

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

MINUTES OF THE JANUARY REORGANIZATION MEETING HELD
ON WEDNESDAY, JANUARY 7, 2025.

MEMBERS PRESENT

Chairman Christiansen
Richard Gannon
Haig Shirinian
Shant Shirinian
Manuel Cosme
Dimitrios Nikolaidis
Gianni Delgaudio

ALSO PRESENT

Ms. Travers
Ms. Louloudis
Ms. Gregory

OPEN MEETING ACT

ROLL CALL

REORGANIZATION

A motion was made by Shant Shirinian to appoint Mr. Robert Christiansen as Chairman to the Board for 2026. Seconded by Dimitrios Nikolaidis. No other nominations made, Mr. Christiansen accepts.

A motion was made by Chairman Christiansen to appoint Haig Shirinian as Vice Chairman to the Board for 2026. Seconded by Rich Gannon. No other nominations made, Mr. Shirinian accepts.

A motion was made by Chairman Christiansen to appoint Nancy Hayes as Secretary to the Board for 2026. Seconded by Vice Chairman Shirinian. All in favor; none opposed.

A motion was made by Chairman Christiansen to appoint Ms. Denise Travis as the attorney to the Board for 2026. Seconded by Vice Chairman Shirinian. All in favor; none opposed.

A motion was made by Chairman Christiansen to appoint Kathryn Gregory as Board Planner to the Board for 2026. Seconded by Vice Chairman Shirinian. All in favor.

A motion was made by Vice Chairman Shirinian to appoint Collier Engineering firm to the Board for 2026. Seconded by Mr. Gannon. All in favor.

The announcement of the meeting dates for 2026, first Wednesday of every month and also there is a 10 p.m. curfew.

CORRESPONDENCE - None

MINUTES

Motion was made by Vice Chairman Shirinian to accept the previous minutes; Vice Chairman Shirinian makes a motion to accept them; seconded by Mr. Gannon. All present respond in favor; none opposed.

MEMORIALIZATIONS

BADV-24/09. Commonly known as 69 Route 5, Edgewater, NJ. Block #34, Lot 7 Applicant: Victor Choucair. The applicant proposes to construct a (1) family residential dwelling in the R-3 Multi-Family Zone. Deemed complete on February 23, 2025.

APPROVED.

BADV- 25/06. Commonly known as 17 Garden Place, Edgewater, NJ. Block 65 Lot 4. Applicant Rock Solid Built, LLC. Request to seek approval for a two-family duplex dwelling in the R-2 Single and Two-Family Residential District. Deemed complete on June 6, 2025. APPROVED.

BADV-25/07. Commonly known as 20 and 22 Edgewater Place, Edgewater, NJ. Block 64 Lots 13 & 14. Applicant Carmen Marino and Maria Estela Sabeta, as Co-Trustees of the Carmen Marino and Maria Estela Sabeta Revocable Trust. Deemed Complete on August 29, 2025. APPROVED.

Haig Shirinian addresses the chairman regarding members that are within 200' of an application, I propose that they can go the meetings because sometimes we have a problem getting a quorum, but they just cannot vote. Denise, I don't think there's an issue getting a quorum, it actually getting the people in the end to vote. You can come to a meeting but you can't sit on the dais and participate in the meeting. HS: Let's say there's 3 members within a 200' radius, then they're going to lose votes. DT: Municipal land use does not permit you to participate. You can be in the audience as a concerned citizen but you can't participate in the hearing. Which brings us to completeness.

COMPLETENESS

BADV-25/9. Commonly known as 8 Maple Street, Edgewater, NJ. Block 6 Lot 8. Applicant Choi Hye Kyung and Alice H. Choi. Request approval to construct a two-family dwelling in the R-2 Single and Two-Family Residential District. Deemed complete on December 9, 2025.

BADV-25/12. Commonly known as 440-456 River Road, Edgewater, NJ. Block 85.02, Lots 4 & 5.01. Applicant North Star Partners Associates LLC. Request approval for an amended site plan and variance approval for the mixed-use building under construction at 440-456 River Road, which will require "D" and "C" variance approval, located in the MXD-2 Mixed-Use District. Deemed complete on January 7, 2026.

Ms. Travers advises that she must recuse herself from the application for 440 River Road as she has a conflict and the board needs to select alternate counsel. Craig Bossong would be the person to next go to. I will leave it to the board to select alternate counsel. She asks for it to be on record that she was able to participate in the this as the actual

deeming of completeness is administrative in nature and the decision was made by the boards professional Planner and she had no involvement with that.

Mr. Nicholas Wall, from the Weiner Law Group approaches the dais and advises that he is the alternate counsel for this application. The attorney for the applicant is present as well, Daniel Steinhagen, representing North Star Partners.

At this point, Ms. Travers and Messrs. Haig and Shant Shirinian (within 200') step out during the introductions.

