

STRATFORD JOINT LAND USE BOARD  
MINUTES  
September 24, 2020  
Via Zoom

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  
T. Lomanno, Class III  
M. Mancini, Vice Chairman Class IV  
R. Morello Class II  
P. McGovern Class IV  
T. Hall, Alternate 1

Absent

J. Keenan, Mayor Class I  
J. Keenan Class IV  
R. St. Maur, Class IV  
T. Kozeniewski, Class IV  
L. Mount, Alternate 2

M. Wieliczko, Esq.-Solicitor  
A. DiRosa, Engineer  
S. McCart, Secretary

Mr. Wieliczko 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: July 23, 2020

Motion was made by Mr. Mancini and seconded by Mr. McGovern to approve minutes from July 23, 2020. Roll call: Mr. Santora, yes, Mr. Mancini, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes.

APPROVAL AND ADOPTIONS OF RESOLUTIONS: Resolutions #2020:10 Stratwin LLC, Stratford Towns, Block 53, Lots 2, 3, & 6. Preliminary & Final Subdivision and Major Site Plan.

Motion was made by Mr. Mancini and seconded by Mr. Morello to approve Resolution 2020:10. Roll call vote: Mr. Mancini, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes, Mr. Santora, yes. Resolution has been memorized.

NEW BUSINESS

Jennifer and Louis Silkowski, Block 92, Lot 5, 13 Greentree Road. The applicant is seeking relief from section 17:48.030 as follows: (a) a variance to construct a 280 sf front porch with a proposed 25.3 feet front-yard setback where a minimum of 35 feet is required; (b) a variance to construct a 350 sf shed/accessory structure in excess of 100 sf with a proposed side yard setback of 5 feet where a minimum of 10 feet is required; (c) a variance for a side yard setback of 4.0 feet where 10 feet is required for the recently constructed concrete pad where the shed/accessory structure will sit; and (d) a variance for a rear-yard setback of 4.6 feet where 5 feet is required for the recently constructed concrete pad where the shed/accessory structure will sit; and (e) A height variance to permit the shed to be 14'2" where the maximum permitted height of the shed is 12 feet.

Mr. Wieliczko stated this matter was previously on the agenda in August and due to technical difficulties, it was postponed. The applicant is now on and we apologize for the difficulties in August.

Jennifer and Louis Silkowski and Mr. DiRosa were all sworn in by Mr. Wieliczko.

Mr. Wieliczko stated I read in the introduction the relief that you are seeking. Mr. Wieliczko asked if he stated it correctly. Mrs. Silkowski stated the height is 14'2" and it was read as 14'12". Mr. Wieliczko asked the Salkowski's to give an introduction. They have your survey with handwritten notations. Survey is A1 Exhibit. Mrs. Silkowski stated that is correct. Mr. Wieliczko stated it shows location of concrete pad where shed is going and porch. Mr. Wieliczko asked who is it that made the markings on survey for porch and shed? The homeowners stated they had. Mr. Wieliczko stated there is also an addition that is not part of the application. Mrs. Silkowski stated that doesn't need a variance. Mr. Wieliczko asked the homeowners to explain to the board the relief they were seeking and the basis for the request. Mrs. Silkowski stated she had lived in Stratford her entire life. This was their second house in Stratford and they decided to invest their money in Stratford. In doing that they are putting in a shed, that they need a side yard variance for. They had spoken to their one neighbor who would be directly affected by the shed, and he was ok with it. They want to use the yard for our children to play and have a safe playing area. The porch is only going out a little more than our current sidewalk. Mr. Wieliczko asked how far does your current walkway sit from the front yard setback? Mrs. Silkowski stated currently, we already do not meet standards for front yard setback. Mrs. Silkowski stated right now it is at 23 feet and it has to be 35 feet. Mr. Wieliczko stated do you agree with condition of approval that the placement of the shed and the addition of the porch not to alter any drainage or create adverse conditions to any of your neighbor's properties? Mr. and Mrs. Silkowski stated correct. Mr. Silkowski stated I am going to add a storm drainage system that would drain to front of property. A guttering system will be added on the shed. Mr. Wieliczko asked the gutting system on the shed will have the water discharging where? Mr. Silkowski stated to the front of the property. He will be adding a 4" gutter to the shed and discharging into a storm drain. He has a pop-up yard drain out towards the front of the house. Mr. Wieliczko stated the pop-up yard drain would then discharge across the sidewalk and over the curb line? Mr. Silkowski stated I can take it beyond the sidewalk if needed. That would not be a problem. I would recommend for a lot of our residents in town. It's a good solution for getting water away from house. Mr. Wieliczko asked will you agree that it will be installed in a manner that is acceptable to borough engineer? Did you have an opportunity to review the engineer's letter of July 9, 2020? Mr. Silkowski stated he spoke to Karen Weiss from Bach Associates. Ms. Weiss stated that she would add the height of shed in the notes. Mr. Silkowski stated she did mention about guttering system. Mr. Wieliczko asked if they would agree to do that as a condition of approval and in a manner that is acceptable to the Borough Engineer? Mr. Silkowski stated yes. Mr. Wieliczko stated the applicant is agreeing that the installation of these proposed improvements will not adversely affect the drainage on adjacent properties. Mr. Silkowski stated yes. Mr. Silkowski stated the neighbors are happy that we purchased. We purchased from the original owner and everything was original. We pulled permits to do renovations and everything is being done to code. Neighbors submitted letters, Mary Jean Daly who lives across the street. Trying to make as nice as I can.

