

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

MINUTES OF THE REGULAR MEETING HELD ON FEBRUARY 1,
2017

MEMBERS PRESENT

Bob Corcoran
Jeffrey Mathieu
Robert Thomson
Steven Kochis
Donald Jackson
Chairman Christiansen

ALSO PRESENT

Ms. Travers
Mr. Halloway
Mr. Candelmo

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

Docket # BADV-17/001 1238 River Road, Edgewater. It will be on the March 1, 2017 agenda.

CORRESPONDENCE

MEMORIALIZATION

BADV-16/007 1050 River Road is read into record. It is noted that a statement regarding COAH needs to be added into the memorialization. Ms. Travers will correct it and have it reread at the end of the meeting. Corcoran made a motion to approve with a second by Chairman, cote is as follows: Mathieu – yes, Corcoran – yes, Kochis – yes, Chairman – yes.

MINUTES

It is noted in the minutes that Mr. Kochis voted on the 1050 River Road application when in fact he did not he had to step down from application due to living within 200 feet. It is noted that this was in error of the January 4, 2017 minutes.

Motion to accept with changes by Mr. Corcoran with a second by Me. Thomson. All vote yes.

At this time there is a motion by Mr. Corcoran with a second by Mr. Mathieu to have the Board go into a closed session to discuss a matter regarding a prior application. All vote yes for closed session at this time.

Back from closed session. Chairman states that he will do some housekeeping regarding agenda. We will be hearing BADV-16/002 along with BADV-16/009 tonight, he does not think we will get to any other applications and they will all be carried to the March meeting.

BUSINESS

BADV-16/002 154A, 156 & 164 Undercliff Avenue, which was started at the December 14th meeting. It is noted to the attorney that we can proceed with the application and carry over the vote to the March meeting so that the new members can listen to the 12/14/16 tape along with the missing members tonight to listen to tonight's meeting so that they will have a full board to vote on this application. Attorney for application agrees to this.

Mr. Justin Walker is the attorney for this application. Mr. Vassilios Cocoros is sworn in as the architect for the application at this time.

Reviews A-10 that is the Site plan dated 1/18/17. He notes that they have increased the side yards and moved the steps as per requested at prior meeting. Reviewed the height of the building.

A-11 is marked as elevation plan and explained how the height of house #2 has been reduced. It is noted that the views for the homes behind property will not be blocked with the height.

A-12 is marked as the south building. Explains the height and building that they propose to build on that lot.

It is asked by Chairman if they can please try and stay on one plan since jumping all over is making it hard for members to follow along with them.

A-13 is marked as floor plans. Mr. Cocoros reviews what the floor plan will be for the 154 A Undercliff Avenue building.

A-14 is marked as smaller site plan that was handed out to members

A-15 is marked as Ariel photo of property

A-16 is marked as pack of pictures from property

Board questions:

Mr. Corcoran – asked about the house in picture is it was the one coming down to be replaced with parking.

Mr. Kochis – asked about the distance with stairs and landing from A-10. Feels the width of the stairs will not be wide enough for fire equipment or stretcher if needed. Is there anyway they can make it wider for this?

Open to public

Closed to public

Mr. Martins is sworn in as engineer for application.

A-17 marked in as cover page from application.

Explained that they are looking for a site plan and subdivision approval. All request from the Boards engineer's letter will be done for application they see no issue with any of them.

Open to public

Closed to public

Mia Petrou is sworn in as the planner for the application.

A-19, A-20 & A-21 are all marked in as pictures of the property and what is currently there not.

A-22 is marked in as the zoning summary for the application.

Mia reviews the pictures that were handed out and where each one is on the property. Reviewed the lot and breakdown of each one with the variances that are needed. Also feels that this will not be an issue if allowed to build in this area.

Mr. Corcoran asked about the park of the palisades and where they comes into play with the property.

Mr. Mathieu asked if they can do a deed restriction regarding the easement on the property so that no one would be able to come in and ask to build in that area at a later time.

At this time it is also noted that they will be able to do a common stairway which would make the area wider as per Mr. Kochis request.

Open to public
Closed to public

At this time it is noted we will carry the voting over to the March meeting for this application so that the missing members along with new members will be able to listen to tapes so that we can have a full Board able to vote.

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

BADV-16/009 30 Palisades Terrace is next on agenda.

Mr. Mark Sokolich is the attorney for this application. It is noted all taxes and certified mailings are in place and application can proceed.

Mr. Frenzel is sworn in as the engineer for this application. He reviews the site plan and aerial pictures of the property
A-1 is marked as cover sheet
A-2 is marked as site plan

Reviewed the lot size and deep slope on the property. They are asking to build a single family home on this property with on site parking.
A-3 is marked as plot plan which shows the improvements of the property along with the on site parking.

Chairman asked how far they would be digging into the palisades for the application and what about the wall that is on property now. It is noted that they will have a 16ft. part of the wall removed for the garage and they will place a 2nd wall on property to help hold back the earth from area.

A-4 mark landscaping. Shows how they will have bushes between walls in the rear of property.

Open to public
Closed to public

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

A-5 elevation plan

A-6 floor plan

A-7 floor plan are all marked in with today's date.

Review of the elevation plan was explained along with front yard, side yard and lot coverage.

Floor plans for home was reviewed. They will have a total of 5 Bedrooms and 4 ½ bathrooms. Also reviewed the building material they will use to construct the home.

Board Questions

Mr. Kochis asked if they would have any decks. No they will not only a patio off the back that will be level with grade.

Mr. Corcoran asked about the total of bedrooms and bathrooms again. Along with parking for home. They can provide a total of 5 parking spots for property.

Open to public

Close to public

At this time Chairman asked about out planners review letter and it is noted that all will be followed through with. Chairman also asked how they will make sure nothing happens to the home next to the property for when they dig out the earth for building. It is noted that if any damage is done the owner will repair it as needed.

Mr. Corcoran asked how they plan on finishing the wall that they have to take part of it down. Will they make sure it works into the remaining wall not just throw something up to finish it. Owner agrees that it will fit with the remaining wall and all will look complete when finished.

Open to public

Closed to public

Motion was made by Mr. Corcoran with a second made by Mr. Mathieu. All present vote yes for the application to pass.

At this time it is noted that all other application on the agenda will be carried to the March 1, 2017 meeting.

OPEN TO GENERAL PUBLIC
CLOSE TO GENERAL PUBLIC

Voice vote indicates end of the meeting

Sincerely,

Jennifer Henry
Secretary, Board of Adjustment