

Lodi Planning Board
March 11, 2009
Minutes

The meeting was called to order by Chairperson Al Norieka at 7:00 p.m.

Members Present: Mr. Borelli
Mr. Carrasco
Mrs. Breitwieser
Mrs. Fiduccia
Mr. Ingenito
Mr. Palumbo
Mr. Norieka

Also Present: Mr. Joseph Russo – Planning Board Attorney
Mr. Matthew Neulls – Planning Board Engineer
Mr. Gary Paparozzi – Planning Board Planner
Mrs. Marlene Muska – Planning Board Secretary

Members Absent: Mr. Vakharia
Mr. Luna

There was a motion by Mr. Carrasco seconded by Mr. Borelli to accept the minutes of the February 11, 2009 meeting. All members present voted in favor of the motion.

APPLICATIONS: 122707P
American Legion
41 Union Street
Block 89 Lot 7.02

The attorney for the applicant Mr. Philip Toronto presented to the board approval for preliminary and final site plan approval, variances pertaining to the construction of a new American Legion. Exhibits presented to the board are as follows:

- A1 – Drawing entitled “Site Plan for reconstruction of the American Legion – prepared by Job & Job dated 6/13/08 revised 2.27.09 consisting of 6 pages
- A2- D.E.P. permit dated 2/5/09
- A3- Affidavit from Vincent Martorano dated 12/9/08 terminating the leases on the subject property
- A4- Deed from the boro pertaining to the easement on the subject property dated 1/19/71
- A5 – Plan of the existing building prepared by Job & Job dated 9/16/08
- A6- Architectural plan entitled “proposed building for the American Legion” prepared by Edward Chuzinski Jr. A.I.A. dated 11/29/07 consisting of 7 pages.

Mr. Toronto stated the following variances will be required the front yard setback along Union Street the applicant proposes 25 feet instead of the required 30 feet. The maximum lot coverage

proposed is 68% instead of the required maximum of 60%. The egress driveway the applicant proposes minimum width aisle of 16 feet instead of the required 18 feet.

Mr. Sean Moronski the applicants planner went over the variances listed above along with the subject property's new building will measure approximately 5200 square feet. The finished flood elevation will be 32.25 feet which is in compliance with the DEP approval. The 50 parking spaces will be in compliance with the Borough's off-street parking requirements. The applicant will provide for a one-way ingress and one-way egress on the property. Appropriate signage will be added. Mr. Moronski also stated with the proposed driveway width of 16 feet he does not feel there will be any negative impact as this is an egress driveway only. Mr. Moronski also feels there will be no negative impact with the parking spaces as 50 spaces is more than enough. There will be no negative impact to the neighborhood and the benefits grating the variances outweigh any possible detriments.

Mr. Borelli questioned the fact that the applicant will no longer be renting spaces along side and in the back parking lot.

As per Mr. Toronto this will only be used for the American Legion.

Mr. Russo advised the board that this application will be subject to Nelgia Engineering receipt reviewing and approval of the plans submitted to the D.E.P.

Mr. Russo questioned the 25 foot easement which the borough actively used and the town has the right to access the brook.

Mr. Pappozzi the boroughs planner was concerned with the width of the egress which is required 18 feet and the applicant is proposing 16 feet. The ingress is fine.

Mr. Neuls the boroughs engineer was concerned with the lighting fixtures – additional drainage and signage.

Mr. Pappozzi questioned the 3 bay doors to the west of the building. questioned that there will be no other use of the property other than the American Legion, he also questioned the finished flood elevation for the building prior to building will be measured to make sure it meets the 32.25 feet required by the D.E.P.

Mr. Toronto stated he will comply with the letter from Neglia Engineering.

Mr. Norieka questioned if anyone from the audience wished to be heard regarding this application and no one came forward.

There was a motion by Mr. Carrasco seconded by Mr. Borelli to approve the application. All members in attendance voted in favor of the motion.

APPLICATION: 121108P
Michael Giamo
9-11 Union Street
13 Rennie Place
Block 89 Lots 21.01 and 24.02
Block 89 Lot 16.01

The attorney for the applicant Roger Bernhammer stated they are requesting a minor subdivision for the said properties. Mr. Bernhammer submitted the following exhibits for review:

