

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

MINUTES OF THE REGULAR MEETING HELD ON MAY 1, 2019

MEMBERS PRESENT

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

ALSO PRESENT

Ms. Travers  
Mr. Ploskonka  
Ms. Gregory

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

BADV-19/01 689 Undercliff Avenue was deemed complete and will be added onto the June 5<sup>th</sup> agenda

CORRESPONDENCE

Letters from Mark Sokolich asking for the following applications to be carried to the June meeting: 1439 River Road, 25 Hilliard Avenue, 277 Undercliff Avenue, 79 Route 5, 546 Undercliff Avenue & 446-448 Undercliff Avenue. All will be carried with no need to renote at this time.

Also letter from attorney for 33 Leary Lane asking to be carried to the June meeting. This also does not need to be renoted at this time.

222 Undercliff Avenue will be carried also at this time.

MEMORIALIZATION

None at this time

MINUTES

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

## BUSINESS

BADV-17/014 526 Undercliff Avenue. Owner Nicole Repousis steps up for the application and gives Ms. Travers all the certified mailing for the application.

Ms. Repousis is sworn in as the homeowner for the application. She states that her architect was unavailable for the meeting and she will do the best she can for questions and explaining what they want to have done on property.

A-1 is marked which is sheet Z-1 from plans. Basement and 1<sup>st</sup> floor and 2<sup>nd</sup> floor plans. Reviews what they would like to have done. Explained that they are just going to add onto the back of the home to make another bedroom and make the upstairs a 2-bedroom apartment. The height will not be changed and explained that if they where to hit bluestone in rear of home they will not be blasting will do what they can in the area they have.

Explained how the 2<sup>nd</sup> floor apartment will have the entrance on the side now instead of sharing the front door/porch area with 1<sup>st</sup> floor.

Board questions:

Mr. Mathieu asked about the set backs for garage and driveway and seems to look like it is in line with the area and other homes.

Asked about the steps in front and to the left getting into the back for 2<sup>nd</sup> apartment. Also asked to make sure the height would not be changing with addition.

Mr. Jackson Asked if they would be able to get into the back yard incase of emergency for fire department.

Much discussion on the distance with the yard and stairs and how they would be able to access the back of property.

Ms. Gregory helped to explain the side yard and set backs with garage and side steps.

Mr. Poskonka asked if the architect had a chance to review his letter and if they have any issues or questions. Asked about the driveway and the handicapped spot across from the proposed driveway. Helped to explain to Nicole how the professionals usually give them a plan and to the town and they also give a site and landscaping plan to help with the board and the placement of stuff.

Acting Chairman Klein explains at this time it would be in her best interest to have this carried to the June meeting so that she can make sure her architect is present to help explain and answer the Board and professional questions on the property.

Nicole agrees and she will make sure he is available for the June 5th meeting. It is noted that she will not need to renotice and she waives all timeframes, she will be placed 1<sup>st</sup> on the agenda since it should only take about 30 minutes to finish and get a vote by the Board.

At this time, it is open to public on this application only.  
Closed to public.

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

Sincerely,  
Jennifer Henry  
Secretary, Board of Adjustment