Mr. Steinhagen addresses the Chairman: regarding the newspapers for this construction, the construction started, there was stop work order, there's likely to be an objector and I don't know how much hearing time you want to take away from residences. Well, why don't we put it on the agenda; we're not going to get to it next month. Is it possible we can do a Special? Do you have suggestions? Notification is interesting as I'm having issues getting the 200' list from the adjacent municipality. Between myself and Mr. Tombalakian from the Weiner Law Group; I have his schedule. You need 4 for a quorum but 5 for the vote. He advises that he has availability of February 3rd or 10th. A special meeting date for 440-456 River Road has been selected for Tuesday, February 10, 2026 at 7:00 PM.

BUSINESS

BADV/25-04, commonly known as 721 Undercliff Avenue, Edgewater, NJ. Block 9 Lot 24. Applicant James O'Mara. Request to seek approval for construction of a 2-family dwelling in the R-2 Single and Two-Family Residential District. Deemed complete on July 1, 2025.

Mark Sokolich on behalf of James O'Mara, 721 Undercliff. Notices were sent to all property addresses and I have some more green cards. Undersized, exceeds required lot depth, R2 zone, presently used as a one-family. The O'Mara family is present. The property is unique as the front in on Undercliff and the rear fronts on Lasher. Next door, 723 is a vacant lot with an existing foundation which has an approval already attached to it to construct a residence very similar to this one and next to that is 725, another undersized lot is also newly constructed. Similar, undersized lots, short on width. One front on Undercliff and the other fronts on Lasher. Witnesses are Steve Kolazal, site plan engineer, unfortunately is ill and was unable to be present. Architect and Project Manager all present.

Chairman interrupts, this application already starts off with side yard, lot coverage, and height variances. Where do we go with this? This property is unique with 2 frontages. Mark – the property is comprised, there is a steep slope condition chairman and this is unique because you have two frontages, ground level on both Undercliff and Lasher.

Chairman-ground level on Lasher, ground level on Undercliff. I'm looking at your overall height, you're cheating. MS: You'll hear from the witnesses that when you break these residences down, you'll see the height is not different than many of the residences here in Edgewater. RC: when we're dealing with Undercliff and heights, we have an issue, anything that's on the cliff side, we don't have an issue with it. Anything that is on the other side, we have an issue. MS: Understood. If you want to continue with it, it's your dime. We would like to start architectural if that's possible.

Architect and project manager to be sworn in:

Jeffrey Lewis, 277 Ridge St, Newark, New Jersey, I've been an architect since 2009, license is in good standing...the Chair recognizes his expertise.

Martin Moreno, 101 Hudson St. Suite 2106, Jersey City, NJ. (project manager).

MS: So, you've worked with Jeff on these plans. Correct. Plans were done by you Jeff? Correct.

Vice Chairman Shirinian interrupts – are these your plans? No, they were the previous architects. The plans are not legible as far as sizes, they are too small to read. A conversation ensues and a decision is made to supply new prints and asks if we can carry over to February 4th. This application will be first on the Agenda for February 4, 2026 at 7:00 PM. MS: We believe we submitted full size plans for this. HS: only engineering.

BADV-25/10. Commonly known as 647-649 Undercliff Avenue, Edgewater, NJ. Block 27 Lot 32. Applicant 647-649 Undercliff Avenue, LLC. Request approval to construct a duplex dwelling in the R-2 Single and Two-Family District. Deemed complete on August 20, 2025.

Mark supplies the affidavit of service for the 200' property list. The applicant would like to demolish the existing two-family dwelling and construct a new two-family residential dwelling. The architect is Mark Martins, the project Engineer, the architect is Anthony Zampolin of Zampolin & Associates and David Spatz who we probably won't get to this evening. So, unless the board has any questions...

Mark Martins, 55 Walnut Street, Norwood, NJ is sworn in.

Mark Sokolich: Edgewater is challenging, between ordinances on height, steep slope conditions, peculiar shaped properties. Chairman – before we start Mark...10 variances? The lot coverage is 79%. MS-the lot is undersized, side yard, we've had these challenging issues in the past. 50' with 3' side-yards/overhangs, etc.

Chair: The combination of plans, you can't see the numbers. MS: The combination of plans that you aren't able to see. We want to file plans of the right size, I'm still trying to figure out how you have that size, but it is what it is. Perhaps they thought smaller plans would be preferable to the board, less bulky. We would like to carry this over to February 4th as well. It gives us an opportunity to regroup if that's acceptable to the board. Chairman: that's acceptable. No further notice, waive all time constraints. This serves as notification to the general public. This application will be carried over to February 4, 2026 at 7:00 PM.

Open to the Public
Closed to the Public

Motion is made to adjourn by Vice Chairman Shirinian, Shant Shirinian seconds the motion. Voice vote indicated the end of the meeting.

Sincerely,
Nancy Hayes
Secretary, Board of Adjustment