

STRATFORD JOINT LAND USE BOARD
MINUTES
October 22, 2020
Via Zoom

The meeting was called to order by Chairman Mancini at 7:00 pm and the public statement was read that the meeting was advertised in the Courier Post, the Collingswood Retrospect and a notice was posted on the bulletin board at the Borough Hall stating the time and place.

The Chairman led the board in the pledge of allegiance and a prayer.

ROLL CALL:

Present

M.Mancini, Chairman Class IV
P. McGovern, Vice Chairman Class IV
T. Hall Class IV
J. Keenan Class IV
T. Kozeniewski Class IV
T. Lomanno Class III
R. Morello Class II
R. St. Maur Class IV
L. Mount, Alternate 1

Absent

J. Keenan, Mayor Class I
K. Swallow, Alternate 2

J. Catalano, Esq.-Solicitor
A. DiRosa, Engineer
S. McCart, Secretary

Mr. Catalano stated that the meeting is being held in conjunction with the open public meetings act but also consistent with New Jersey Department of Community Affairs and Division of Local Governments Services Guidance Documents which were issued on April 2, 2020 and March 23, 2020 to provide guidance to Land Use Boards and other Municipal Boards conducting remote hearings.

MINUTES: September 24, 2020

Motion was made by Mr. McGovern and seconded by Mr. Morello to approve minutes from September 24, 2020. Roll call: Mr. McGovern, yes, Mr. Hall, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. Mancini, yes.

BOARD ACTION:

APPROVAL AND ADOPTIONS OF RESOLUTIONS: Resolutions #2020:11 Louis & Jennifer Silkowski, Block 92, Lot 5, 13 Greentree.

Motion was made by Mrs. Lamanno and seconded by Mr. McGovern to approve Resolution 2020:11. Roll call vote: Mr. McGovern, yes, Mr. Hall, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. Mancini, yes. Resolution has been memorized.

NEW BUSINESS:

LRD Ventures, Block 61, Lots 7 & 7.01, 19 Hunt Avenue and 20 Arlington Avenue on the Stratford Tax Map. Applicant is seeking a minor subdivision.

Mr. Leonard Schwartz stated he represented LRD Ventures. The owners of LRD are Marvin Waxman and Ross Laufgraben.

Mr. Marvin Waxman, Mr. Laufgraben, Mr. Adam Waxman and Mr. DiRosa were all sworn in by Mr. Catalano.

Mr. Schwartz stated they were before the board for a minor subdivision. The property is located off the White Horse Pike behind the Webers. The lots front on both Arlington, Lot 7, zoned residential and Hunt, Lot 7.01, zoned office. Lot 7 has a house on it. Lot 7.01 is vacant. Even though it is one lot, it has been designated as 2 tax lots. The minor subdivision will allow 7 and 7.01 to be two separate lots. Mr. Schwartz asked Mr. Waxman to confirm. Mr. Waxman stated that was correct. Mr. Schwartz asked Mr. Waxman if

he was just looking to sell the lot, not develop it? Mr. Waxman stated that was correct. Mr. Schwartz asked if any variances were needed? Mr. Waxman stated not that he was aware of. Mr. Catalano stated there is a review letter from Bach Associates dated July 2, 2020. Mr. Schwartz stated he had no objections to complying with everything on Bach's letter. Mr. Catalano confirmed that applicant agrees to all items on Bach Associates letter.

Mr. Catalano asked if there were any questions from the Board members. Mr. Mancini asked them to explain why there are two lots but still need to be subdivided. Mr. Catalano stated there are two separate entities that deal with lots. There is the tax lot and the zoning lot. At some point the tax office had determined that there were two lots but zoning is still one lot. Mr. Mancini asked if that would affect taxes being paid on the lot? Mr. Keenan stated they are still in the tax records as two separate entities. This will formalize the line that has always been there. Mr. Morello asked what the dimensions of both lots are. Lot 7.01 is 100' wide by 125' deep and Lot 7 is 100' wide by 125' deep. Mr. Keenan stated there are two lots on the zone map, residential and office. Mr. Catalano asked Mr. DiRosa if he had any concern about subdivision in regards to zoning. Mr. DiRosa stated he did not see any concerns. There is clearly a line that goes down the middle of the property. This subdivision would not change that zoning.

Mr. Mancini asked Mr. DiRosa to review his review letter of July 2, 2020. Mr. DiRosa stated he had 2 comments. As Mr. Schwartz testified to, they have complied with a number of items on the July 2, 2020 review letter. The only thing outstanding is the legal descriptions and they will be providing those legal descriptions. The other thing Mr. DiRosa pointed out was for Mr. Catalano. Lot 7 has an existing non-conforming front yard setback.

Motion by Mr. Keenan and seconded by Mr. St.Maur to open to the public. All members stated aye. Hearing none, motion was made by Mr. McGovern and seconded by Mr. St Maur to close public portion. All members voting aye.

Mr. Catalano stated this was an application of minor subdivision for two existing lots. The applicants is not requesting any variances for waivers and that they are agreeing to all conditions of Bach Associates review letter of July 2, 2020.

Motion was made by Mr. McGovern and seconded by Mr. Keenan to approve subdivision for Block 61, Lots 7 and 7.01. Roll call vote: Mr. McGovern, yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. Mount, yes, Mr. Mancini, yes.

Mr. Catalano stated the next application is Tony and Pamela Marlys. Mr. and Mrs. Marlys were sworn in by Mr. Catalano.

