

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

MINUTES OF THE REGULAR JULY MEETING HELD ON JULY 5,  
2023

MEMBERS PRESENT

Richard Ganon  
Haig Shirinian  
Dimitrois Nikolaidis  
Manuel Cosme  
Felix Bardinas  
Chairman Christiansen

ALSO PRESENT

Ms. Travers  
Ms. Gregory  
Mr. Yakimik  
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

MEMORIALIZATION

BACV-22/01 – 30 Oakdene Terrace is read into the record. Motion by Chairman with a second by Mr. Gannon to approve. All present vote yes.

BADV-23/02 – 163 Old River Road & 135 Old River Road is read into the record. Motion by Chairman with a second by Mr. Shirinian. All present vote yes.

COMPLETENESS

CORRESPONDENCE

MINUTES

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

BUSINESS

BADV-23/01 – 1124 River Road. Mr. Sekas is the attorney for the application and reviews what they are looking for and to have done on the property.

Chairman questions that they are looking for a lot of variances for this application and do they think it can be done?

Mr. Shirinian asked about the wording on the application with the property River View on the Park and if they are aware of what they are looking to have done.

Mr. Sekas feels that they will be able to explain it all during the hearing and will also look into the application wording since he was not the original attorney on this case.

Mr. Paul Vega is sworn in as the architect for the application at this time. A-1 is marked as an overview of River Road with pictures of area properties.

Mr. Vega reviews the area with the properties and explains where this property is on the map.

A-2 is marked as proposed artist drawing of building and explains the step back layout of building.

A-3 is marked – floor plan/ground floor that shows the garage with the parking and how building starts to step back on the property.

A-4 is marked – Living room/dining room. Shows how units are split down the middle and they continue to step back on the property.

A-5 is marked – bedroom level.

A-6 is marked – master bedroom.

Both units will have two entrances and show the side yard using A-4.

Explains how the side yard will be above the garage level with the roof being under the side yard.

Much discussion on how big the side yard is and how to access the rear of the building for emergency access.

Mr. Sekas explains that they will be coming back with new plans to show the side yard changes. Chairman states that since they will be returning with new plans they should stop now and wait till new plans are submitted to the Board.

Mr. Sekas agrees with Chairman, it is stated that they waive all timeframes and no need to re notice for the August 2, 2023, meeting.

BADV-23/02 458-460 Undercliff Ave is next on the agenda. Mr. Sokolich is the attorney for the application. He reviews what they are looking to have done on the property along with where the property is located.

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

A-1 is marked site plan/demo plan. Mr. Kaltsis reviews the plan and where the property is located. Now it is a 4-family home on an undersized lot.

A-2 is marked Plot plan. Mr. Kaltsis reviews that there is no storm drainage on the property at this time and they will be adding 2 water systems to help with the drainage of water. Reviews the setbacks and side yards for building.

A-3 is marked as floor plan ground level.

At this time Chairman stops Mr. Sokolich and explains that he feels they are asking a lot for this property, and he understand it is an under sized lot but still asking for a lot.

Mr. Shirinian also states he has concerns about the side and front yard.

Mr. Bardinias questions about no landscaping at all on the property.

Mr. Gannon questions the rear yard and if they start to dig will it cause issues again with the runoff of water from cliffs that the town has corrected in the past years.

Mr. Yakamik states that in his letter they would like to see a full drainage report in detail for the property.

At this time Mr. Sokolich agrees that they will look into the plan and come back with revised plans for the August meeting. He waives all time frames and there is no need to renofice for the August meeting.

Open to public

Closed to the public.

Open to General Public

Closed to General Public

Voice vote indicated the end of the meeting.

Sincerely,

Jennifer Henry, Secretary, Board of Adjustment