

**BOROUGH OF EDGEWATER
PLANNING BOARD
55 River Road
Edgewater, New Jersey 07020**

A “regular meeting” of the Edgewater Planning Board was held on January 9, 2017 in the Municipal Building. The meeting was called to order at 7:00 PM.

Chairman Kevin O’Connor read the Open Public Meetings Act.

Roll Call

Members Present:

Chairman Kevin O’Connor
Councilman Anthony Bartolomeo
Robert Bournais
John Candelmo
Dominic Rae
Ema Kelley
Courtney Carroll
Robert Christiansen
Mayor McPartland
Pete Philomey

Members Absent:

Howard Levine

Professionals Present:

Craig Bossong - Florio Perrucci Steinhardt & Fader
Chas Holloway - CME Associates
Kathryn Gregory - Gregory Associates, LLC

Chairman Kevin O’Connor led the Pledge of Allegiance.

Craig Bossong conducted the swearing in of Board Member Dominic Rae.

Reorganization

Motion made for Kevin O’Connor for Chairman - all in favor.

Motion made for Pete Philomey for Vice Chairman - all in favor.

Committee meet and decision was made to keep all Professionals the same and motion was made, all in favor with the exception of Kevin O’Connor abstaining.

Gregory Associates, LLC - Planner
Florio Perrucci Steinhardt & Fader - Attorney
CME Associates - Engineer

Motion made for Kathleen D’Errico for Secretary - all in favor.

Applications:

256 Old River Road, LLC
256 Old River Road
Block:90 Lot: 21
Minor Site Plan
PBSP-16/002

Present for Application:

Chris Tassev - Applicant
John Badagliacca - Garrity, Graham, Murphy, Garofalo & Finn - Applicant's Attorney
Michael Gadaleta - MG New York - Applicant's Architect

Chris Tassev explained the existing structure present: 6 residential units over 3 storage spaces with 12 on-site parking spaces. His proposal is to convert the existing storage space above one of the 2 car garages into a small studio and small one bedroom apartment and provide 2 additional on-site parking spaces.

Michael Gadaleta sworn and accepted.

Drawings were presented by Michael showing the existing site plan and the changes to be made to add the 1 bedroom and the studio. There will be no change to existing footprint. Bulkhead to lead to roof will have wood deck with railings. After concerns from Board Members and Professionals bulkhead to roof and deck with railings will be deleted from application.

Kathryn Gregory read the Ordinance 241.51 regarding Affordable Housing which pertains to this application.

Kathryn Gregory and Craig Bossong explained the Ordinance 241.51 and the options the applicant has to fulfill in order to proceed with the application.

Meeting break - Roll Call.

John Badagliacca stated the applicant wants to proceed and comply with the Ordinance requirements pertaining to Affordable Housing. He requested that if approved any resolution not designate which option he will choose.

Open to Public - No Public.

Motion made to approve - all others in favor.

Edgewater Colony, Inc.
Site Plan Application
15 ½ Annett Avenue
Lot: 1 Block: 1
PBSP-16/003

Present for Application:

Tom Martin - Edgewater Colony, Inc., Board President - Applicant
Mark J. Sokolich, Esq. - Law Office of Mark J. Sokolich - Applicant's Attorney
Douglas Doolittle, McNally Engineering - Applicant's Engineer

Mark Sokolich stated the intention of the Edgewater Colony is to construct and install a mechanized gate at the southern end of the property.

Tom Martin sworn in.

Tom Martin reviewed the reasons they are requesting this gate to be installed. Security, safety, traffic and narrow roads are main concerns. He explained the way the gate will operate on a daily basis and for emergency vehicles to access.

Douglas Doolittle sworn in.

Douglas Doolittle presented drawings of the proposed installation of the gate and reviewed the way vehicles will access and the operation of the gate.

Chas Holloway concerns with traffic flow, main concern vehicles stacking on River Road and suggested moving it further down Annett Avenue.

Motion to break - Roll Call.

Douglas Doolittle reviewed the adjustments they will make for more stacking space, there will be space for 3 full size cars.

John Candelmo motion to table this application until proof that the County has been notified and details are presented showing all adjustments to be made. Second by Robert Christiansen.

Open to Public.

Rebecca Pappalardo
41 Colony Road
Edgewater, NJ

In favor of this gate, will make the community safer.

Catherine Michael
11 North Shore Road
Edgewater, NJ

In favor of this gate for safety.

John Candelmo motion to table this application until proof that the County has been notified and details are presented showing all adjustments to be made. Second by Robert Christiansen. All others in favor.

Motion made to accept 2017 calendar. All other in favor.

Binghamton Entertainment Resolution - motion made all others in favor with exception of Robert Christiansen and Pete Philomey abstaining.

Approval of 12/12/16 minutes. All in favor.

Motion to adjourn.

Respectfully submitted,

Kathleen D'Errico

