

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

MINUTES OF THE REGULAR MEETING HELD ON MARCH 6, 2019

MEMBERS PRESENT

Stephen Stewart
Jeffrey Mathieu
Mark Klein
Donald Jackson
Steven Kochis
Chairman Christiansen

ALSO PRESENT

Ms. Travers
Ms. Corio
Ms. Gregory
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

BADV-19-03 33 Leary Lane

CORRESPONDENCE

MEMORIALIZATION

1186 River Road and 1190 River Road was read into record. Motion by Chairman with second by Mathieu. All able to vote yes.

MINUTES

Motion was made by Mr. Stewart with a second by Mr. Kochis to accept the prior months minutes.

BUSINESS

BACV-18/05 318A Undercliff Avenue.

Mr. Jackson steps down from this application due to a conflict.

Mr. Lubin attorney for applicant along with Mr. Reinfeld attorney for Mr. Lydon step up to state their case.

Mr. Reinfeld starts by cross examining Mr. Ashvahian as the engineer, architect and planner. Questioned him about the 1 car vs the 2 car and what variances are needed for each. What is behind the current garage on the hill

at this time. Asked if they did any study on the effect of digging into the hill if approved. Also asked how the cars would exit the lane and garage.

Much discussion on what is a construction vs zoning issue.

Board questions

None

Mr. Lubin steps up to ask if they can build a two-car garage without taking down Mr. Lydon's current one.

Discussion was started on the law suit that is pending and that nothing can be done until that is settled in court system and they would not have any problem noting such in the resolution.

Mr. Reinfeld asks Mr. Lydon to step up for questioning. Mr. Lydon is sworn as owner as 316 Undercliff Avenue. He reviews his property and where his garage is located. Explains why all the garages are on angles on the lane. Feels Ms. Shea's garage will cause an issue with getting in and out of lane and parking will become an issue.

Open to public

Close to public

Mr. Lubin steps up to give his closing statement.

Explains why his client is asking for a 2-car garage and not a 1 car. Stressed how they will be taking parking off of the street that already has a limited amount of parking on it. They are not asking for any increase of variances and will not have any hardship on the area or properties. Also stated that they will not be able to build until the lawsuit is done in the court system.

Mr. Reinfeld steps up to give his closing statement.

Explains that the 2-car garage is too large for the property and will have a hardship in his client since he will have his knocked down with this if approved.

Open to public

Ms. Linda Lydon Undercliff Avenue is sworn in. States that not everyone has a garage on the lane only 3 currently now.

Closed to public.

Mr. Stewart makes a motion to deny this application. He feels that it should be a 1 car garage due to area of lane and with the getting in and out of property. Mr. Kochis 2nd the motion to deny application.

Roll call as follows:

Mr. Stewart – Yes, Mr. Mathieu – no, Mr. Klein – yes, Mr. Kochis – yes, Chairman – yes. Application has been denied at this time.

BADV-18/03 1439 River Road

Mr. Mark Sokolich steps up as the attorney for this application.
Mr. Cocoros (Billy) steps up and is sworn in as the architect for the application.

A-10 is marked in as elevation/site plan revised date of 11-28-18

A-11 is marked in elevation revised date 11-28-18

A-12 is marked in floor plans revised date 11-28-18

Reviews the new revised plans and how they differ from the last set that they came before the Board with. It is noted that they had a meeting with he Edgewater Colony and resolved all the issue that they had with project.

Material that would be used are discussed for the building. Reviewed the slope from River Road to the back of the property. Reviewed the floor plans for the building. Each unit will have 3 parking and will have enough room to turn in driveway so that they will not have to back up onto River Road.

Mr. Mathieu asked about the variances for building coverage.

Ms. Gregory states that they will need a front yard variance, Mr. Sokolich states they will amend the 1 ft to avoid having to have a front yard.

Open to public

Close to public

Ms. Corio asked about the turning in the driveway feels with how they did the turning radius it will not work as they have planned. It is noted that they can move the column back between the 2 units and that will give more turning they will give new plans to show this.

Ms. Mia Petrou is sworn in as the planner for the application.

A-14 is 4 pictures taken of property

A-15 Aerial picture of property

Reviews the photos and the area of the property. Reviews zoning and variances that they will need for the property.

Board questions

Mr. Mathieu feels that this will be a hardship for the area. Much discussion on to what a hardship is and what is not.

Mr. Stewart feels that no matter what they do with the driveway they will still be backing up onto River Road.

Chairman & Mr. Mathieu discuss the backing up onto River Road as to if they had a 1 family or a 2 family on property.

Mr. Klein asked if by getting rid of the column all together if that will help with the turning around issue.

Mr. Sokolich at this time asked if they can carry this application to the next meeting so that his client will be able to revise plans as to what the Board and Professionals are requesting. They will come back to the Board with only Billy to explain the changes. Chairman agrees to have them come back at next regular meeting to finish this application with only Billy having to come.

At this time, we take a 5-minute break

All back from break

BADV-18/007 786 Undercliff Avenue.

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

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

A-1 is marked aerial photo

A-2 marked existing home

A-3 Site plan

Mr. Frenzel reviews the exhibits that are marked in for the application. Explains that they are looking to have a 2-unit duplex with the owner living in one of them. They will have 7 parking spots for property. Landscaping plan is reviewed along with any variances that are needed for project.

Open to public

Closed to public

Mr. Pereira is sworn in as the architect for the project.

A-4 floor plan marked

A-5 Floor plan marked

A-6 Elevations plan marked

Mr. Mathieu asked if they will have engineer involved for the pool plan on room to make sure it is stable to hand this. Yes, they will

Chairman asked if they will have different pavers to tell between sidewalk and driveway. Yes, they will

Ms. Corio asked that they remove the site plan on his plans and leave it on engineers.

Open to public

Closed to public

Ms. Petrou is sworn in as the planner.

A-7 is marked as Ariel photo of property

Reviews variances and what is on property now vs what they want to have built.

Open to public
Closed to public

At this time, it is open again to general public for application
Closed to public

Motion was made by Mr. Mathieu with a second by Mr. Stewart to approve this application. All present vote yes.

Application has been approved.

OPEN TO GENERAL PUBLIC
CLOSE TO GENERAL PUBLIC
Voice vote indicated end of the meeting

Sincerely,
Jennifer Henry
Secretary, Board of Adjustment