

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

MINUTES OF THE REGULAR MEETING HELD ON SEPTEMBER 7,
2016

MEMBERS PRESENT

Bob Corcoran
Steven Kochis
Robert Thomson
Stephen Stewart
Bernie Holowacz
Chairman Christiansen

ALSO PRESENT

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

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

The following application have been completed and will be on the agenda for October 7, 2016. BADV-16/001, 154A, 156 & 164 Undercliff Avenue, BADV-16/008, 23 Lasher Lane and 16 Oakdene Terrace was approved to come back for reconsideration from prior meeting.

CORRESPONDENCE

MEMORIALIZATION

The following memorialization are read into record and voted on.
BADV-15/008 Old River Road.

16 Oakdene Terrace requested to come back before the Board with the revised height plan that Board had an issue with last meeting. A motion was made by Chairman with a second by Mr. Holowacz to allow them to come back with the new plans. All present vote yes.

MINUTES

June 1st – Motion by Mr. Corcoran with second by Mr. Holowacz all vote yes.

June 15th – Motion by Mr. Corcoran with second by Mr. Holowacz all vote yes.

July 6th – Motion by Mr. Stewart with a second by Mr. Holowacz all vote yes.

BUSINESS

BADV-14/012A- 2 Park Street. Mark Sokolich is the attorney for the application and reviews the plans and file that is all up to date with the Board.

Mr. Cocoras is sworn in as the architect for this application.

A-1 is marked elevation and site plan dated 3/24/16

A-2 is marked as floor plans dated 3/24/16

The footprint of the property is reviewed which what is currently on property now vs what they would like to build.

On property now is an older split level home that can not be used as a live in home at this time.

Variations are reviewed that are needed. Explained why they have 2 front yard set backs due to Park Street and River Road side of property.

Reviewed the material they would like to use for the new property if approved. Started to explain what the older plan for property was vs this new one. At this time Mr. Stewart asked to not compare old vs new just explain what they are doing at this time.

Floor plan from A-2 was reviewed and went floor by floor with what will be located and where.

Board questions.

Mr. Holowacz asked if they would be knocking down home and starting with an empty lot.

Mr. Corcoran questions the square footage of 1 family vs 2 family doesn't understand how they can not fit a 1 family onto lot and cut out most variations.

Open to public

Close to public

Mr. Ken Ochab is sworn in as the planner for the application.

A-3 marked area tax map

A-4 and A-5 are each a page with 4 pictures of area on each sheet taken by Mr. Ochab.

Reviewed lot size and area around the property with the pictures.

Mr. Stewart asked if they knew they could not build what they wanted on property why would they buy it.

At this time there is much talk about what can and can not be built on the property as a livable home. It is noted they can lower the height of the floors which in turn will lower the height of the building. Also a lot of talk about the set backs on all sides of property.

At this time Mr. Sokolich would like to return to the board next month with revised plans showing the changes that Board requested from tonight's meeting.

Chairman agrees that would be a good idea he will place this on the October 7th agenda first and time frame will be waived.

At this time we take a 5 minute break
All back from break

BADC-16/006 700 River Road is next on agenda.

This application has a court reporter present and I will request copy of transcript for our files.

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