Mr. DiRosa had two comments. All points of his letter regarding variances were discussed earlier. He went over the front yard setback. He stated that the house as is sits is 33.3 feet, so it is an existing nonconformity but 23.5' is still a good distance. He also stated that down spouts and drainage are a welcomed addition and good to hear that applicant was already going to provide.

Mr. Wieliczko asked if there were any questions from the board. Mr. Santora stated he rode by and it is an extensive job and looks good so far and helps with the neighborhood. There were no questions.

Motion by Mr. Mancini and seconded by Mr. McGovern to open to the public. Let the record reflect that there were no comments from the public. Motion to closed the public portion.

Matt stated the applicant has agreed to all conditions of approval including down spouts in the house addition and also the proposed shed will be directed away from adjacent property owners. They also agreed to the installation of that drainage system in a manner acceptable to our borough engineers. The variances have been identified. There are five separate variances that relate to the proposed shed and the proposed front porch.

Motion by Mr. Mancini and seconded by Mr. McGovern to approve application. Roll Call vote: Mr. Mancini, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes, Mr. Santora, yes

Mr. Wieliczko stated he will prepare the resolution of approval and will be adopted at the October meeting. In the interim, you can talk to the town about what action you can or cannot take before the memorialization of that resolution.

OLD BUSINESS: None

CORRESPONDENCE: None

**BOARD ACTION:**

Mr. Santora stated regrettably he will be resigning as of October 1, 2020. He thanked Mayor and Council for giving him the opportunity to serve with other members and stated it had been an honor. The reason for his resignation is his involvement with a possible future project and wanted there to be no conflict. He thanked the board and said it was the best he had ever seen. Everybody on the board has the upmost integrity and has the town first on their mind. In their entire time I have been on the board, I have never been influenced by council or the board. He thanked Mr. Wieliczko for helping move the board to a more professional board and a more streamlined system. He thanked the secretary for her hard work and dedication to the board. We have to appoint a new Chairman and Vice Chairman. Are there any nominations for Chairman? Mr. Morello nominated Mr. Mancini. Are there any other nominations? None were received. Mr. McGovern seconded the nomination. Roll Call vote: Mr. Mancini, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes. Mr. Mancini nominated Mr. McGovern. Are there any other nominations? None were received. This was seconded by Mr. Hall. Roll call vote: Mr. Mancini, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes.

**BOARD COMMENTS:**

Members of the Board and Mr. Wieliczko thanked Mr. Santora for his guidance, hard work and time. Mr. McGovern stated the board has received some emails in relation to the mansion from outside groups and I don't think it is right to send to us when there is no application before us. Mr. Wieliczko stated members of the public can email any member of the board. We, as a Joint Land Use Board member, do not respond individually to the public. We make decisions with regards to applications. There is no application before us with regard to the mansion. The board should not prejudice any application one way or the other. We are all impartial board members. We remain impartial until the proofs are presented to us with an actual application.

**PUBLIC PORTION:** Motion was made by Mr. Hall and seconded by Mr. McGovern to open for public comments. All ayes.

John Gentless, 111 Union Avenue, was sworn in by Mr. Wieliczko. Mr. Gentless wished Mr. Santora well. With regards to the mansion, Mr. Gentless agreed with Mr. McGovern. He stated when board appointed new chairman, now there are 2. Mr. Wieliczko stated no, it will be effective October 1, 2020. Mr. Gentless stated it was a shame some people couldn't get into the meeting. Mr. Wieliczko stated that it was not purposely done. There were several publications with link to the meeting. The eblast is sent as a courtesy, but the link is on the website. The applicant published and the town published.

Motion was made by Mr. Mancini and seconded by Mrs. Lomanno to close public session. All ayes.

**ADJOURNMENT:** Motion was made by Mr. Hall and seconded by Mr. Mancini to adjourn the meeting at 8:00 pm. All members voting aye.