

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

MINUTES OF THE REGULAR MEETING HELD ON MAY 3, 2017

MEMBERS PRESENT

Bob Corcoran
Jeffrey Mathieu
Stephen Stewart
Robert Thomson
Donald Jackson
Bernie Holowacz
George Meagher
Chairman Christiansen

ALSO PRESENT

Denise Travers
Chas Holloway
Kathleen Gregory

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

CORRESPONDENCE

Chairman made the announcement that Mr. Thomas Ford who was on this Board for over 30 years passed away over the weekend. He will be missed by all that knew him.

A letter from Mr. Sokolich who is the attorney for 12 Myrtle Avenue asked if that application can be carried to the June meeting since the reviewed plans were not done in time for Board member to receive prior to tonight's meeting. Chairman states it will be carried and no need to re notice and attorney waives all time frames at this time.

MEMORIALIZATION

MINUTES

That where done by Ms. Travers had a motion by Mr. Stewart with a second by Mr. Mathieu. All in favor voted yes. Mr. Corcoran did not vote since he was not at the meeting.

BUSINESS

BADV-17/001 1238 River Road is next on the agenda. Mr. Mark Sokolich is the attorney for the application. It is noted at this time all taxes and notifications are up to date and the application can proceed. Mr.

Thomson has to step down from this application since he is within the 200 feet of the property.

Mr. Sokolich reviews the application and what the owner is looking to have done on the property.

Mr. Mark Martins is sworn in as the engineer for the application at this time. A-1 is marked in as the site plan with a date of 12-19-16. He reviews the lot and area size along with what is on the property now. They would like to remove the current dwelling and replace with new structure 2 unit townhouse.

Entrance would be off of North Glen Lane with parking garage and spot located off of street. Reviewed the properties in the area compared to what they would like to have built. Also reviewed variances that are needed.

States that due to the location and layout of property the rear yard is really River Road while the front yard would off of North Glen Lane. Mr. Martins also reviewed the storm water system that would be on property compared to none that is present on the site now.

He agrees with the letter from the Board Engineer and that they will be able to meet all the requirements set forth in letter. Also stated that the retaining wall will be no more than 4 feet and with keystone. The entrances for the units will be on the side of the property.

Chairman asked to review the sidewalk with how it is going to work with the pitch of the property and the stairs. Mr. Martins reviews the elevations and how the walkway will work on the side of home.

Mr. Jackson asked if they can provide stairs from River Road up to the property for emergency access, if needed. Also questioned if they will have enough room on the side of property to get a ladder set up for emergencies. It does not look like they will be able to do that from the prints.

There is much discussion on the side yard set backs for emergency access with Engineer and Board members.

Open to general public
Closed to general public

Mr. Robert Zampolin is sworn in as the architect for the application at this time. He reviews the side yard area for us along with the building codes that they will need to follow. He thinks the limit is 12 ft. but that building officer has the final say as to what they will be allowed to do.

A-2 is marked as basement floor plans and 1st floor.

Reviewed the basement floor plan showing that they will have a rec room, doors onto the patio facing River Road, Den full bathroom, and storage along with elevator.

Reviewed 1st floor plan. 2 car garage, entrance side of home, kitchen, living & dining room, ½ bath, pantry and elevator. All an open floor plan.

A-3 is marked as 2nd and roof floor plans.

Reviewed the 2nd floor plan. Total of 3 bedrooms, 1 master with a master bath, 2 other bedrooms with each having a full bathroom and elevator.

Reviewed the roof plan. Will have ½ bath, lounge and terrace and elevator will go to roof also.

A-4 is marked as elevations of the front and right side of the property. They will have floor to ceiling windows in the front for views. French doors, and glass railing on the roof terrace.

A-5 is marked as elevations of the back and left which shows the North Glen Lane and garage level.

A-6 & A-7 are marked as the rendering drawing showing River Road and North Glen Lane of proposed home to be built.

Mr. Corcoran and Mr. Mathieu are worried about the den area in the basement that even tho there is not a closet someone will still use it as a bedroom and feels they should have a second way of getting out such as a window. It is noted that instead of taking out the closet the Board would rather see a window in that space cause just removing a closet will not deter anyone from making that room a bedroom.

Open to general public
Closed to general public

Mr. Ken Ochab is sworn in as the planner for this application. A-8 is marked as 4 pictures taken by Ken.

A-9 is marked as another set of 4 pictures taken by Ken.

He reviews the pictures of the property area and explained how the property would fit in with the area once it is completed.

Mr. Meagher asked if they still close the lane once a year like they use to in older times. Ken states that they do not do that anymore.

Open to Public
Close to Public

Mr. Sokolich states that he is completed with this application.
Open to general public for general questions.
Closed to public

Mr. Corcoran makes a motion to accept this application will changes that where discussed. - Stairway from River Road to house. - Windows in basement. - No fence on property for side yard area. - Blue stone on River Road wall. - Gate on River Road to be locked.

Mr. Holowacz makes the second to approve the application. All present vote yes and application has been approved.

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

Chairman states that BADV-16/001 and BADV-16/014 will be carried to the June 7th meeting no further notice is needed at this time.

44 Route 5 is next on the agenda. Mr. Mark Sokolich is the attorney for the application.

It is also noted that Mr. Michael Caufield is here as an attorney for the next door property owner who is against this application.

Mr. Sokolich at this time explains that they are in the process of redoing the plans for this application so that the plans they have here tonight will not be the current plans. If the Board would like he will start this application but will be sending out revised plans for the next meeting to the Board.

At this time Chairman feels it would be useless to start the application if the plans will be changed anyway and it would have to be all restarted at the next meeting. It is noted that this application will be carried to the June 7th meeting and no further re notice is needed along with the applicant waiving all time frames.

OPEN TO GENERAL PUBLIC
CLOSE TO GENERAL PUBLIC

Voice vote indicates end of the meeting

Sincerely,

Jennifer Henry
Secretary, Board of Adjustment