

Borough of Lodi  
Planning Board Minutes  
August 13, 2008

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 – Attorney  
Ms. Janice Talley – Planner  
Mr. Thomas Solfaro – Engineer  
Mrs. Marlene Muska – Secretary

Members Absent: Mr. Luna

Members Excused: Mr. Vakharia

There was a motion by Mr. Carrasco and a second by Mrs. Fiduccia to approve the minutes of the May 14, 2008 and the July 9, 2008 meetings. All members present voted in favor of the motion.

Application: 062608P Nelson Marques  
181 Farnham Avenue  
Lodi, NJ 07644

At the request of the applicants attorney Mr. Philip Toronto this application will be postponed until the September 10, 2008 meeting. There will be no notice as to the change of the meeting date.

Application: American Legion  
41 Union Street  
Lodi, NJ 07644

The attorney for this application Mr. Toronto submitted the following exhibits:

A1 – Site Plan dated 6/13/08 Job & Job

A2 – Stream Encroachment 6/13/08 Job & Job

A3- Architect Plan 3/20/08 Edward T. Chudzinski Jr.

A4 – Mailing affidavit

A5 - Letter from Mr. Job dated 8/7/08 in response to Engineering letter dated 7/29/08

Mr. Toronto stated the application is looking for approval for final site plan approval and reconstruction of the building, they are looking for 2 variances pre-existing conditions lot coverage and parking spaces permitted is 49 they are proposing 60 spaces with paving and curbs, Question concerning the parking spaces the number has to deal with the lot coverage, therefore Mr. Toronto feels a variance is necessary. This application will be pending DEP approval.

Mr. Toronto called up Mr. Ken Job 108 Hudson Street Hackensack, NJ. Mr. Job was questioned as to where the applicant is with the DEP process. There are 2 DEP issues which is fresh water wetlands and stream encroachment. The DEP signed off on the fresh water wetlands and they are waiting for the stream encroachment approval. There were revised plans submitted to the DEP so that the building will meet DEP approval. The application will be submitted to the DEP tomorrow, August 14, 2008, for the steam encroachment approval then it takes approximately 30 days to review and consider the application complete, and then the DEP has approximately 90 days to rule on the application. There is an approximate 4 month wait.

There was a question by Mr. Palumbo concerning the right side and back side of the parking lot was all paved? Mr. Job said yes even though there are weeds growing if you scrap you will see blacktop and gravel. Mr. Palumbo also questioned the Flood Hazard Building front right hand corner of the building being danger. Mr. Job stated we have a 100 year storm plus 1 foot flood hazard regulation that DEP requires. FEMA requires 29-1/2 feet and DEP requires 31 feet and will be proposing 32-1/2 feet. The next question by Mr. Palumbo was on the back left hand side of the building there is an 8 inch PVC pipe and there will be no elevation change how will the water be removed from the parking lot. The parking lot will contour right into that pipe as per Mr. Job. All the testimony was given based on exhibit A1 the site plan. What will the new parking lot do to the ramps on the left side of this building? The building no longer has rights to using the parking lot. The parking spaces again were a concern and the 93% coverage of asphalt will stay the same. The number of parking spaces will just be utilized. The impervious coverage with the additional 11 spaces will only pick up approximately 4%.

Mr. Job also stated the applicant still needs approval from the County of Bergen Planning and the DEP.

Mr. Carrasco asked if the ingress is only for the American Legion and again that was stated yes by Mr. Job and the buildings will no longer have rights to the property.

Ms. Talley asked if Mr. Job received a copy of the planners report and he stated he did receive the report and her concern first of all was the front yard set back. Mr. Job stated that the building department gave him the incorrect ordinances. Ms. Talley suggested that the "new" ordinances be adhered to as this is basically a new construction. Ms. Talley asked if there was any attempt to reduce the lot coverage from 93% to the 50% that is required. Mr. Job stated they are trying to put back what was there and Mr. Toronto stated they will meet the landscaping requirements. Mr. Job and Mr. Toronto then stated they did not receive a copy of the planners report. Ms. Talley then questioned Mr. Toronto's email address and it was confirmed Ms. Talley had the correct email address. Mr. Toronto then stated they will meet all the requirements of the planner report.

Mr. Solfaro then asked if the engineer would provide testimony regarding his letter dated August 7, 2008 which was in response to Mr. Solfaro's letter dated July 29, 2008 to satisfy the engineering concerns. Mr. Job went over the letter and stated they will comply.

Ms. Talley had concerns with the circulation pertaining to the driveway, walkways, interior aisles all noted in her report. She questioned the signage and handicap requirements also noted in her report. As well as residential buffers, dumpster enclosure, the chain link fence.

Mr. Carrasco had concerns regarding the rear steps in the building, wouldn't it be better to have the handicap accessibility in the rear of the building. Mr. Job stated it was not feasible.

Mr. Russo suggested that nothing can happen until the DEP approval which is approximately 90 to 120 days away. Mr. Russo stated that the plans need to be revised and it would be advisable to possibly hold off until the October meeting. We will carry the meeting until the October 8, 2008 and there will be no further notice as the applicant need not notice either.

There was a motion by Mr. Carrasco seconded by Mr. Palumbo to adjourn.

Respectfully submitted,

Marlene Muska