

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

MINUTES OF THE REGULAR MEETING HELD ON APRIL 3, 2019

MEMBERS PRESENT

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

ALSO PRESENT

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

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

BADV-19/04 546 Undercliff Avenue
BADV-19/05 446-448 Undercliff Avenue
They will be placed on the May 1 2019 agenda.

CORRESPONDENCE

1439 River Road letter from Mr. Sokolich asking to be carried to the May meeting. All time frames are waived.

MEMORIALIZATION

318 A Undercliff Avenue and 786 Undercliff Avenue are read into record and voted.

MINUTES

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

BUSINESS

BADV-19/03 33 Leary Lane
Attorney steps up to ask that due to her application being at the end of the agenda is it possible that they can be carried till the May meeting

so that anyone who is here in the public does not have to sit around and wait all night. Chairman agrees to have it carried to the May 1, 2019 meeting at this time.

BADV-17/014 526 Undercliff Avenue. There is no one present for this application again for the month. As per Denise maybe Mr. Candelmo can reach out to the applicant since they do not have an attorney for this application and ask if they are going to proceed. It is noted that they will be carried at this time till May 1 meeting but if at that time no one is present the Board will dismiss this application.

BADV-18/09 222 Undercliff Avenue, noticed for the May 1, 2019 meeting not tonight's meeting. Therefore this will be carried to May meeting no need to re notice at this time.

BACV-18/10 25 Hilliard Avenue. Mr. Sokolich steps up as the attorney for the application. The follow members step down due to being within the 200 ft. Chairman, Mr. Jackson and Mr. Kochis. Mr. Klein steps up as Chairman for the application at this time. It is also noted that we have 4 members present to hear this application. Ms. Gregory states that for this application they would need 5 votes. There is much discussion between Mr. Sokolich and Denise regarding what variances is needed and why they are even before the Board. It is noted that due to the nonconforming issue it can be a touchy issue and the applicant can proceed but that is an attorneys issues.

Mr. Sokolich feels that they should be able to proceed tonight since no matter what they need 5 members or 4 and hope that the missing member from tonight will listen to the tape for voting at next meeting. Ms. Travers feels they should proceed and that she will into the variance issue with Mr. Sokolich to see if 5 or 4 votes will be needed. Will also request that Mr. Mathieu come and listen to tape either way in case 5 votes are required.

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

A-1 marked in as code info.

A-2 marked in as detailed plan

Mr. Kaltsis reviews what is on the property now and explains that they are looking to replace the screen in porch with a wooden deck. It will be in the same area and not bigger or taller than what is there now. The current structure is not able to be replaced.

Reviewed the floor plan of the deck and explained that one window will be replaced with a door to get onto the deck.

Mr. Klein asked what is behind property now will it block anyone. Nothing butts up to the property and instead of looking at a wall it will be deck railing.

Open to public
Close to public

Application is complete at this time. They will return May 1st for vote only.

At this time we take a 5 minute break so members can return for other applications.

All back from break.

BADV-18/15 277 Undercliff Avenue. Mr. Sokolich is the attorney for this application. It is noted that everything is up to date and can proceed. Mr. Stewart steps down since he lives within 200 Ft. of property.

Mr. Klein asked if the school was notified and if they have heard anything from them. No one is present from school but they were notified.

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

A-1 is marked in as the site plan/cover sheet Reviewed where the property is and the area.

A-2 is marked in as the survey. Reviewed the current conditions of site explains that the building will be demolished.

A-3 is marked in as the site plan Explained how they placed the proposed building onto the property. Reviewed the driveways and explained that they will be off Winterburn not Undercliff.

They will have a new wall in the rear of the property and be fully on owners property. 2 car garage each unit off of Winterburn. Also reviewed the variances that are required.

A-4 marked in as grading and drainage plan. Explained that there is no drainage on property now and that will be improved with this project. Explained where they plan on placing drainage.

Reviewed the site triangle with the parking and driveways. Also reviewed Board Engineers letter with the sewer tie in.

A-5 is marked in as landscaping

A-6 is marked as color landscaping plan. Reviews the landscaping they plan on using for property with bushes and plants.

**** at this time tape recording stopped working and had to be rebooted to start taping again.****

Mr. Jackson asked about the zoning schedule and width of streets.

Mr. Kochis asked about the front/side/rear yards. Also has issues with the school and all the vehicle traffic this will create and construction noise.

Asked how they plan on knocking down the building with the next building so close to it.

Much discussion is done about how they will have to demolish the current building for the safety of the area and the house next door. Mr. Sokolich stressed that they will have a professional on hand to have this done and they will be happy to have them come to meeting to explain in detail how this will be done.

Chairman agrees that in order for this to go forward that will have to be done.

Open to Public

Mr. Ganon 281 Undercliff Avenue is sworn in. He is the owner of the property next door. Asked how they would finish off his side of his building once they knock down current building. Mr. Sokolich states they will need to see what is currently there and they will make sure they finish it to match, would like to look at his building first.

Also asked about the concrete slab in front of property once they remove it on their property what will happen to his side of it. Will all the water just run into his property? Also stated that the wall in the back is holding up his one part of the wall and if one is removed will his fall?

Mr. Sokolich states he would like to provide a survey for Mr. Ganon property so that anything that might be damaged will be corrected. Also asked Mr. Ganon if his experts can have a site visit onto this property so that they better understand his questions and concerns. Numbers are exchanged at this time to have this take place.

Close to Public

Mr. Klein asked that once they demolish current building they will have a huge hole, do they plan on filling in that with fill?

At this time Mr. Sokolich asked that they carry till May 1 so that he can have his professionals have time to speak with Mr. Ganon and he will also have the Demo professional present to help explain how demolition will occur on property.

Mr. Ganon can not be here for the May 1 meeting. Chairman explains that this will be on May 1st agenda but it will be noted at that time it will be carried to the June meeting so that Mr. Ganon can be present. All agree to this arrangement. Mr. Sokolich waives all time frames.

OPEN TO GENERAL PUBLIC

CLOSE TO GENERAL PUBLIC

Voice vote indicated end of the meeting

Sincerely,
Jennifer Henry