Mr.Catalano asked the Marlys if their intent was to build a front porch onto a 2 ½ story home. Mr. and Mrs. Marlys stated that was correct. Mr. Catalano stated you are proposing a front yard setback of 21.25 feet. Mrs. Marlys stated yes. Mr. Catalano asked have you had a chance to review the Bach Associates letter October 6, 2020? Mrs. Marlys stated yes. Mr. Catalano stated you are here for a front yard setback variance. Mrs. Marlys stated yes. Mr. Catalano state it does say here in the review letter that you need to provide testimony regarding the construction materials. Mr. Catalano asked what materials will you be using? Mr. Marlys stated it would be a concrete slab with roof over slab. Mr. Catalano asked the height of the structure. Mr. Marlys stated 9 feet. Mr. Catalano asked what they would be using the porch and patio for? Mr. Marlys stated it was for enjoyment and to improve the look of the house. Also, to improve the neighborhood. Mr. Catalano asked if there were similar porches around you? Mrs. Marlys stated yes. It is pretty popular in this neighborhood.

Mr. Catalano asked if there were any questions from the board. There were none.

Mr. DiRosa reviewed Bach letter of October 6, 2020. He stated the Marlys answered in testimony all comments in the review letter. He noted that the existing dwelling has a non-conforming front yard setback of 30.25 feet as shown on the survey that was submitted. They are asking for a nine-foot porch which would bring their front yard setback to 20.25 feet.

Motion by Mr. Keenan and seconded by Mr. St.Maur to open to the public. All members voted aye. There were no comments. Motion by Mr. Hall and seconded by Mrs. Lomanno to close the public portion. All members voted aye.

Mr. Catalano stated the Marlys are adding a covered front porch. There is existing nonconforming setback of 30.25. They are seeking to add a nine-foot porch making the setback 20.25 feet.

Motion by Mr. St. Maur and seconded by Mr. McGovern to approve front yard setback variance for Mr. & Mrs. Marlys. Roll call vote: Mr. McGovern, yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes,

Mrs. Lomanno, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. Mount, yes, Mr. Mancini, yes. Motion to approve passes.

Mr. Mancini stated the next application is James & Theresa Hemschoot who are seeking a variance for a front porch. Mr. & Mrs. Hemschoot and Mr. Louis Gonzales were sworn in by Mr. Catalano. Mr. Catalano asked Mr. Gonzales if he was contractor on proposed project. Mr. Gonzales stated yes. Mr. Catalano asked Mr. Gonzales if the project was to add a porch addition onto the existing property. Mr. Gonzales states yes. Mr. Catalano stated it is a covered front porch addition onto an existing dwelling located on the southeasterly side of Harvard Avenue. Mr. Gonzales stated that is correct. Mr. Catalano asked if Mr. Gonzales designed the patio/porch. Mr. Gonzales stated yes based on clients needs and wants. Mr. Catalano stated the front yard setback needs a variance. Currently there is an existing setback of 32.76 feet from the right of way. After adding a 6-foot-deep porch, the setback would be 26.76 feet. Note there is also a variance needed for impervious coverage. The proposed impervious cover of lot will be 48.6%. Mr. Catalano asked if he had a chance to review the letter from Bach Associates dated October 16, 2020. Mr. Gonzales stated he had just received. Mr. Catalano stated comment 2 states the survey was approximately 13 years old. The survey is dated November 16, 2007. Mr. Catalano stated the survey may not reflect the current conditions of the property. Mr. Catalano asked if the aerial photograph reflected what is there now? Mr. Hemschoot stated yes. Mr. Catalano asked Mr. Gonzales if the calculations included everything in the photograph. Mr. Gonzales stated yes. Mr. Catalano asked Mr. & Mrs. Hemschoot if they were the owners of the property? They stated yes. Mr. Catalano asked what their intention was for the addition of the porch. Mr. Hemschoot stated they had put a lot of work into beautifying their home. They felt the front of the house was looking shabby. The steps were crumbling. Our intent is to utilized the front of their home. They want to dress up the property and raise the property value. Mr. Catalano asked if they thought it was a detriment to the neighbors. They stated no.

Mr. Catalano asked if the board had any questions. There were no questions from the board.

Mr. Mancini asked Mr. DiRosa to review the Bach letter. Mr. DiRosa stated we have asked for an update to the survey.

Mr. Morello asked if the 20' was wider than existing roof? Mr. Hemschoot stated the 20' matches the protruding peak that is already there.

Motion by Mr. St. Maur and seconded by Mrs. Lomanno to open to public. All ayes. There were no public comments. Motion by Mr. Hall and seconded by Mr. St. Maur to close the public comment. All members voted aye.

Mr. Catalano stated the Hemschoots are seeking two variances. The first extending the existing nonconforming front yard setback from 32.76 feet to 26.76 feet. The second for the increase of impervious coverage from 47.3% to 48.6% where 30% is allowed.

Motion by Mr. McGovern and seconded by Mr. St. Maur to approve the application for Mr. & Mrs. Hemschoot.. Roll call vote: Mr. McGovern, yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. Mount, yes, Mr. Mancini, yes. Motion is approved.

OLD BUSINESS: None

PUBLIC PORTION: Motion was made by Mr. St. Maur and seconded by Mr. Kozeniewski to open to public. All members voting aye. There is not public comment. Motion to Mr. St. Maur and seconded by Mr. Kozeniewski to close the public portion. All Members voting aye.

CORRESPONDENCE: None

BOARD COMMENTS: Mr. Mancini stated we need to discuss our next meeting. It was decided that December 10, 2020 would be a tentative meeting. The meeting would have to be noticed and check for availability from Matt's office and Mr. DiRosa's office.

ADJOURNMENT: Motion was made by Mr. McGovern and seconded by Mr. Kozeniewski to adjourn the meeting. All members voting aye.