

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

MINUTES OF THE REGULAR MEETING HELD ON FEBRUARY 6,
2019

MEMBERS PRESENT

Gianni Delgaudio

Jeffrey Mathieu

Mark Klein

Donald Jackson

Jack D'Anna

Steven Kochis

Stephen Stewart

Chairman Christiansen

ALSO PRESENT

Ms. Travers

Ms. Corio

Ms. Gregory

Mr. Candelmo

Mr. Ploskonka

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

BADV-18/15 277 Undercliff Avenue

BADV-18/16 79 Route 5

CORRESPONDENCE

MEMORIALIZATION

8 Rockwood Place is read into record. Motion was made by Mr. Mathieu with a second by Mr. Stewart to accept. All vote yes.

MINUTES

Motion was made by Mr. Stewart with a second by Mr. Klein to accept the prior months minutes.

BUSINESS

BADV-17/007 Mr. Sokolich is the attorney for the application and reviews what they are before the Board for.

Mr. Mark Martins is sworn in as the engineer for the application at this time. It is noted that they have changed the one 2 family home to a single family home. Asking for 5 lots with 4 2 family dwellings and 1 single family.

A-12 is marked as revised site plan with a 11-20-18 date. Shows the zoning schedule along with the building width decreased which made them able to increase the side yards.

Reviewed the lots they are asking for subdivision on and what will be placed where. Reviewed the parking along with retaining walls.

Mr. Mathieu asked about the deep slope variance which Ms. Gregory helps to explain. Also questioned with the new changes is the Board of Adjustment the correct place to be and not the Planning Board? Yes, BOA is to handle this application.

Asked is they can terrace the retaining wall to avoid having to need a variance. Mr. Martins explains by doing a terrace they would have more of a deep slope disturbance.

Questioned the East side with the set backs with using private road and the way they came up with that.

Asked about emergency access to the property with turn around space. Along with the visitor spots vs. public spots on town property.

Mr. Stewart explained that they would need to do a lot of clean up for them to be able to be able to even have walking access to property from Hill Top and Undercliff.

Mr. Klein asked where the sewer hook ups would be also asked about how they would handle the parking on the public property and visitor spots.

Open to public

Mr. Ivan 910 Undercliff Avenue is sworn in. Asked about the blue stone wall and how it will be used for project. Much discussion on the walls and how they would fix any issues if they occur.

Mr. Ethan 27 York View Drive is sworn in. Asked how they would effect York View with the deep slope issues and how can they assure them that it will not effect their property. Also talked about the fire trucks getting to the area.

Mr. William 3 York View Drive is sworn in. What will be done to provide safety to the back of York View Drive when they dig into the deep slope.

They have had issues in the past with this, will a net or fence be placed for safety?

Property owners of 1464 River Road, 924 Undercliff Avenue, 925 Undercliff Avenue all are sworn in and had questions in regards to the traffic they will be creating on the road, how construction vehicles would get to the property, how will they make sure the daily life of the people already living on road will not be effected.

Ms. Corio asked about the lights for street, drainage design, where the utilities would be placed and if they are aware of any environmental issues on the property.

Mr. Kochis/Mr. Klein asked about the garbage pick up and recycling will it be private or town? Mr. Martins states private.

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

Mr. Sokolich explains that due to the issues and concerns along with the Boards large agenda they would like to dismiss this application with out prejudice. All agree on this decision.

BACV-18/05 318A Undercliff Avenue.

Mr. Jackson steps down from this application due to a conflict.

Mr. Michael Lubin is the attorney for this application and explains why they are before the Board along with the 4 foot encroachment they have with the property next door from them. They understand that if the Board approves this application nothing can be built till it is resolved in court with the lawsuits.

Ms. Shea is the sworn as as the property owner. Reviews the parking she has on her property at this time. A-1 thru A-7 are marked into the record which are pictures of the property at this time.

Mr. Reinfeld is also present and is the attorney for Mr. Lyon who is the property owner with the lawsuits against Ms. Shea.

Photos are reviewed for the Board at this time.

A-8 is Morgan survey

A-9 is correct survey

Mr. Stewart asked how far apart is the other garage (Heidi's) to hers.

Mr. Reinfeld steps up to cross exam Ms. Shea at this time.

Asked how she gets out of the garage and onto the street, who parks where and what is in garage at this current time.

Open to public

Ms. Lydon 326 Undercliff Avenue is sworn in. Will the new garage cause any issues with people who live further down the lane with getting in and out of their property.

- Mr. Sokolich asked that due to the time he would like to make it noted he will carry his other applications on agenda to the next regular meeting and he waives all time frames.

Mr. Ashvahian is sworn in as the engineer, architect and planner for the application.

Reviews what is was asked to do for the application. Asking for a 20x20 2 car garage. Set backs are reviewed for the application. He feels that it will have no effect on the area if the Board is to approve this application.

Ms. Gregory asked about how they will handle the rain water from the garage with the run off.

Mr. Mathieu reviews how the garage would be located on the property.

Mr. Klein asked how close new garage would be to "Heidi's" garage and others and would it cause a fire concern.

Chairman all garages on lane are currently a 1 car garage and on a slant where this if approved would be a 2 car and flush with the property line.

Mr. Reinfeld steps up to cross exam Mr. Ashvahian at this time.

Asked in a 2 car garage can be build with out taking down Mr. Lyons current garage, also did they have any discussion on only building a 1 car garage instead.

At this time there is much discussion back and forth between both attorneys and Chairman steps in to explain that due to the time (10:20pm) we will carry this application to the next regular meeting.

OPEN TO GENERAL PUBLIC
CLOSE TO GENERAL PUBLIC
Voice vote indicated end of the meeting

Sincerely,
Jennifer Henry
Secretary, Board of Adjustment