

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

MINUTES OF THE REGULAR MEETING HELD ON JUNE 7, 2017

MEMBERS PRESENT

Bob Corcoran  
Jeffrey Mathieu  
Stephen Stewart  
Steven Kochis  
Donald Jackson  
Bernie Holowacz  
George Meagher  
Chairman Christiansen

ALSO PRESENT

Denise Travers  
Chas Holloway  
Kathleen Gregory  
John Candelmo

OPEN MEETING ACT

ROLL CALL

COMPLETENESS

CORRESPONDENCE

Chairman reads a letter from Mr. Robert Thomson stating that since he has moved out of Edgewater he will be stepping down from the Board of Adjustment. He thanks us for allowing him to sit on this Board. Chairman states that Mr. Thomson has served on the Board for 10 years or more.

Ms. Travers reads a letter from attorney for 12 Sterling Place asking to be carried to the July meeting. It is noted that that application has not been deemed complete of to yet so Ms. Travers explained to attorney that she will need to renote once the application is deemed complete and placed on the Board's regular meeting agenda.

MEMORIALIZATION

BAVD-17/001, 1238 River Road is read into the record and was voted on by all members that were present at the May meeting.

MINUTES

Motion was made by Mr. Stewart with a second by Mr. Corcoran to accept the minutes. All present voted yes.

## BUSINESS

44 Beverly Place is on the agenda to be heard. Mr. Matt Wyciskala and Mr. Webster are the attorneys for the application. Mr. Wyciskala reviewed the application and what they are looking to have done at this property.

At this time Mr. Collazuol is sworn in as the engineer for the application. They have a total of 6 sheets that will be marked tonight.

A-1 is the cover sheet and title sheet.

A-2 is survey sheet

A-3 is the drainage plan and utilities plan.

Each was reviewed for the Board and showing them how the drainage and utilities would be improved.

Mr. Corcoran asked about the driveway off of Beverly and the level of area if it has enough of a pitch. Also asked what the length of the driveway to make sure that cars do not hang over into the sidewalk.

Mr. Jackson asked about the stairs on corner of property.

Mr. Holowacz asked how the viewing angle is with the upper driveway getting in and out of it.

Chairman asked if they will be in agreement with our engineer in regards to all the pitch requirements for the driveway.

A-4 is landscaping plan

A-5 is the landscaping plan but in color. Reviewed what trees and plants they would like to use on the property at this time.

A-6 is the soil erosion sheet that was reviewed for the Board members.

A-7 is details for construction for sidewalks/curb/water service drainage.

## OPEN TO PUBLIC

Mr. Evan Myran 7 Beverly Place is sworn in. Asked about the new curb and sidewalks in that area. The town just did all new brick will they replace with what the town did? Yes they will replace with what is there now.

Mr. Gary Palamo 1 Alidade Place was sworn in. Started to make statements about plan. Chairman explained that at this time he is to just ask questions for the engineer he will have his time at the end of application to speak about whatever he would like. At this time he sat back down.

## CLOSE TO PUBLIC

Mr. Cocoros (Billy) was sworn in as the architect for the application.

A-8 is the cover sheet for plans

A-9 elevations and lower basement floor plan

A-10 floor plan of upper basement and floors 1, 2,3 and roof deck.

At this time Billy reviews the variances that are needed for this application, Lot width, front yard (Beverly), front yard (Hudson), building height, max. building coverage.

Mush talk about why they do not have a rear yard set back which is due to it being a corner lot they now have two front yards.

Floor plans are reviewed along with the height of new building vs. what is currently on the property. There was much discussion on to the new height vs the current height and what is a story and what is not a story and how they calculated it.

A-11 is 4 pictures of the area as of now. Also talked about what building materials will be used for the proposed new home.

Grade level on Hudson vs. Grade level on Beverly was discussed at this time also. Also what a story is and how many the proposed home will have.

Open to public

Mr. Gary Palarmo 1 Alidade Place. Still sworn in from earlier. Asked about the stories on the Beverly Place side of dwelling. Asked if it is now a 2 family? Will they make it now a front and back dwelling units? Two different owners? Confused about the grading in the front and back asked them to explain. Also questioned the size of what they have now and what they want to build. Much discussion about volume of proposed home and what they have now.

Close to public

At this time the attorney stresses that the proposed building will be lower than what is currently present at this time.

At this time Chairman takes a 5 minute break.  
All back from break at this time.

Attorney for the application would like to adjourn at this time and return for the July meeting with some changes that have been discussed at this meeting. Chairman states that at this time application will be carried to the July 5<sup>th</sup> meeting and there is no need to re-notice at this time and all time frames are waived by applicant.

BADV-16/001 44 Route 5, Edgewater. Mr. Mark Sokolich is the attorney for this application. At this time he reviews the application and what they are asking to have done on property. He is only looking for a variance not the site plan at this time.

Mr. Cocoros (Billy) is sworn in as the architect for this application.

A-1 is the google map aerial picture of site.

A-1a is the site plan sheet

Billy reviewed the site plan sheet and showed how they are now looking for a 3 family dwelling. Building has been moved further back and they have more side yard room. He also reviewed the parking per unit. Billy explains that now they do not have any drainage on the property and reviewed the new drainage system they would install for property.

A-2 is the elevation of the proposed property

A-3 are the floor plans for basement/garage, 1<sup>st</sup> floor

A-4 are the floor plans for 2<sup>nd</sup> and 3<sup>rd</sup> floor

It is noted that each dwelling will have 3 bedrooms.

Mr. Mathieu asked how many bedrooms. Also asked why they are doing a long narrow dwelling instead of a 2 dwelling with larger rooms. States that the middle dwelling will have no side windows and natural light don't they feel that it would be better for a larger 2 dwelling resident and not the long narrow one that they are showing today. Mr.

At this time Mr. Sokolich asked to carry to the July meeting so that they are take all the Board comments into effect and see if they can come up with something to Board liking.

Chairman agrees and states that this will be carried to the July meeting and no need to renote and they will waive all time frames at this time.

OPEN TO GENERAL PUBLIC  
CLOSE TO GENERAL PUBLIC

Voice vote indicates end of the meeting

Sincerely,

Jennifer Henry  
Secretary, Board of Adjustment