7 is marked as pictures of arial shots of property and area.

Reviews the pictures of the site and area for members.

Went over the variances that are needed for the application along with the slope of the property.

Reviewed the positive of the project and how he feels that they are not going to be blocking any site for area homeowners with this application.

States how the slope was already disturbed with what is on property now, also reviewed why he feels that it will not affect the property disturbing the slope with the project.

Landscaping and lighting were also reviewed for the project.

Mr. Yakimik asked about the 8ft width parking and why do they need that.

Open to the public

Ms. Laura 1375 River Road still sworn in.

Asked about the driveway width, retaining wall and electric car parking spots.

Mr. Wesler 9 Park Street still sworn in.

Asked about the lighting they would be using for the property and what the watt difference is.

Asked if they did a site impact with the properties on Park Street or Undercliff.

Mr. Erinburge 12 Mooring Lane is sworn in at this time.

Asked about the 2 parking spots for the walkway is it required and does that mean it is not private property.

Chairman explains that due to the River Walk way it will never be able to be a private property area.

20 Vela Way is sworn in at this time (did not get his name)

Will the debris in the water be cleaned up with the deck and pilings in the water.

Mr. Liberchuck Mooring Lane is sworn in.

Height of retaining wall reviewed along with the railings they want to have with it.

Mr. Dhiam is sworn in at this time.

Questions on the street on the lower half of the property by garage, along with the roundabout.

Closed to public.

At this time there are no further witnesses for this application. Due to members that have to review transcripts they are asking to carry to the March meeting where the public will be able to speak about the project.

Chairman states that this application will be carried to the March meeting and no need to re notice at this time. The applicate waives all timeframes also at this time.

Voice vote indicated end of the meeting.

Sincerely,
Jennifer Henry
Secretary, Board of Adjustment