- A1 – Letter from the Bergen County Planning Board to Richard Banca dated 5/16/89
- A2 – Letter from Richard Banca to the Bergen County Planning Board dated 1/9/89
- A3- Survey/Map depicting parking spaces and designated as Exhibit 2 of Roger Bernhammer’s letter dated 2/25/09
- A4- Lodi Planning Board Resolution dated 1989 designated as Exhibit 1 of Mr. Bernhammer’s letter dated 2/25/09
- A5- Drawing submitted by Edward Chudzinski Jr. depicting the parking spaces for 9-11 Union Street designated as Exhibit 4 of Mr. Bernhammer’s letter dated 2/25/09
- A6- Letter from the Bergen County Planning Board to Michael Giamo dated 12/28/00 as designated as Exhibit 3 in Roger Bernhammer’s letter dated 2/25/09
- A7- Drawing entitled “Minor Subdivision” prepared by P & M Surveying dated 9/22/08
- A8 – Letter from the Lodi Post Office dated 3/3/09

Mr. Bernhammer stated the lots 21.01 and 24.02 are owned by Richard Banca and Ralph Manfredonia and Lot 16.01 and 17 are owned by the applicant Michael Giamo. The lots owned by Mr. Banca and Mr. Manfredonia measure as follows lot 21.01 .40 acres and has 25 feet frontage along Union Street and lot 24.02 is a rectangular shaped lot measuring .26 acres with 155 feet of frontage along Rennie Place.

Mr. Bernhammer stated that there really is no change to the properties other than moving the boundary lines. The application is for the adjustment of the property line, Lot 21.01 is situated between Lot 16.01 and Lot 17. Lot 21.01 measures approximately 110’ X 25’. The outcome of the subdivision would be as proposed in Exhibit A-7 proposed Lot 16.01 would measure 10,750 square feet and proposed Lots 21.01/24.02 would measure 22,500 square feet.

Mr. Borelli questioned in the letter dated 2/25 exhibit 3 the use of the curb cut on Union Street.

Mr. Norieka questioned Mr. Giamo as to who owns the Tire Building and Mr. Giamo does own that building.

Mr. Manfredonia was questioned by Mr. Norieka as to Rennie Place being closed.

Mr. Norieka was concerned with the trailer trucks going down the street and not being able to come out.

Mr. Palumbo questioned the parking for Modern Bakery, and if the present fence on the right side can be moved to the left so the cars can use the curb cuts and not go down the curbing.

Mr. Carrasco questioned the Tire Establishment never having parking and the storage of tires in the building.

Mr. Neuls just asked if the fence would be moved and no improvements would be made.

Mr. Giamo stated lot 21.01 and 24.02 are merged as lot 21.01 owned by Mr. Banca and Mr. Manfredonia.

No one from the audience wished to be heard regarding this application.

Mr. Russo advised the board that the following conditions will be incorporated in the resolution: The approved subdivision will be perfected by way of a "Subdivision Deed" which will be reviewed and approved by the Planning Board Attorney. There will be no construction on any of the lots and/or buildings which are the subject matter of the subdivision. That signage will be installed indicating that the property is to be used only with those businesses occupying the building on Lot 16.01 i.e. 9-11 Union Street

There was a motion to approve the sub-division with the above mentioned conditions by Mr. Carrasco and seconded by Mr. Palumbo. All members present voted in favor of the motion.

Application: Mr. Goody's Gift Shop
228 Harrison Avenue

The application for this application is Thomas Anerine and the property owner MaryAnn Labelol. This is a site plan waiver, for a small 10' x 12' office space used for selling toys via the internet. The establishment will have one employee; there will be no improvements to the interior or exterior of the building. There will be no signage necessary or any walk in traffic. The applicant is really not sure of the hours of operation, as they will vary. There will be no retail sales on site. Ms. Labelol stated it was a small office vacant for many years.

No one from the audience wished to be heard regarding this application.

There was a motion by Mrs. Fiduccia, seconded by Mr. Ingenito for the approval of the site plan waiver and to issue a Certificate of Occupancy to Mr. Goody's Gift Shop. All members present voted in favor of the motion.

Resolutions: 012909P
Eli Elart
118 Essex Street

This resolution is for a site plan waiver and Certificate of Occupancy. There was a motion by Mr. Carrasco, seconded by Mr. Borelli to approve the resolution. All members present voted in favor of the motion.

Resolutions: 012009P
Francesca Lovo
10 Dell Glen Avenue

This resolution is for a site plan waiver and Certificate of Occupancy. There was a motion by Mr. Palumbo, seconded by Mr. Ingenito to approve the resolution. All members present voted in favor of the motion.

Resolutions: 011309P
Patricia Munar
14 Kimmig Avenue

This resolution is for a site plan waiver and Certificate of Occupancy. There was a motion by Mr. Borelli, seconded by Mr. Carrasco to approve the resolution. All members present voted in favor of the motion.

New Business:

Mr. Norieka reminded the board members of the class this will be held on April 25th at Bergen Community College and to please let Sharon know if you will be attending.

There was a motion to adjourn by Mr. Ingenito, seconded by Mr. Palumbo.

Respectfully submitted,

Marlene Muska