

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

January 3, 2024

Mayor McPartland and Borough Council  
The Borough of Edgewater  
55 River Road  
Edgewater, NJ 07020

RE: 2023 Yearly Report to the Governing Body by the Edgewater Board of Adjustment

Dear Mayor McPartland and Members of the Borough Council:

Pursuant to N.J.S.A 40:55d-70 the Board of Adjustment:

.shall, at least once a year, review its decisions on applications and appeals for the variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variances requests and its recommendations for zoning ordinance amendments or revisions, if any.

As part of the yearly review required by N.J.S.A 40:55D-70, I have reviewed the decisions rendered by the Board of Adjustment in the 2023 year on applications and appeals for variances. The Board heard two (2) applications seeking exclusively bulk or “C” variances, four (4) applications seeking “D” variances (which may have included “C” or bulk variance requests), and one (1) application that was dismissed without prejudice by the Board.

**D VARIANCES**

**BADV-21/02.** Block #7, Lot #1.03. Commonly known as 1456 River Road, Edgewater, NJ. Applicant: George Khorozian. Pursuant to an Order entered by the Superior Court of New Jersey, Law Division in “Erik DiMarco v. Borough of Edgewater Zoning Board of Adjustment and George Khorozian” bearing docket number BER-L-8208-21, the court is permitting the Board to take remedial action

pursuant to 10:4-15 concerning variance approval to construct a 3-unit townhouse development. APPROVED

**BADV-22/06.** Block 17, Lots, 1, 2, 3.01 & 3.02 & Block 18, Lots 1.03 & 2.01. Commonly known as 1339 River Road, Edgewater, NJ. Request for preliminary and final site plan approval for a 27-unit inclusionary development. APPROVED

**BADV-22/08.** Block #all 93, Lots #1, 2.01 & 3. Commonly known as 163 Old River Road (Lot 1 in Block 93), 135 Old River Road (Lot 2.01 in Block 93) & 114 River Road (Lot 3 in Block 93). Applicant: Three Y LLC. Request to amend its previously site and variance approval by seeking approval of a 143-room hotel, 194 residential units and a restaurant, as well as approval to reconfigure the previously approved building(s), adjustment of unit count and size, reconfiguration of parking, relocation of hotel lobby and other revisions. Applicant likewise seeks approval to consolidate the existing three lots. APPROVED

**BADV-23/02.** Block #49, Lot #13.03. Commonly known as 458-460 Undercliff Avenue, Edgewater, NJ. Applicant: George Khorozian. Request to construct a new two (2) family residence with variance relief. APPROVED

### **C VARIANCES**

**BACV-22/05.** Block #71, Lot #16. Commonly known as 19 Russell Avenue, Edgewater, NJ. Applicant: Thomas J. Taylor. Request to install a car port in the front of the home with a curb cut. APPROVED

**BACV-22/01.** Block #73, Lot #15. Commonly known as 30 Oakdene Terrace, Edgewater, NJ. Applicants: Nina C. Abney & Jeanetter E. Toomer. Request to seek approval for variances to an addition to a single-family home. APPROVED

### **DISMISSED BY THE BOARD WITHOUT PREJUDICE**

**BADV-23-01.** Block #32, Lot #4.01 (previously Lot 4 & portion of Lot 1.01). Commonly known as 1124 River Road, Edgewater, NJ. Applicant: Matthew Perasso. Request to construct a new two (2) family duplex dwelling.

In summary, the Board considered two (2) applications seeking exclusively “C” variances in 2023. The Board also considered four (4) “D” variances in 2023,

(which may have included requests for “C” variances) four (4) were approved by the Board. There were also one (1) application that the Board dismissed without prejudice for various reasons.

Please contact me in the event you desire further information or a further explanation with regards to these matters.

Very truly yours,

Jennifer Henry  
Secretary  
Board of Adjustment