

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

MINUTES OF THE SPECIAL MEETING HELD ON JULY 11, 2019

MEMBERS PRESENT

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

ALSO PRESENT

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

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

None at this time.

CORRESPONDENCE

Letter from Mr. & Mrs. Lewis 4 Beverly Place asking if they can have an extension on the approval from the Board that was granted on August 2, 2017. Due to personal issue they have been unable to start on the improvements and are asking for an extension to approval. As per Ms. Travers and the Board she will reach out to the owners to ask what timeframe they are looking to have it extended to. At this point Mr. Stewart makes a motion to grant 60 days extension with a second by Mr. Klein. All present vote yes. Ms. Travers will advise the Board once she speaks to the owners.

BUSINESS

BACV-18/10 25 Hilliard Avenue. Mr. Sokolich is the attorney for the application. At this time, Chairman, Mr. Jackson and Mr. Kochis step down due to being within the 200 ft of property.

Mr. Sokolich states that due to application getting carried he did notify for tonight's meeting to cover all the bases. This is up for only a vote at the meeting tonight. Acting Chairman Klein opens the meeting to general public for this application. Closed to general public. Mr. Stewart makes a motion to accept the application with a second by Mr. D'Anna. Mr. D'Anna, Mr. Delgaudio, Mr. Stewart and Acting Chairman Klein all vote yes on application. It has been approved at this time.

BADV-18/15 277 Undercliff Avenue. At this time Mr. Stewart and Mr. Klein step down from application due to being within 200 ft of property. Mr. Sokolich is the attorney for the application, reviews what was discussed at the prior meetings for application.

Mr. Rosenberg is still sworn in as the architect for the application at this time.

A-18 is marked as the plan revised as per Board comments. 3-4 changes have been done. Basement room was made into one large area with a ½ bath instead of with walls and a full bath. They will now have 1 door into garage instead of 2.

A-19 is marked as revised plans. The glass balcony was moved back 4ft as per Mr. Jackson's request. They have also added a 5ft stucco wall on side of the 2-family for more privacy.

Chairman asked about the sidewalks on Undercliff and Winterburn. Noted that they will be all new and will be able to differ between the sidewalk and driveway. Also asked about the demo that will take place that they speak to the school and Police to make sure it is done with the safety of the children and to not disturb school times.

Open to general public
Closed to general public.

Motion was made by Chairman Christiansen with a second by Mr. Delgaudio to accept the application at this time. All present vote yes. Application has been approved.

BADV-18/16 222 Undercliff Avenue. Mr. Sokolich is the attorney and has asked if they can carry this to the August meeting since they were not able to make the revised plan in time for this meeting. It is noted that it will be carried to the August 7th meeting no need to renotice and they waive the timeframe at this time.

BADV-18/16 79 Route Highway 5. Mr. Sokolich is the attorney for application. Reviews the application and all notices are sent and they can proceed at this time.

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

A-1 is marked as rendering of final project in 3D color. Reviews the slope of the property at this time and the lot size.

Chairman asked Mr. Sokolich if they plan on having an engineer present for the application due to the slope and cliff issues feels it would be needed. Also questioned the number of variances they are requesting. Total of 11?

Mr. Sokolich states they will have an engineer present for any questions from Board or public.

Chairman states again how a lot of variances are being requested for this application feels it's a lot.

At this time Mr. Sokolich asked if they can carry this application to August 7th meeting so that he can speak with his client about maybe revising the plan as per Board request of less variances.

Chairman noted this will be carried to the August 7th meeting no need to renotice and they waive the timeframe at this time.

BADV-19/04 546 Undercliff Avenue. Mr. Sokolich asked to carry to the August 7th meeting. It is noted that it will be carried at this time.

BADV-19/07 689 Undercliff Avenue. Mr. Sokolich is the attorney for this application. Everything is up to date and they can proceed at this time.

Mr. Cocoros is sworn in as the architect for the application at this time.

A-1 is marked with a date of 11-16-18. Variance map and tax map are shown.

Mr. Cocoros reviews where property is located along with the variances are needed for application. Reviewed the material that they will use for the project.

Chairman stops him at this time, feels that the application is too large for the small lot that they have planned. We need to not waste anyone's time and go back to drawing board.

Mr. Sokolich states that this application had been started over 7 months ago and they are not aware of what the Board would like to see vs what they do not want to see. They would like to go back to the drawing board and come back with revised plans.

Mr. Kochis and Mr. Klein agree that this is too large of a project for the property.

It will be carried to the August 7th meeting. No need to renote and they waive the timeframe at this time.

OPEN TO GENERAL PUBLIC

Mr. Paul from 686 Undercliff Avenue Thanks the Board for stating this project is to large for area. He does not want to see the West side of Undercliff building everything up like the East side of town is. Would like to see it be kept the same as there now.

CLOSE TO GENERAL PUBLIC

Mr. Jackson states that he spoke with Mr. Candelmo regarding a project where they voted that the sidewalks and driveway should be different colors, but they are not doing so as they are finishing project. Mr. Candelmo stated to Mr. Jackson that he will looking the issue and get back to Board.

Voice vote indicated end of the meeting

Sincerely,

Jennifer Henry

Secretary, Board of Adjustment