

**BOROUGH OF EDGEWATER  
PLANNING BOARD  
55 RIVER ROAD  
EDGEWATER, NJ 07020**

A "Regular Meeting" of the Edgewater Planning Board was held on **Wednesday, February 21, 2018**, in the Municipal Building. The meeting was called to order at 7:00 PM.

Chairman Kevin O'Connor read the Open Public Meetings Act and led the Pledge of Allegiance.

Roll Call

Members Present: \_\_\_\_\_ Members Absent

Chairman Kevin O'Connor     Howard Levine  
Councilman Anthony Bartolomeo   Robert Christiansen  
John Candelmo  
Robert Bournais  
Ema Kelley  
Donald Martin  
Mayor Michael McPartland  
Peter Philomey  
Dominic Rae

Professionals Present:

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

Discussion with Board Members to make a change to the meeting dates. The dates were changed to the 2nd Wednesday of each month.

Application: North Star Partners Associates, LLC  
440 River Road  
Preliminary and Final Site Plan - Block 85.02, Lots 4 & 5.01  
Application #PBSP-17/003

Present for Application:

Mark J. Sokolich, Esq. - Applicant's Attorney  
Hal Simoff, PE, PP - Applicant's Engineer  
Vijay T. Kale, AIA - Applicant's Architect  
Kenneth Ochab, PP - Applicant's Planner

Mark Sokolich introduced individuals present that will be testifying on behalf of the applicant, and the proposed application. Proposal is to develop the existing construction/storage yard into a mixed-use development site. The site proposed will have 3 buildings, one 78,500 SF building of commercial space, one 184 room hotel, a 171 unit condominium hotel and one parking garage. The applicant seeks no variances for the application.

Ken Ochab sworn in and accepted as an expert in the field of Planner.

Ken Ochab testified that the application has complied with all Borough Zoning Ordinances, and no variances were requested for the project. Ken presented all drawings and reviewed each one that have been submitted for the application. Board Members and Professionals questions and concerns addressed.

Hal Simoff sworn in and accepted as an expert in the field of Engineering.

Hal Simoff testified he was hired by applicant as the Engineer, has identified the site and prepared the traffic study. Hal presented all drawings and reviewed each one that have been submitted for the application. Board Members and Professionals questions and concerns were addressed.

Chairman Kevin O'Connor requested a recess.

Roll Call - All same members present.

Vijay Kale sworn in and accepted as an expert in the field of Architect.

Vijay Kale testified that he was the Architect for project, conducted an inspection of the site and worked with the applicant. Vijay presented all drawings and reviewed each one that have been submitted for the application. Board Members and Professionals questions and concerns were addressed.

Meeting open to Public - the following individuals spoke:

Sarah Edenbaum

Todd Yoder

Yvette Irizzary

Justin Taylor

Carol Shea

Jardim-Marini Ticiana

Terri Beck

Tracy Norton- Fisher

Eugene Nozik

Scott Edenbaum

Meeting closed to Public.

Motion was made to approve application by Mayor McPartland and second by Councilman Anthony Bartolomeo. All other members present in favor.

Approval of January 29th, 2018 meeting minutes - Motion to approve Mayor McPartland and second by Ema Kelley. All others in favor.

Meeting adjourned.

Respectfully submitted,  
Kathleen D'Errico  
Planning Board Secretary