

STRATFORD JOINT LAND USE BOARD
MINUTES
January 23, 2020

The meeting was called to order by Chairman Santora 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

A. Santora, Chairman Class IV
J. Keenan, Mayor Class I
J. Keenan Class IV
M. Mancini, Vice Chairman Class IV
R. Morello Class II
P. McGovern Class IV
R. St. Maur, Class IV
T. Hall, Alternate 1
L. Mount, Alternate 2
M. Wieliczko, Solicitor
A. DiRosa, Engineer
S. McCart, Secretary

Absent

T. Kozeniewski, Class IV
T. Lomanno, Class III

Both alternates will give us a compliment of 9 members so both will contribute and vote tonight.

NEW BUSINESS:

2020 Re-Organization Meeting

Mr. Santora stated that Ms. Lomanno is our new member; unfortunately, she is not here due to an illness.

Mr. Wieliczko stated there are some members that need to be reappointed tonight. Mr. Morello, Mr. Mancini and Mr. Hall were sworn in as members of the JLUB.

Motion was made by Mr. Keenan and seconded by Mr. McGovern to nominate Mr. Santora as Chairman.

All members voting aye.

Motion was made by Mayor Keenan and seconded by Mr. Keenan to nominate Mr. Mancini as Vice Chairman. All members voting aye.

Motion was made by Mr. Mancini and seconded by Mr. Keenan to nominate Sharon McCart as Board Secretary. All members voting aye.

Resolution 2020:01 2020 Meeting dates and also the Reorganization Meeting in 2021. Motion was made by Mr. Morello and seconded by Mr. St. Maur to approve resolution for 2020 Meeting dates. All members voting aye. Mr. Mancini asked if we would be putting in a November meeting. It was stated that usually there is a November/December meeting depending if there is an application for those months.

Resolution 2020:02 Robert's Rules of Order. Motion was made by Mayor Keenan and seconded by Mr. St. Maur to approve use of Robert's Rules of Order. All members voting aye.

Resolution 2020:03 Official News Paper. Motion was made by Mr. Mancini and seconded by Mr. Keenan to use the Courier Post as the Official News Paper and The Retrospect as secondary. All members voting aye.

Resolution 2020:04 Appointment of Board Solicitor. Motion was made by Mr. Mancini and seconded by Mr. Keenan to appoint Zeller & Wieliczko as solicitor for the JLUB. Mr. Wieliczko thanked the board.

Resolution 2020:05 Appointment of Board Engineer and Planner. Motion was made by Mr. Mancini and seconded by Mr. Keenan to appoint Bach and Associates, PC as engineer and planner. All members voting aye. Mr. DiRosa thanked the board.

APPROVAL OF MINUTES: Motion was made by Mr. St. Maur and seconded by Mr. Mancini to approve minutes of December 12, 2019. All member voting aye.

BOARD ACTION:

Resolution 2020:06 Mr. Wieliczko stated the proposed resolution 2020:06 is our resolution that corresponds with the resolution from Borough Council 2019-213. This resolution for council authorizes and directs the JLUB to undertake a preliminary investigation to determine whether the proposed study area which includes Block 36, Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17.01; Block 40, Lots 2, 3, 4, 5, 7, 8, 9, and 10; Block 41, Lots 2, 2.01, 3, 4, 5, 6, 7, and 8 to be delineated as an Area in Need of Non-Condensation Redevelopment. They specifically request Pamela Pellegrini of Maser Consulting to prepare that preliminary investigation. The resolution that is prepared does just that.

Motion by Mr. Keenan and seconded by Mr. McGovern to open to public any comments they may have for this resolution. There were none.

Motion by Mr. Keenan and seconded by Mr. St. Maur to close the public portion.

Motion by Mr. Mancini and seconded by Mr. Keenan to approve Resolution 2020:06. All members voting aye.

APPROVAL OF RESOLUTIONS:

Resolution 2020:07 Preliminary and Final Major Site Plan Approval to construct a Tim Horton's Café & Bake Shop with dual drive-thru lanes. Minor subdivision approval to modify an existing property line. Block 52, Lots 10 and 10.01. The resolution is consistent with all the conditions of approvals.

Motion by Mr. Mancini and seconded by Mr. Keenan to approve Resolution 2020:07. Roll call vote: Mr. Mancini, yes, Mayor Keenan, yes, Mr. Keenan, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. St. Maur, yes, Mr. Hall, yes, Mr. Santora, yes.

