

STRATFORD JOINT LAND USE BOARD
MINUTES
October 28, 2021
Via Zoom

The meeting was called to order by Chairman Mike 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.

Mr. Wieliczko stated that notice of this meeting was also provided consistent with the New Jersey Department of Community Guild lines for remote public meetings.

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, Mayor Class I
T. Kozeniewski Class IV
R. Morello Class II
L. Mount Class IV
R. St. Maur Class IV

Absent

T. Lomanno Class III
K. Botterbrodt, Alternate II

K. Swallow, Alternate 1

M. Wieliczko, Solicitor, Zeller & Wieliczko
A. DiRosa, Engineer, Bach Associates
S. McCart, Secretary

CONTINUANCE: none

RESOLUTION TO BE MEMORIZED: none

MINUTES: Motion by Mr. St. Maur and seconded by Mayor Keenan to approve minutes of September 23, 2021. All Ayes., Mr. Morello and Mr. Mount Abstain.

NEW BUSINESS: Thomas DiPaolo, 13 Elinor Avenue, Block 78, Lot 7, 384 sq ft garage/shed. Variance for Side Yard Set Back. Variance for impervious coverage. Mr. DiPaolo and Mr. DiRosa were sworn in by Mr. Wieliczko. Mr. Wieliczko asked Mr. DiPaolo if he had received the Bach review letter dated October 25, 2021. Mr. DiPaolo stated he had. Mr. Wieliczko stated you are proposing to install a 16 feet x 24 feet wood garage/shed, 12 feet high. Is that accurate? Mr. DiPaolo stated yes. Mr. Wieliczko asked is that preconstructed or prefab? Mr. DiPaolo stated yes. Mr. Wieliczko stated you are also seeking to expand the driveway? Mr. DiPaolo stated we already applied for that and the driveway is done. Mr. Wieliczko asked Mr. DiPaolo if he read that portion of the review letter that identified variance would be necessary for impervious coverage? Mr. DiPaolo stated we were not told that when we applied for the concrete permit. Mr. Wieliczko stated on page 2 of Bach's review letter, number 4, it is

just one of the variances that is called out as necessary. Right above that number 3 a variance is required because you are proposing to install an accessory structure in excess of 100 square feet which requires a 10-foot setback and you are proposing three feet. Is that one of the requested variances that you are seeking? Mr. DiPaolo stated yes. Mr. Wieliczko stated with your application you submitted a survey, dated August 8, 2020. On that document you placed some hand written notations with regard to proposed shed. Is that accurate. Mr. DiPaolo stated yes. Mr. Wieliczko asked if you put in the hand drawing outline of where the additional concrete was? Mr. DiPaolo stated yes. Mr. Wieliczko stated that is in place, is that correct? Mr. DiPaolo stated yes. Mr. Wieliczko asked if the permit was already issued? Mr. DiPaolo stated yes. Mr. Wieliczko stated do you know how many square feet you put down? Mr. DiPaolo stated off the top of his head he did not know. Mr. Wieliczko asked is it contained in your permit? Mr. DiPaolo stated yes. Mr. Wieliczko stated would you agree as a condition of approval to provide the board secretary with a copy of the permit? Mr. DiPaolo stated yes. Mr. Wieliczko asked Mr. DiRosa if the permit details the square footage of the concrete driveway. Mr. DiPaolo stated it is a patio but it happens to be in line with the driveway. Mr. Wieliczko stated if we got a copy of that permit that you would be able to determine the size of the concrete patio? Mr. DiRosa stated yes, then we could accurately identify what the correct variance that is required for the impervious coverage. Mr. Warlick stated as I understand it as currently existing, without the shed and without the additional concrete patio, there is lot coverage of 33.19% where 30% is permitted. Mr. Wieliczko asked Mr. DiPaolo is he recalled in conjunction with filling out your application, you filled out a lot coverage worksheet. Mr. DiPaolo stated yes. Mr. Wieliczko stated in that regard there was a variance necessary for installation of the shed. Right now, it is a preexisting nonconforming condition because the max impervious is 30% and you are already at 33.19%. With the installation of the shed, it will increase to 36.53% of impervious coverage. Mr. DiPaolo stated he understood. Mr. Wieliczko stated the problem is we do not know the square footage of the driveway, but that is a variance you are seeking also? Mr. DiPaolo stated yes. Mr. Wieliczko stated in the review letter there are a few call outs. Will there be downspouts on the shed? Mr. DiPaolo stated if he needs them, he would put them on. Mr. Wieliczko stated the board engineer determines if they are necessary. Would you agree as a condition of approval to install those in a manner to direct away from adjacent lot 6 so as not to adversely affect the drainage on that lot? Mr. DiPaolo stated he did. Mr. Wieliczko asked do you agree as a condition of approval that the addition of the garage/shed would not affect any drainage on any property or on your property. Mr. DiPaolo stated he would. Mr. Wieliczko stated would you agree to provide our engineer construction details or spec sheet for the shed or garage? Mr. DiPaolo stated he would.

