

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

IN ACCORDANCE WITH NEW JERSEY'S OPEN MEETING ACT, CHAPTER 231 OF THE P.L. 1975, THIS NOTICE WILL INFORM THE PUBLIC THERE WILL BE A REGULAR MEETING OF THE EDGEWATER BOARD OF ADJUSTMENT HELD ON **FEBRUARY 1, 2017, WEDNESDAY** EVENING AT 7:00PM.

THIS MEETING WILL BE HELD IN THE MUNICIPAL COUNCIL CHAMBERS, 55 RIVER ROAD, EDGEWATER, NJ. PLEASE NOTE THIS NOTIFICATION WILL BE POSTED ON THE MUNICIPAL AND POLICE DEPARTMENT BULLETIN BOARDS AND PUBLISHED IN THE BERGEN RECORD FOR AT LEAST TEN DAYS PRIOR TO THE MEETING.

THE AGENDA WILL BE AS FOLLOWS:

OPEN MEETING ACT

PLEDGE

ROLL CALL

CORRESPONDENCE

PREVIOUS MINUTES

MEMORIALIZATIONS

BADV-16/007 1050 River Road, Edgewater

APPLICATIONS DEEMED COMPLETE

BUSINESS

\*\* Note that the Board will be going into a closed session to address pending litigations at some point during the meeting tonight\*\*

1. **BADV-16/002.** Block # 78, Lots # 4,3, & 2.01. Commonly known as 154A, 156 & 164 Undercliff Avenue, Edgewater, NJ. Applicant: JZS Developers. Request for a minor subdivision involving 2 properties to be subdivided and an existing lot to be developed with a new 2-family residence. As to the subdivided portion, proposed to build a 2-family dwelling while keeping existing improvements. Deemed complete on September 7, 2016
  
2. **BADV-16/009.** Block #23, Lot #7. Commonly known as 30 Palisades Terrace, Edgewater, NJ. Applicant: 30 Palisades Terrace, LLC. Request to construct a single family residential swelling with frontage on Palisades Terrace. Deemed complete on November 2, 2016.
  
3. **BACV-16/012.** Block #15, Lot #44. Commonly known as 30 Hudson Avenue, Edgewater, NJ. Applicant: Tristian Wake. Request to add an addition to the front of the existing

residence with a rooftop deck, as well as permission to remove several pre-existing nonconformities and installation of site improvements which include a utility system where no system presently exists. Deemed complete on December 7, 2016.

4. **BADV-16/001.** Block #24, Lot #36. Commonly known as 44 Route 5, Edgewater, NJ. Applicant: 44 Route 5, LLC. Request to seek variance approval only in this bifurcated application to rehabilitate, expand and utilize the premises as a five family residential dwelling, subject to obtaining variance approval applicant will apply for a site plan approval. Deemed complete on December 7, 2016.
5. **BACV-16/003.** Block #56, Lot #27. Commonly known as 403 Undercliff Avenue, Edgewater, NJ. Applicant: 403 Undercliff, LLC. Request to modify property to permit off-street parking for 2 cars in front of the existing building. Deemed complete on January 4, 2017.
6. **BADV-16/014.** Block #40, Lot #1. Commonly known as 4 Beverly Place, Edgewater, NJ. Applicant: Christopher & Gillian Lewis. Request for a new two family dwelling on the existing lot to replace the existing structure. Deemed complete on January 4, 2017.
7. **BACV-16/011.** Block #27, Lot #4. Commonly known as 12 Myrtle Avenue, Edgewater, NJ. Applicant: Rothwell Associates, LLC. Request to construct a two duplex residential dwelling with frontage on Myrtle Avenue. Deemed complete on January 4, 2017.

Sincerely,

Jennifer Henry  
Secretary, Board of Adjustment