CORRESPONDENCE: None

OLD BUSINESS:

Steven & Barbara Linn, 108 Harvard Ave., Block 37, Lot 10. Installation of a two-car garage, expansion of a driveway, width of driveway, size of garage, height of garage, impervious coverage, side yard variance. Mr. Wieliczko asked if property proof of publication and property proof of notification for properties within 200 feet. Ms. McCart stated yes. Mr. Linn and Mr. DiRosa were sworn in. Mr. Wieliczko asked what is actual size of shed? Mr. Linn stated the garage is 24' x 26' and the height is 12' 11" and the max is 12'. Mr. Wieliczko asked if the square footage was 624 sq. feet. Mr. Linn confirmed. Mr. Wieliczko asked the width of the driveway? Mr. DiRosa stated the driveway is proposed to be 21'. Exhibit A1-colored documents. Mr. Wieliczko stated on the colored document the pad is 28' x 26'? That is the pad, not the garage. Mr. Linn stated that was correct. Mr. Wieliczko asked if there were any architectural elevation plans. Exhibit A2-colored photo. Exhibit A-3 standard carport details provide by manufacturer of garage. Mr. Wieliczko asked with regards to the side yard setback, Mr. DiRosa will give us guidance to what is allowed. Mr. DiRosa stated Mr. Linn is proposing a 5' front right-side yard setback where in that zone a 10' is permitted. Mr. Wieliczko asked Mr. Linn if he had reviewed the Bach & Associate letter dated November 14, 2019. Mr. Linn said he had. Mr. Wieliczko asked Mr. Linn if he was in agreement with all of the recommendations in that letter including but not limited how the gutters will be guided, and you will not cause any adverse condition to your neighbors? Mr. Linn stated he was. He had spoke to his neighbor and his only concern was water runoff. Mr. DiRosa asked Mr. Linn to explained how rear drainage does work. Mr. Linn stated there is a slight slope in the back yard toward the back neighbor. So, we will have to make the driveway slop the other way. Mr. DiRosa asked if lot drains from rear out to the front? Mr. Linn stated it all drain into back yard.

Mr. Mancini asked if there were any concerns about flooding behind you. Mr. Linn stated he has pumped his pool and it has never gotten into the rear yard. He felt as long as he kept the slope towards the center, there would be no problem. Mr. Mancini asked Mr. Linn if he any profession look at that. Mr. Linn stated no. He thought it might be smart to put in a drywell at the corner of the garage. Mr. Wieliczko asked if he would agree to work with professionals so that our professionals could ensure that drainage is appropriate. It could be a dry well or French drain system. Mr. Linn stated yes.

Mr. Mancini stated his concern was that the impervious was really increasing and so the concern is where is the water going. Mr. DiRosa stated a drywell is a very good start.

Mr. Wieliczko stated in regards to impervious cover current permissible is 30%. Currently the lot is 30.3% and the proposal would be for 44.9 %.

Mr. Wieliczko asked would be the set back for the rear of property. Mr. Linn stated he thought it was five feet. Mr. DiRosa stated there is no dimension on your plan but your application says three feet. Mr. Wieliczko asked Mr. Linn if he were willing to comply with rear yard set back of five feet. Mr. Linn stated yes.

Mr. Wieliczko stated one of the conditions of approvals is that Mr. Linn will provide us with an updated survey of existing conditions and an updated as proposed. Mr. Santora asked that elevations of rear yard be part of survey. Mr. DiRosa asked that the existing survey show elevations of the rear yard just to confirm what Mr. Linn testified to.

Mr. Mancini asked if the garage itself would have gutters and down spouts. Mr. Linn stated he did not think it had gutters on and didn't know if he could add them but he would look into that.

Mr. DiRosa stated if you can get a gutter on there and direct it to the drywell, that would help with drainage.

Mr. Wieliczko asked what the intent purpose of the garage would be. Mr. Linn stated a two-car garage. There would be no plumbing and using solar lights. Mr. Wieliczko asked if there would be living quarters? Cooking? Mr. Linn stated no.

Mr. Wieliczko asked Mr. Linn if he believed the board could approve application without a negative impact on his neighbors? Mr. Linn stated yes.

Motion by Mr. Mancini and seconded by Mr. St. Maur to open application to the public. All ayes. There was no public comment. Motion by Mr. Morello and seconded by Mr. Keenan to close the public portion. All ayes.

Mr. Wieliczko stated the application with regards to the garage, Mr. Linn has fully detailed the side yard setback, the impervious coverage, the height variance, also the size of the garage, and also detailed the conditions of approval including but not limited to the surveys with elevations shown for rear yard, and applicant has agreed to work with our engineer to install any drainage system that is necessary to ensure there is no detrimental conditions caused to anybody's property.

Mr. Morello asked Mr. Linn if he was going to have a problem pulling in and out. Mr. Linn stated he has turned around in his back yard and thinks 21' is big enough.

Motion was made by Mr. Mancini and seconded by Mr. Keenan to approve application. Roll call vote: Mr. Mancini, yes, Mayor Keenan, yes, Mr. Keenan, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. St.Maur, yes, Mr. Hall, yes, Mr. Mount, yes, Mr. Santora, yes.

Mr. Wieliczko stated the resolution will be ready for meeting for next month. Construction should not start until resolution is in place.

PUBLIC PORTION: Motion was made by Mr. Hall and seconded by Mr. Mancini to open meeting up to the public.

Mr. Gagliardi, 13 College Circle, was sworn in. He asked why the Administrative position was not appointed? Mr. Wieliczko stated that it is not an appointment by the board.

Motion was made by Mr. Mancini and seconded by Mr. McGovern to close the public portion. All members voted aye.

ADJOURNMENT: Motion was made by Mr. Keenan and seconded by Mr. McGovern to adjourn the meeting at 7:43 pm. All members voting aye.