Mr. Wieliczko asked Mr. DiPaolo if anyone were going to live in the garage. Mr. DiPaolo stated no. Mr. Wieliczko asked Mr. DiPaolo to tell the board why the shed/garage is needed. Mr. DiPaolo stated we live in a rancher that was built without a garage. We lived in town for eight years. We bought this house in February and we are out of room. He was using a closet in living room that serves as a make shift garage. We need more space. I want to have something that is nice and that will help my family store their items. Mr. Wieliczko asked Mr. DiPaolo if he had any objections to marking the survey exhibit A-1? Mr. DiPaolo stated no. Mr. Wieliczko asked Mrs. McCart to

research and get a copy of the permit that was already given to Mr. DiPaolo. Mrs. McCart stated she had the application and concrete permit and would supply Mr. DiRosa and Mr. Wieliczko with a copy of it. Mr. Wieliczko asked Mr. DiRosa to provide a square footage for the variance. Mr. Wieliczko asked if the permit was closed out? Mrs. McCart stated concrete permits do not get inspections. Mr. Wieliczko stated do you as a condition of approval, if necessary, that our board engineer could take a look at the back yard and if necessary, request modifications? Mr. DiPaolo stated yes.

Mr. DiRosa stated as Mr. Wieliczko stated our letter was dated October 25, 2021 and we had a couple comments. Most of the comments outlined the variances as you heard during testimony. One thing he pointed out was about the downspouts. Mr. DiRosa recommends that the downspouts be installed and pointed either towards the center of the lot or towards the driveway.

Mr. Mancini asked who did the impervious count? Mr. DiPaolo stated he had roughly done it. Mr. Mancini stated a past applicant counted his impervious incorrectly to their detriment. After reconfiguring, it helped the applicant. Mr. Mancini asked Mr. DiRosa if he goes out to the property to check the impervious. Mr. DiRosa stated if it is required. Mr. Mancini asked if the 200-foot letter were sent out. Mr. DiPaolo stated yes. Mr. Wieliczko stated we took jurisdiction over the application. The applicant provided proof of proper publication and proof of notice to all residence. There were no further board questions.

Motion by Mr. McGovern and seconded by Mr. Hall to open to public relating to Mr. DePaolo's application. Hearing none. Motion by Mayor Keenan and seconded by Mr. Kozeniewski to close public portion. All ayes.

Mr. Wieliczko asked Mrs. McCart the date of the concrete permit. She stated June 24, 2021.

Mr. Wieliczko stated this is an application that came before us in conjunction with the installation of a 384 square foot shed/garage on an existing residential property. The proposed installation on the northeast side of the Elinor Avenue and the applicant is also seeking relief for an in place concrete patio for which he already received a permit. In that regard the applicant is proposing a side yard setback of three feet where 10 feet is required. In addition, the applicant is requesting relief that it is determined necessary for impervious coverage in excess of the 30% permitted. As calculated now it is 33.19%. As calculated with the shed it is 36.53%. That will increase with calculation of the concrete patio. Mr. DiRosa detailed that he will work with the applicant and with Board Secretary, and possibly do a site visit, to make sure all our calculations are correct before we put anything into a resolution. The applicant has agreed to the numerous conditions, including installation of down spouts and gutters on the shed in the manner acceptable to the board engineer and that they will be directed to the center of his property or towards the driveway and will not adversely affect neighboring properties. The application has agreed to provide construction details for the shed. The applicant has agreed that there will be no one living in the garage. Applicant has agreed to provide permit for concrete.

Motion was made by Mr. Morello and seconded by Mr. Kozeniewski to approve the application for Thomas DiPaolo. Roll call vote: Mr. McGovern, yes, Mayor Keenan, yes, Mr. Hall, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. Mount, yes, Mr. St. Maur, yes, Mrs. Swallow, yes, Mr. Mancini, yes. Mr. Wieliczko stated it is approved 9-0.

COMMUNICATION/ORGANIZATION: A meeting date was discussed for the November/December meeting. It was decided that December 8, 2021 worked best for most.

PUBLIC COMMENT:

Motion is made by Mr. Hall and second by Mr. St. Maur to open to the public for general public comment not related to the application. All Ayes.

Hearing none

Motion was made by Mr. McGovern and seconded by Mr. Kozeniewski to close the public portion. All Ayes.

BOARD COMMENT: none

ADJOURNMENT: Motion by Mr. Mount and seconded by Mr. St. Maur to adjourn. All ayes.