

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

MINUTES OF THE REGULAR MEETING HELD ON MARCH 2, 2016

MEMBERS PRESENT

Bob Corcoran  
Tom Ford  
Robert Thomson  
Stephen Stewart  
Bernie Holowacz  
George Meagher  
Chairman Christiansen

ALSO PRESENT

Ms. Travers  
Mr. Halloway  
Ms. Gregory  
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

BADV-16/004 16 Oakdene Terrace, will be on agenda for April 6, 2016.

CORRESPONDENCE

None at this time

MEMORIALIZATION

None at this time

MINUTES

Motion was made by Mr. Stewart with a second by Mr. Corcoran to accept the minutes from the February meeting.

BUSINESS

Mr. Sokolich as requested that the Board carry 143-147 Old River Road to the April meeting since they are still working on some adjustments that the public and Board requested at the last meeting. It is noted that this will be carried to our April 6, 2016 meeting and applicant waives all time frames at this time.

Mr. Sokolich is requesting that we carry 126 Undercliff Avenue since they are working to modify the plans. It is noted this will be placed on the agenda for April 6, 2016 and they waive the time frame at this time.

BADV-15/012 51 Myrtle Avenue, Edgewater, NJ

At this time our attorney Denise Travers and Mr. Robert Thomson step down due to a conflict of interest.

Planning Board attorney steps in for application.

Mr. Sokolich is attorney for application and explains what they are looking to do on the property.

Mr. Frenzel is sworn in as the planner and engineer for the application.

Reviewed the site plan for the property.

A-1 marked at cover sheet for site plan

A-2 marked Plot plan & Soil plan

A-3 marked Plot plan and soil landscaping plan

A-1 is reviewed for board members and public where the property is located. North Glen in the rear of the property, currently they have a single family home on property that faces Myrtle.

A-2 reviewed change in grade from Myrtle to Glen Lane. They would like to demolish the home now and rebuild from the ground up.

Variances needed are the Side yard, Max building height, impervious coverage, low/high building height.

It is explained that they will provide seepage pit which the property does not have at this time. Car will park on Glen Lane, front of home will face Myrtle.

Sidewalks will be present on the property. They will have 4 spaces per unit. Side yards where also reviewed.

Open to Public

Donald 11 Myrtle Avenue sworn in. Questions if they would be able to fit a house on the property with out all the variances they are requesting. Feels that this will not fit with the area.

Mr. Jun 59 Myrtle Avenue sworn in. Questions the side yards and why they can't fit within the property limits of the town. Also questions his field of vision now vs with new property.

Ms. Perturino 32 Myrtle Avenue sworn in. Asked again why they can not build within the limits of the property.

Close to public

Mr. Anthony Iovino is sworn in as the architect.

A-4 color view of property

A-5 are the plans for basement and 1<sup>st</sup> floor

A-6 plans for the 2<sup>nd</sup> floor and bulk head

Reviewed why they did what they planned for the property, all height issues are are penthouse floor. Also reviewed why they are planning on the flat roof.

Mr. Corcoran asked about the height of each floor which is at 9ft if they dropped it to 8ft they would eliminate height issue.

Mr. Iovino states they can shorten the height on each floor and that would make the height drop down 1 ½ ft in total.

All outside materials will be the same all around the property.

Glen Lane is garage entrance with family room and bathroom and elevator lift.

1<sup>st</sup> floor is the ground floor off of Myrtle. Open floor plan kitchen, ½ bath, dining and living room.

2<sup>nd</sup> floor will have master bathroom/bedroom, 2 smaller bedrooms that share a bathroom.

Deck/Loft area, will have penthouse and AC units. They will reduce the height of loft to 8ft from 10 ft.

Chairman feels that Glen Lane looks like front of home and Myrtle have no welcoming to the entrance.

Stewart asked if the home will be sprinkled. Mr. Holowacz asked if they could again have designed a home to fit into the property.

Open to public

Mr. Petorino 32 Myrtle Avenue is sworn in. Asked about the stairs on the side yard can't they go in off of Myrtle instead.

Mr. Lovine states he will change front door to Myrtle instead of windows but the stairs will need to remain.

Close to public

At this time we will be taking a recess from this application to have the Board go into a closed session.

Motion by Chairman with a second by Stewart all vote yes.

Back from Closed session – A motion was made by Chairman with a second by Stewart to go to court for 615 River Road application. All present vote yes.

Mr. Sokolick states they would like to amend side yards to go to 8ft and make the front door on Myrtle not on the side.

Open to General Public  
Close to General Public

Motion by Corcoran with a second by Mr. Stewart to approve application with all the changes that are noted. All present vote yes. Application has been approved.

BADV-15/001 12 Myrtle Avenue

Mr. Sokolich is the attorney for this application.

Mr. Mark Martins is sworn in as the engineer.

A-1 is marked as site plan with color.

Mr. Martins reviews the property non confirming lot and grade elevation.  
Reviews all the variances that are needed for this property.

Retaining walls along the driveway are within the limit, and they do not have a deep slope on this property.

Drainage and storm water management was reviewed.

Board questions from Corcoran and Holowacz

Open to public

Ms. Denise Morales 6 Myrtle Avenue is sworn in. Questions about the size of the driveway and the setbacks. Did they look into buying area properties for more room to build this home.

Donald 11 Myrtle Avenue still sworn in. Questions the size of the property and the lot size. Also asked about the side yards.

Close to public

Mr. Zanpolin is sworn in as architect for the application.

A-2 picture of design prior

A-3 picture of design now

Reviewed the changes that Board and property owners asked for in meetings.

A-4, A-5, A-6 are marked as floor plans

A-4 are the basement floor plans 1<sup>st</sup> floor is all open

A-5 2<sup>nd</sup> floor plan bedrooms/bath roof terrace and family room

A-6 front and side yard view of the home.  
A-8 rear and side elevation

Much talk about the height of the building and number of stories. Also talk about the set backs.

Due to the time we will be carrying over this application to the April meeting and time is waived.

At this time the MEMORIALIZATION from BADV-15/012 51 Myrtle Avenue is read into record. Corcoran made a motion to approve with a second by Holowacz. All present vote yes.

OPEN TO GENERAL PUBLIC  
CLOSE TO GENERAL PUBLIC

At this time the Board votes to close the meeting.

Sincerely,  
Jennifer Henry  
Secretary, Board of Adjustment