



August 2, 2021

Zoning Board of Adjustment
Borough of Edgewater
55 River Road
Edgewater, New Jersey 07020

Attention: John Candelmo, Land Use Administrator

Re: George Khoroizian
1456 River Road
Block 7, Lot 1.03
**Site Plan & Variance Application for
Three (3) Unit Residential Development**
Borough of Edgewater
Our File EGES-211

Dear Members of the Board of Adjustment:

Boswell Engineering is in receipt of the following documents relative to the referenced Application:

1. Borough of Edgewater Application for Preliminary and/or Final Site Plan Approval and Variances dated June 9, 2021, with Appendix containing Exhibits A through E.
2. Application Checklist - General Requirements for all Development Applications.
3. Form 4 Minor Site Plan Plat Details and Requirements.
4. Form 6 Final Site Plan or Major Subdivision Plat Details and Requirements.
5. Form 8 "D" Variance Application Details and Requirements.
6. Form 9 "C" Variance Application Details and Requirements.
7. Plan set entitled, "Proposed 3-Unit Townhouse Development 1456 River Road – Edgewater, New Jersey", prepared by Kaltsis Architecture, L.L.C., dated November 11, 2020, consisting of the following sheets:
 - A1 LOCATION MAP, ZONING TABLE, SITE DEMOLITION PLAN 3D VIEW
 - A2 TAX MAP, ZONING MAP, PLOT PLAN
 - A3 SIDE [Sic] DETAILS
 - A4 GROUND FLOOR PLAN, 2ND FLOOR PLAN
 - A5 3rd FLOOR PLAN, ROOF TERRACE PLAN
 - A6 ELEVATIONS

Application

After reviewing the above listed items, we offer the following comments:

1. The Applicant/Owner in this matter is:

George Khorozian
37 Bluff Road
Fort Lee, New Jersey 07024

The Applicant should notify the Board of any change in this information.

2. The site currently has a 3-family residence with existing non-conformities. The Applicant proposes to demolish the structure entirely to make way for a new residential development.
3. The site is located in the R-2 Single and Two-family Residential District.
4. The Applicant has submitted an application for variance approval to construct three (3) residential dwelling units in a townhouse configuration (single structure). The application requires several “d” and “c” variances.

Our review comments on this application are:

Zoning / Variances

5. The Applicant is seeking several variances “C” and “D” variances for building height, coverage, and use. We defer to the Board Planner on the requested and required variances.

Plan Set

6. A signed and sealed boundary and topographic survey needs to be provided.
7. The correct lot and block number needs to be shown on the plan set and supporting documents.
8. Bar (graphic) scales for the different designs/depictions needs to be shown. Maximum scale is 50 feet to the inch.
9. A key map drawn to scale needs to be provided.
10. The existing and proposed contour lines need to be shown with the same labeling orientation, better clarity, and differentiated.

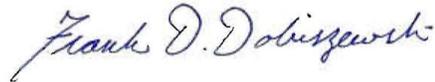
11. The note on drawing A-2 references a detail for the proposed detention pits incorrectly.
12. Testimony should be provided on the sizing of the proposed detention pits along with documentation in support of the size determined. These should include drainage areas, paths, etc., as required to demonstrate adequate design.
13. The Application requires a variance for impervious cover; the use of additional pervious pavement or pavers and additional landscaping to reduce the impact of the proposed impervious cover should be considered.
14. Drawing A-3 is mislabeled.
15. The details on Drawing A-3 should not mix units (SAE and metric) for the dimensions.
16. Any details depicting compaction of subgrade or other substrata should include the degree (amount) of compaction required.
17. Testimony should be provided on the location of the refuse/recycling areas. As shown, it appears that the two end units have these areas on the exterior of the building, but the center unit appears to have it within the proposed garage area.
18. The plan set should identify where the areas of asphalt paving and concrete paving is proposed.
19. Provide a dimension for the amount of cover of the wire mesh shown on the concrete paving detail.
20. 4000 psi concrete should be used instead of the 3500 psi called out.
21. A standard job mix or similar reference for the asphalt called out should be provided.
22. A method of protecting the existing railroad tie wall should be provided, since the areas of excavation for the proposed detention pits and structure are close to it.
23. Confirmation is needed that all HVAC components will be contained within the proposed structure. If this is not the case, the proposed outdoor locations are needed.
24. The location of the downspouts, gutters, outfalls, etc., for the structure should be shown.
25. A grading plan should be provided. Some spot grades are provided but the information is not sufficient to depict what is being proposed.

Borough of Edgewater Board of Adjustment
1456 River Road – BADV-21/02
August 2, 2021
Page 4 of 4

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Frank Dobiszewski, P.E.

cc: Denise Travers, Esq., Board Attorney
Kathryn M. Gregory, P.P., Board Planner
Mark J. Sokolich, Esq., Applicant's Attorney

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