



COMPLETENESS MEMORANDUM

To: John Candelmo, Land Use Administrator
Edgewater Zoning Board of Adjustment
From: Kathryn M. Gregory, PP, AICP
Principal
Re: George Khorozian
Block 6 Lot 22.02
1456 River Rd
Date: July 6, 2021

INTRODUCTION

The applicant, George Khorozian, has submitted an application for variance approval for construction of construction of a townhouse complex located at 1456 River Road, which will require several “d” and “c” variances. The property in question (PQ) is located in the both the R-2 Single- and Two-Family District, and is rectangular in shape. The applicant will need the following variances:

“D” Variances:

- D(1) Use Variance for townhouse development
- D(6) Variance for Average Height
- D(6) Variance for Maximum Height

“C” Variances:

- Minimum Lot Depth
- Minimum Front Yard Setback
- Minimum Rear Yard Setback
- Maximum Building Height in Stories
- Maximum Building Coverage
- Maximum Lot Coverage

COMPLETENESS

The application consists of the following:

1. Application for Preliminary and/or Final Site Plan Approval and Variances.
2. Appendix to Application.
 - a. List of Variances sought
 - b. Explanation of relief sought
 - c. Proposed form of Public Notice
 - d. Certification as to taxes paid

- e. Authorization to inspect premises
3. Application Checklist - General Requirements for all Development Applications.
 4. Form 4 Minor Site Plan Plat Details and Requirements.
 5. Form 6 Final Site Plan or Major Subdivision Plat Details and Requirements.
 6. Form 8 "D" Variance Application Details and Requirements.
 7. Form 9 "C" Variance Application Details and Requirements.
 8. Architectural/ Site Plans, prepared by Kaltsis Architecture, LLC, sheets A-1 through A-6, dated 11-11-20.

The applicant must comply with the following checklist requirements:

1. Application Checklist - General Requirements for all Development Applications.
2. Form 4 Minor Site Plan Plat Details and Requirements.
3. Form 6 Final Site Plan or Major Subdivision Plat Details and Requirements.
4. Form 8 "D" Variance Application Details and Requirements.
5. Form 9 "C" Variance Application Details and Requirements.

The applicant states the following is to be provided:

Form 4 Minor Site Plan Plat Details and Requirements:

6. Space for signatures of Chairman and Secretary of the Board, and the Borough Engineer.
15. Location and description of existing and proposed landscaping.

Form 8 "D" Variance Application Details and Requirements:

16. A copy of the certified list of property owners within 200 feet of the subject property prepared by the Tax Assessor. Said certified list shall be no more than 90 days old.

Form 9 "C" Variance Application Details and Requirements:

2. Space for signatures of Chairman and Secretary of the Board, and the Borough Engineer.
6. A copy of the certified list of property owners within 200 feet of the subject property prepared by the Tax Assessor. Said certified list shall be no more than 90 days old.

We recommend this application can be deemed complete and scheduled for a hearing before the Board.

KMG

Cc: Denise Travers, Esq. Zoning Board of Adjustment Attorney
Frank Dobiszewski, PE, Zoning Board of Adjustment Engineer
Mark Sokolich, Esq., Applicant's Attorney