

**BOROUGH OF EDGEWATER  
PLANNING BOARD  
55 RIVER ROAD  
EDGEWATER, NEW JERSEY 07020**

A “regular meeting” of the Edgewater Planning Board was held on Monday, February 27, 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 and led the Pledge of Allegiance.

**Roll Call**

**Members Present:            Members Absent:**

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

**Professionals Present:**

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

Mr. Demetrakis representing Edgewater Residential Communities, LLC III, requested a special meeting for 190 Old River Road. Date was set for Tuesday, March 14, 2017 at 7:00 PM.

**Application:**

Continued from 1/9/17 meeting.  
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

Mr. Sokolich reviewed the continuation of the application to install a mechanical gate system at the south entrance of the property.

Mr. Doolittle reviewed the revisions made to the plan which indicated the following changes as requested by the Board at the January 9th, 2017 meeting:

Reconfiguration of the island and relocation of the intercom down Annett Avenue 5 feet.  
Changes to the egress for vehicle access.  
Identification of hydrants, stripping, stop bar and do not enter signs.

Proposed drawings of signage at the four entrances to the property were presented by Mr. Sokolich and it was agreed that this signage will be part of this application. Board concerned if the gate plans have been filed with the County. Mr. Sokolich stated that it was filed with the County.

Tom Martin noted the signs are two separate projects, the signs are a landscape project, they are not integrated. He requested a way to simplify the approval of the signs as a landscape project. Craig Bossong noted they are not tied together there will be separate approvals on both. Application pertaining to the gate will be voted now and signage next meeting, one is not contingent on the other. Tom Martin stated they want to add a sound and pollution control wall which will require a 6' high wall. Discussion with Board and Mr. Sokolich on how applicant wants to proceed, Mr. Sokolich does not want separate applications.

**Open to Public:**

Andre Spelbrink  
5 Annett Avenue  
Not in favor of this elaborate security system.  
He is in favor of moving the gate down on Annett.

Michelle Grusser  
39 Annett Avenue  
Not in favor of gate concerned about traffic issues..

Motion to approve application based on if it becomes dangerous it be removed or left open. Pete Philomey motion and John Candelmo second. All others in favor.

March 27th, 2017 meeting date set to come back.

**Memorialization of Resolution:**

256 Old River Road LLC  
PBSP-16/002

Motion made by Robert Christiansen and second by Dominic Rae. All others in favor.

**Community Resiliency Plan & Master Plan Amendments - Post Sandy Planning Program**

Presentation conducted by Kathryn Gregory of Gregory Associates, LLC:

Plan to address vulnerabilities and mitigate against future flooding and disaster event.  
Action steps recommended in the Strategic Recovery Planning Report.  
Purpose of Master Plan Amendments to modify or replace existing Master Plans or Master Plan Elements to address Post Sandy issues or establish Post Sandy Goals, objectives, strategies and policies.

**Open to Public:**

None.

**Approval of January 9, 2017 Meeting Minutes**

Approved.

**Motion to adjourn**

Ema Kelley, second by Robert Christiansen. All others in favor.

Meeting adjourned: 8:28 PM.

Respectfully submitted,  
Kathleen D'Errico