

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

MINUTES OF THE REGULAR MEETING HELD ON May 2, 2018

MEMBERS PRESENT

Stephen Stewart
Jeffrey Mathieu
Mark Klein - arrived at 9pm
Steven Kochis
Donald Jackson
Chairman Christiansen

ALSO PRESENT

Ms. Travers
Mr. Ploskonka
Ms. Gregory
Mr. Bossong

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

200 Undercliff Aenue has been deemed complete and placed on the agenda for June 6, 2018.

CORRESPONDENCE

Ms, Travers states that the 1234 River Road has been resolved in the courts.

Chairman states that he received a letter from Mr. Corcoran stating that he will be stepping down from the Board since he moved out of town as of April 15th.

MEMORIALIZATION

MINUTES

Motion was made by Mr. Mathieu with a second by Mr. Kochis to accept the April minutes.

BUSINESS

BADV-17/009 - 664, 670 & 676 Undercliff Avenue. Mr. Ben Moshe is the attorney for the application and it is explained that he has no further witnesses and the issues that have been in prior meetings has ben resolved. Mr. Ben Moshe makes closing statements about the application.

General public -

Ms. Newman 669 Undercliff Avenue is sworn in. Asked about the parking for the street and if any spots will be taken away from area.

Close to public

Motion was made by Chairman to accept this application with a second by Mr. Mathieu. All present vote yes. Application has been approved. Please note that Mr. Stewart listened to the tapes of the meeting so that he could vote on this application.

BACV-17/012 4 & 6 Rockwood Place is next on the agenda. At this time, Ms. Travers steps down due to conflict and Mr. Bossong steps up as the attorney for this application.

Mr. Mark Sokolich is the attorney for this application. It is noted that all notices and payments are up to date. Mr. Sokolich reviews the applications and what they are looking to have done on the property.

Mr. Mario Lachanaris is sworn in as architect for the application.

A-1 thru A-7 is marked in as colored plans of what the Board has.

A-1 is marked proposed 2 family with variances listed.

It is noted that currently there are 2 homes on his property and they are looking to knock them down and build a 2 family duplex on said property. Slope of the property is reviewed and how they will work that into the new development. They will have an entrance off of Rockwood and another off of Glenwood, with both garages off of Glenwood. Also reviewed the drainage plan for property.

A-2 marked as basement plan - it is noted that they have a full bathroom in the basement, as in the past the Board is requesting that they change that to a 1/2 bath which Mr. Sokolich agrees to.

A-3 marked as 1st floor plan

A-4 marked as 2nd floor plan

A-5 marked as roof terrace. It is noted that they will have a glass railing around the roof terrace.

Letters from Board professionals are reviewed and agreed to at this time.

Board questions:

Mr. Kochis asked what the new height would be and if it will be higher than the wall that is behind the property off of Undercliff. At this time there is much talk

about the height vs the wall behind the property and how much higher the roof of the home would be.

Mr. Jackson asked about the entrances to the two units.

Mr. Stewart asked about the fire wall for units

Chairman asked if they would be leaving the Oak trees on the property.

Open to public

Closed to public

At this time Mr. Sokolich gives his closing statement for the application.

Open to general public

Maria 706 Undercliff Avenue is sworn in. Asked about sidewalks on Glenwood if they would have any on the side of the property. Also feels that the development is too much for the area.

Close to public

It is noted that the sidewalks will be replaced on Rockwood, but they will not have sidewalks on the Glenwood side of the property. Chairman feels that would be a safety issue and they already have sidewalks on opposite side of Glenwood.

At this time Mr. Mathieu makes a motion to accept the application with a second by Chairman. All present vote yes on the application. Application has passed.

At this time Chairman states that the last two applications on the agenda will be carried to the June 6th meeting with no need to renotice. 11 Lasher Lane and 906 Undercliff Avenue 1456-1460 River Road will be on the June 6th agenda.

At this time the Board takes a 5 minute break before starting next application.

All back from Break at this time and it is noted that Ms. Travers is back as the attorney for the Board.

BADV-17/011 1339 River Road. Mr. Brian Chewskowski is the attorney for the application.

It is noted that the application is up to date for notices and all payments are up to date. Mr. Chewskowski reviews what they are looking to have done on the property, a 48 unit 6 story dwelling with a private marina.

Mr. Dustin Bloom is sworn in as the engineer/ traffic for the application.

A-1 is marked as the color landscape site plan dated 4/4/18. Reviews what is on the site now and the slope from River Road down to the River. It is noted that they will clear the site of the current dwelling and docks for the marina. The new private marina will have spots for 60 boats, and will extend the river walkway as required. They will have an automated parking garage for 110 spots along with 8 spots for the marina/walkway.

Mr. Bloom reviews the slope of the property along with the utilities for the property. Lighting and landscaping is also reviewed at this time.

A-2 is marked as dock rendering color marked. The walkway is shown on the plan. They will have floating docks for marina. Variances are reviewed at this time also.

A-3 is marked as the letter from engineer dated 3/14/18 with the letter in response to them dated 3/20/18. It is noted our Board professionals do not have the letter from application's professional. They will get it to them for review of next meeting.

A-4 is marked as traffic report. Mr. Bloom reviews the report with what was calculated.

Open to Board

Mr. Mathieu asked about variances, asked what size boats the marina will be able to hold up to. Also asked about a left turn lane into the property off of River Road. It was noted that as per the county they felt it was not needed.

Mr. Stewart asked about the island at the entrance of the property if they can remove it is possible since it may be an issue for emergency vehicles.

Open to public

Mr. Robert Fere 4 Washington Lane is sworn in. Asked how the traffic study was done and during what times/days. Also asked why they want to plant the trees is it to block the building? Also asked if they had any idea on how long the project would take to be completed if approved? Also questioned the left turn lane and why he feels it would be needed.

Mr. David Western. Park Avenue is sworn in. Reviewed the right/left turns into and out of property. Where are people going to turn around that come out of the property to head back down River Road?

Mr. Eric DeMarco 45 B Myrtle Avenue is sworn in. Asked about traffic study, along with gap times. Much discussion on how cars will turn to get back down River Road along with turn lanes on River Road.

Ms. Terry Beck 1322 River Road is sworn in. Asked about traffic and how they can make sure they will not be using her driveway for a turn around. Why go from 3 stories to 6 stories? Asked how people would get access to the River Walkway and where they can park for it.

Mr. Peter Vahart Velia Way is sworn in. At this time Mr. Vahart is making statements about application and has no questions. Becomes very hostile and angry at Board and Applicant. Chairman steps in and stresses to him that he will need to calm down and that at the end of this application everyone will have time to talk about what they want about this application. Much back and forth at this time.

Mr. Ferer steps up asked about when they do the piling for the marina who would be responsible for any damages if it should happen.

Ms. Beck steps up and questions about the sewer for the property, will they need to dig up road again which would be the 4th time for sewer. Mr Bloom explains that they will have to get DEP approval and drainage test will have to be done before anything is decided on for pipes and sewer.

Closed to public

At this time due to the time it is noted that this application will be carried to the June 6th meeting and there will be no need to renote. Time frame has been waived by attorney.

Open to general public
Closed to general public

Voice vote indicated end of the meeting

Sincerely,

Jennifer Henry, Secretary Edgewater Board of Adjustment