

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

MINUTES OF THE REGULAR MEETING HELD ON JUNE 5, 2019

MEMBERS PRESENT

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

ALSO PRESENT

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

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

BADV-19/06 575 River Road has been deemed complete and will be on the agenda for June 25, 2019 which will be taking place of our July 3, 2019 meeting due to the holiday.

CORRESPONDENCE

Also letter from attorney for 33 Leary Lane asking to be carried to the July meeting. Please note that it was noted it will be carried to the June 25th meeting. This also does not need to be renoticed at this time.

Letter from I&P Builders, 446-448 Undercliff Avenue asking that due to professional issues Ms. Travers can not sit as the attorney for this application. Ms. Travers agrees and will have a replacement attorney for this application when it is heard by the Board.

MEMORIALIZATION

None at this time

MINUTES

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

BUSINESS

BADV-17/014 526 Undercliff Avenue. Owner Nicole Repousis steps up for the application along with her architect.

Please note that Chairman Christiansen as listened to the tapes of the May meeting and signed paper so that he can vote on this application.

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

Chairman opens to the Board with any questions they have for the architect at this time.

Ms. Gregory explains about the set back with the garage on the left corner that the table has it listed incorrectly. Architect explains and agrees with the measurement.

Ms. Corio asked about the crosswalk plan with the driveway across the street. Mr. Tsanpicos explains that they will have room for the moving of the crosswalk, and it will not interfere with driveways. Also asked about the street signs that would need to be moved, it is noted it will be up to town and DPW where they would move it on street.

Ms. Corio states that if approved they will need to have a site plan provided to them regarding everything that was discussed at meeting tonight and agreed on. Curb cut will be 16ft. and he feels that they will not need it that big but would rather request too big than too small.

Open to Public.

Ms. Amy 544 Undercliff Avenue is sworn in at this time. Had a cross walk questions regarding backing up from driveway. It is explained that the new crosswalk is being moved and will not be in the area of driveway.

Close to Public

Motion was made by Mr. Klein with a second by Mr. Jackson, all present vote yes. Application has passed.

BACV-18/10 25 Hilliard Avenue. Mr. Sokolich is the attorney and Ms. Travers explains to him that we do not have enough members present to vote on this application so it will have to be carried to the next meeting, it will be first on the agenda.

BADV-18/10 1439 River Road. Mr. Sokolich is the attorney for this application. Explains where they left off at the last meeting and what they did to correct any issues from the public and Board members. Ms. Travers states that she did receive an email from a homeowner that Mr. Sokolich agrees to let it get marked into evidence. The email is marked as O1 with today's date.

Mr. Mark Martins is sworn in as the engineer for the application. A-13 is marked with today's date as the vehicle plan. Mr. Martins reviews the plan with how they plan on having the residents turn around and/or park on the property. They will have to do a 4-point turn and they will not have any wall or planting in the way of the driveway so that this can be done.

Mr. Klein asked who will enforce the parking on the property? It would be noted in the deed as per Mr. Sokolich.

Ms. Corio reviews the plan with the Board and states after her office looked it over, they do not agree with how they came up with the turning around and parking of the cars.

There is much discussion on what size cars are used on the plan and the pulling out onto River Road from the property. Chairman explains at this time that no matter what is build on this property or any other property along River Road they will always have an issue with the cars backing onto the road. This is a strange location and we all need to keep an open mind on this in regard to the application.

Open to public
Close to public

Mr. Sokolich makes his closing statement for the application. Feels they have done all they are able to do with all the suggestions from the public and the Board and feels this will work for the area.

Open to general public
Closed to general public

At this time, we take a 5-minute recess so that the Board members can review the email that was marked earlier tonight.

All back from recess.

Chairman makes a motion to accept the application with a second by Mr. Jackson. All present vote yes. Application has been approved.

BADV-18/15 277 Undercliff Avenue

Mr. Soklich is the attorney for the application. Mr. Stewart steps down since he is within the 200 Ft. of the property.

Mr. Sokolich reviews the application and where it was left off in prior meeting.

Mr. Shawn Guido is sworn in as the demolition expert for the application.

Mr. Guido reviews the letter from the board professionals and the questions they had with the demolition of the property. Also reviewed what they have discussed with Mr. Ganon the property owner that lives next door to applicant.

A-7 is marked into record which is the letter regarding the demolition. There is much talk in regard to the wall between the both properties and who would need to fix what sections if it should fall during demo.

Open to public
Closed to public

Mr. Jordan Rosenberg is sworn in as the architect for the applicant.

A-8 marked which is a picture of the proposed home from Winterburn.

A-9 marked which is a picture of the proposed home from Undercliff.

A-10 marked which is a picture of the proposed home from corner of property.

A-11 marked as proposed 2 family floor plans.

Mr. Klein asked about the full bathroom that is noted behind the rec room. Feels this can turn into an apartment and in the past, we have asked to have full bathroom removed and only do half bath with no hook ups for shower or tub. Mr. Sokolich states his client will agree to this change.

A-12 marked as floor plans for 2nd floor and roof

Mr. Jackson asked about the roof railing to make it taller so that it will prevent anyone from going over. They agree to this change also.

A-13 marked as elevations

A-14 marked as elevations left/right

A-15 marked as cross section thru property

The height is talked about and how they came up with the height total.

Mr. Kenneth Ochab is sworn in as the planner for the application.

At this time Chairman notes that it has come to the Boards attention that Mr. Klein has to step down from this application since he is a property owner within 200 ft. of application. He was not notified at first since it went to the prior owner. Mr. Sokolich understand and would like to finish the application and have missing members listen to tape so that next meeting they will have enough members for a vote. Chairman agrees to this arrangement.

A-16 and A-17 are marked in as 8 pictures total of property taken by Mr. Ochab.

Reviewed the area and what they are asking for, feels that it is a good use for the area and will have no hardship on the area.

Open to public

Closed to public

Mr. Sokolich has no further witnesses and will carry the vote for the next meeting June 25th, and he waives all timeframes at this time.

BADV-18-09 222 Undercliff Avenue. All members are back for this application.

Mr. Sokolich is the attorney for this application and reviews for the Board what they are looking to have done.

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

A-1 marked as elevations

A-2 marked as floor plan

A-3 marked as floor plan

The floor plans are reviewed at this time along with the stairs.

The wall in the rear of the property will have a terrace look to it.

Both units are mirror images of each other with roof deck.

Total of 4 bedrooms, all brick with bay windows.

Set back for yards are discussed along with the height of the wall in rear of the property. There is much discussion regarding the height of the proposed property.

Mr. Sokolich states he would like to at this time revisit the plans so that the height might be adjusted and come back before the board at the next meeting.

Mr. Jackson also asked to revise the railing along the roof deck to make it taller to avoid anyone falling over it.

Chairman states for the public that this application will be carried to our next meeting which will be Tuesday June 25, 2019. Time frame has been waived and no need to re notice at this time.

OPEN TO GENERAL PUBLIC
CLOSE TO GENERAL PUBLIC

Voice vote indicated end of the meeting

Sincerely,
Jennifer Henry
Secretary, Board of Adjustment