

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

MINUTES OF THE SPECIAL MEETING HELD ON JANUARY 16, 2019

MEMBERS PRESENT

Donald Jackson
Steven Kochis
Stephen Stewart
Mark Klein
Jack D'Anna
Jeff Mathieu
Gianni Delgaudio
Chairman Christiansen

ALSO PRESENT

Mr. Bossong
Mr. Ploskonka
Ms. Cario
Ms. Gregory
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

REORGANIZATION

Swearing on of returning Board Members: Stephen Stewart, Mark Klein and Jack D'Anna.

MEMORIALIZATION

200 Undercliff Avenue & 790 & 794 Undercliff Avenue.

BUSINESS

1186 River Road and 1190 River Road will be heard together cause they are same property owners and same layout.

Mr. Mark Sokolich is the attorney for the applications and reviews what they would like to have done on the property. All notices along with escrow and taxes are up to date on both properties.

At this time Mr. Frenzel is sworn in as the engineer for the applications. All exhibits will be marked as follows: 1186 River Road will be A and 1190 River Road will be B.

Site plan for both have been marked as A1 and B1. He reviews the site plan for the applications. Lot size, and steep slope are noted on the property. It is noted that

both properties will have the main entrance off of North Glen Lane with the rear of the home being off River Road.

Much talk about the elevation of what is currently on property vs what they would like to have on property. Variances needed are reviewed.

Mr. Stewart asked about the side yards with the dwellings, and if there is anyway they can make it larger so they do not need the variances. Mr. Frenzel explains how they calculate the side yard from residence or to the column.

Explained the terrace of walls in the front of the property and why they choose to have it done that way.

Board questions:

Chairman asked about the landscaping plan. A2 & B2 are marked at this time.

Asked if they will be keeping the blue stone wall off of River Road. Yes they plan on it.

At this time A-3/B-3 is marked as the drawing of the proposed building so that we can see how the wall will work off of the River Road side of the property.

Mr. Mathieu asked about the level of patio to the building with the drawing. Also asked how wide the basement of proposed building would be.

Chairman asked if they can take out the tall plants by driveway and leave in small or no landscaping so that it will make it easier for emergency vehicles with the narrow lane off of North Glen.

Mr. Klein asked if maybe they can have grass or low shrubs so that it isn't looking like a parking lot. Yes they can do this in that area to make it easier for emergency vehicles.

Mr, Mathieu also asked that on River Road they make the house numbers more noticeable for emergency vehicles since at this time it looks like they have no numbers on River Road side of property.

Ms. Corio asked if they have any environment issues they need to worry about. If they plan on fixing the sidewalk as needed on River Road. Yes they will as improve as per town requirements.

Open to General Public

Mr. Andrew Kopczynski 1 Myrtle Avenue.

Asked about the front of property being on North Glen Lane what are the set backs for it then. Mr. Sokolich explains that the properties have a River Road address as per the town zoning explains how they came up with the set backs and that they will be entering the home from the rear not the front on River Road.

Asked if a view shed was done for the property when told it was not required he read the ordinance into record. Ms. Gregory explains that it is not for 1 or 2 family homes. Mr. Kopczynski does not agree with that since it is not noted like that in ordinance for the town.

Mr. William Crowley 1196 River Road.

Asked with the height of proposed building what would the shadow will be on his home. Also asked about side yard and the R-2 zone.

Close to public

Mr. Robert Zampolin is sworn in as the architect for the applications.

Reviewed the A3/B3 drawing of the proposed building. Went thru the floor plans for the units, which are marked as A4 thru A8 and B4 thru B8.

Reviewed the elevation of the properties and how they are building into the grade with the elevation and the use of columns.

Mr. Klein asked how they can prevent the use of the basement becoming an apartment since they are placing a full bathroom in the area.

Mr. Mathieu also questions the same, but feels that since they only have one laundry room and it's in the basement they would be unable to make it an apartment along with the open floor plan with no wall in the rear it would be unlikely for an apartment to be made.

Mr. Kochis and Mr. Jackson both are concerned with the side yard space. Feels that it will be very tight for emergency personal to get thru and set up ladders in case of fire or other emergency.

Open to public

Mr. Andrew Kopczynski 1 Myrtle Avenue.

Questions if they did plans for instead of a side by side duplex make do a up and down 2 family. This would help with the side yard and less variances would be needed.

Much discussion between Mr. Sokolich and Mr. Kopczynski about what would fit in the area and what would not. At this time Chairman explains this in not a debate and this is what the application is for.

Mr. Crowley 1196 River Road.

Asked about the shadow it will have on his home and about the retaining walls on property.

Close to public,

5 minute break at this time.

All back from break

Mr. Soholic explains that with the concerns of the side yard they are looking to revise the column placements to open up more space on the sides. He would like to return for another special meeting with revised plans for the board and public.

At this time we will be carrying the two applications along with 8 Rockwood Place to a special meeting on January 30, 2019 and the applicant agrees to pay for the special meeting for Board members. No need to re notice and time frame is waived at this time by Mr. Sokolich.

Open to general public

Mr. Kopczynski asked if they would design a home that is up and down for the board to compare the duplex too. Also asked who he needs to speak to about the view shed ordinance.

Mr. Sokolich explains he will speak to his client in regards to the up and down home, also Chairman explains he does not know who he needs to speak to about the view shed it has never come up before the Board before.

Closed to general public

Voice vote indicated end of the meeting

Sincerely,

Jennifer Henry
Secretary Edgewater Board of Adjustment