

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

MINUTES OF THE SPECIAL MEETING HELD ON JANUARY 29, 2020

MEMBERS PRESENT

Mark Klein
Stephen Stewart
Steven Kochis
Gianni Delgaudio
Donald Jackson
Jack D'Anna
Richard Ganon
Chairman Christiansen

ALSO PRESENT

Ms. Travers
Mr. Abbonizio
Mr. Candelmo
Ms. Gregory

OPEN MEETING ACT

ROLL CALL

BUSINESS

575 River Road is application being heard tonight.

Mr. Sokolich is the attorney for the application, along with Mr. Steinhagen as co-council.

Reviews applications as per what they are asking to have done on property.
Also reviewed what witnesses will be on for tonight's meeting.

Mr. Herman is sworn in as the engineer for the application.
A-35 marked as aerial plan of property from google earth.
A-36 marked as site plan rendering revised date of 1/24/2020
Reviews the breakdown of units for the Board:

19 Townhouses

101 1 bedroom

252 2 bedroom

12 3 bedroom

For a total of 384 units for the property.

A-37 is marked as architectural ground floor plan/parking
36 at grade parking – outside parking lots
732 in garage spots
6 outside spots are going to be for the walkway and 30 for commercial
84 self-parking with in the garage
75 valet spots in garage
50 valet tandem parking

Reviewed where the entrance will be for private vs commercial.

Mr. Klein questioned the parking at this time. Town requires 952, much discussion was made on the parking and how they came up with the requirements. What is the RSIS vs. town requirements?

Mr. Klein also questioned what would happen if someone was to enter into the wrong entrance how would they be able to get out or move out of the way. Will they have enough room to turn around?

A-38 is marked mezzanine floor parking plan
29 valet
494 stacker valet stalls (2 high)

It is discussed that they will have the parking expert here at the next meeting to explain how the stacking parking will work on the property.

Mr. Jackson asked about the handicapped parking, where it will be and how many are required.

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

A-39 marked utility plan.
Variances that are required are reviewed at this time.

Mr. Klein asked what the length of the wall is he remembers in a prior application that the wall had to be broken up due to the length of it.
Ms. Gregory states she will look into this and get back to them at the next meeting.

Storm water management is reviewed at this time for the Board. Along with the deep slope of property. Water quality must be done onsite and reviewed how the DEP require it to be done.

Sewer reviewed for the site/ along with water for the site.

A-41 is marked landscaping plan. Went over what they plan on using for the plants and trees.

Chairman asked about the vehicle access onto the walkway and if they can block it off so that vehicles do not get onto the walkway.

Open to public

Ms. Gail Fine Rutlege Court is sworn in.

Asked about school bus/public bus area along with the public and private parking areas.

Mr. Albalm 112 Undercliff Avenue is sworn in.

Asked about the turning into the development from North/South of River Road. Asked how the valet will be able to handle the rush hour times for the development.

Ms. Tina 9 Summerset Lane is sworn in.

Asked about if the 2 lots have been merged and if that has been approved. Landscaping plan questions, walkway parking, and storm water questions.

Mr. DeMarco 45 B Myrtle Avenue is sworn in.

Asked if there was any reason why they cannot build on this site as per the variances required by the town.

Close to the public

At this time Mr. Lou Luglio is sworn in as the traffic engineer.

Chairman questions Mr. Sokolich as to if he would rather come back with this witness at the next meeting since the time is almost at the end.

Mr. Sokolich agrees it would be better to wait till next meeting so that he can start with this witness.

The next meeting will be held on Tuesday 2/25/2020, no need to renotice and Mr. Sokolich waives all time frames for the application at this time.

Open to public
Closed to public

Voice vote indicated end of the meeting

Sincerely,
Jennifer Henry
Secretary, Board of Adjustment