

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

MINUTES OF THE REGULAR JANUARY MEETING HELD ON APRIL  
5, 2023

MEMBERS PRESENT

Richard Ganon  
Haig Shirinian  
Gianni Delgaudio  
Manuel Cosme  
Jim Nikolaidis  
Felix Bardinas  
Chairman Christiansen

ALSO PRESENT

Ms. Travers  
Mr. Deline  
Mr. Yakimik  
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

MEMORIALIZATION

BADV-22/06 1339 River Road is read into the record by Ms. Travers  
and vote is as follows:

Motion made by Chairman with a second by Mr. Shirinian. The  
following members all vote yes: Chairman, Shirinian, Cosme, Bardinas,  
Delgaudio.

COMPLETENESS

CORRESPONDENCE

Letter from attorney for 30 Oakdene asking to carry till the May 3<sup>rd</sup>  
meeting. Chairman and Board agree to carry this over to May meeting.

Letter from attorney for 1124 River Road asking to carry over till the  
May 3<sup>rd</sup> meeting. Also stating that he will no longer be the attorney for this  
application. Chairman and Board agree to carry over till May meeting.

MINUTES

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

BUSINESS

BADV-22/08 3Y, LLC, is next on the agenda at this time, he reviews  
where we left off from the prior meeting. Mr. Nikolaidis has signed

paperwork stating that he read the transcript from the prior meeting for this application.

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

A3a is site plan where Mr. Burton reviewed where the property is located and explained the new plans vs old plan. They also have 437 parking spots which is more than the prior plan.

A4 lower parking level.

A7 marked as grading and drainage plan. Reviewed the elevations of area and the flood level. Run off of water was reviewed for the site along with the Honeywell cap off that was done on property.

A8 is marked as landscaping and reviewed into the record. Explained that they will maintain the traffic island on Gorge Road. They will have a pocket park by Gorge Road and Old River Road where they will have benches and lights for the public 24/7 to be open will not have gate at entrance. Will follow the same landscaping as the Shady side area so it all flows together. Will also have new sidewalks and curbs.

A9 marked as lighting plan. Explained the watt usage in area and the spill over into the street area.

Mr. Yakimik stated that they would like to see the lighting increased along River Road than what they have requested. It is also noted that the town has 6 months to review if application is approved to change lighting wattage as needed.

Mr. Sokolich states that after working with the area everyone is ok with this project after the view study impact was completed.

A10 is marked as the view study. Noted that the restaurant and pool is no longer on the roof of the building. The view impact was reviewed with area projects at this time for the Board.

A11 is marked as cross section viewing study and elevation.

Mr. Yakimik's letter was reviewed and stated they will comply with what is listed in report. Fire hydrate location was reviewed along with utilities and recycling rooms for the property. It is noted that all trash will be located inside the property nothing will be on the outside.

Mr. Gannon questions coming down Gorge Road onto River Road turning into the property, feels this is a tight area and will create a backup. Is there anything that can be done to avoid that issue.

Mr. Burton states he can bring it up with the County and see if they have any ideas on how to correct this issue.

Mr. Bardinas questions about the restaurant where it may back up area with cars trying to get into the property, is there anyway they can make a separate lane for people to turn into to avoid backup? What will happen when cars back up onto River Road.

Much discussion on cars backing up onto River Road and how they can handle the over flow.

Open to public  
Closed to public.

At this time, we take a 5 minute break.  
All back from break.

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

A11 is marked as the cover sheet of architect drawing. Reviewed for the Board what was approved prior to what they are looking for with the current application. Reviewed the changes in the hotel rooms, residential and parking.

A12 is marked as 1<sup>st</sup> floor plan. Reviewed parking with Hotel entrance, residential area and where they can wait for the restaurant for valet. Reviewed different areas with each part of the property would use as entrance/level of parking. Fire command center will be located on this floor also. 100 parking spots on this level.

A13 2<sup>nd</sup> level floor plan. Parking level, 118 parking spots.

A14 3<sup>rd</sup> level floor plan. Parking will be half hotel and half residential with a total of 119 parking spots. The super's office is also on this level.

A15 4<sup>th</sup> level floor plan. Hotel lobby – public space, residential main lobby, parking with 1100 spots. This level will also have some lower level living from duplex units.

A16 5<sup>th</sup> level floor plan. Residential units with swimming pool in middle. Hotel rooms on North side of floor.

A17 6<sup>th</sup> thru 11<sup>th</sup> floor plan will be residential and hotel area. Service area and elevators.

A18 12<sup>th</sup> floor plan. No more hotel space all residential and restaurant area starts with possible outdoor dining area on the roof that is covered by restaurant above.

A19 13<sup>th</sup> floor plan. Final floor of residential units and top floor of restaurant area.

A20 is roof floor plan. No public access only bulk heads and elevator equipment.

A21 elevation sheet where they have 4 different view points that show the elevation from different viewpoints.

A22 is South elevation. 13 floors, 2ft lower than prior plan that was approved. 154ft elevation, 143ft of actual building height.

Mr. Bardinas asked about the roof top by restaurant with the outdoor seating and if they will have railing and height of railing. Will they have a landscaping buffer to prevent people from getting too close to the edge, how will they control the people on the roof area?

Chairman states that it looks like the roof dining area will not have 12 months access and they will have restricted seating in that area not to overload it.

Open to public  
Closed to public.

Mr. Hough is sworn in as the traffic engineer for the application.

A23 traffic study is marked.

Mr. Hough reviews the traffic study with the peak hours that they used along with all entrances that were used during the peak hours of study. He feels the project will not have any negative impact on the area and the site parking and circulation will not have any impact with traffic or back up onto River Road. Emergency access was reviewed for vehicles and how they will be able to fit in garage area on lower level.

Mr. Bardinas asked how they came up with the counts was it done manual? Also asked if they took into account the new building in the area.

Open to public  
Closed to public.

Chairman stated they will carry this application to the May 3<sup>rd</sup> meeting where they will have the planner and the signage for project if any? Mr. Sokolich agrees they will have planner at the May meeting.

No need to renotice and Mr. Sokolich waives all timeframes at this time.

Open to General Public  
Closed to General Public

Voice vote indicated end of the meeting.

Sincerely,

Jennifer Henry  
Secretary, Board of Adjustment