

In The Matter Of:
KW Home Kreation, LLC

October 13, 2020

M. Virginia Guinta
Certified Court Reporters
P.O. Box 184
Rocky Hill, New Jersey 08553
(609) 477-9342

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1 CITY OF LINDEN
 2 PLANNING BOARD
 3 CASE NO: SD-755-20
 4
 5 IN THE MATTER OF:
 6 KW HOME KREATION, LLC
 7 816 BALDWIN AVENUE
 8
 9 (HELD VIA RINGCENTRAL VIDEO
 10 CONFERENCE)
 11
 12 OCTOBER 13, 2020
 13 BOARD MEMBERS PRESENT:
 14
 15 CHAIRMAN JOSEPH LAPLACA
 16 VICE CHAIRMAN ARMAND FIORLETTI
 17 NICHOLAS PANTINA
 18 FELIPE CABEZAS
 19 CURTIS HUMPHREY
 20 NOYO EDEM
 21 MICHAEL ANDERSON
 22 FRANK DELLA FEMINA
 23 FRANK HETEM
 24 BARRY JAVICK, COUNCILMAN
 25
 26 ANTHONY D. RINALDO, BOARD ATTORNEY
 27 LEE KLEIN, PE, BOARD ENGINEER
 28 DOROTHY KOTOWSKI, RECORDING SECRETARY
 29 PAUL RICCI, BOARD PLANNER
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1 I N D E X
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 3 WITNESS: PAGE
 4 Nicholas Sottos, PE, PP 7
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 9 PUBLIC SPEAKER:
 10 NONE
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1
 2 A P P E A R A N C E:
 3 Gregory M Juba, Esq.
 4 923 N Wood Ave
 5 Linden, NJ 07036
 6
 7 HARBOR CONSULTANTS, INC.
 8 320 North Avenue East
 9 Cranford, NJ 07016
 10 BY: NICHOLAS SOTTOS, PE, PP
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1 MR. PANTINA: Okay, on to new
 2 business. So, the first one we're going to
 3 hear is KW Home Kreation, 816 Baldwin
 4 Avenue, subdivision 755-20.
 5 Some housekeeping, hold on, Mike put
 6 Nick Sottos on there. Nick Sottos is on
 7 with Greg Juba. Greg, can you hear me?
 8 And Nick, can you hear me? You guys gotta
 9 take the mute off.
 10 MR. RINALDO: Mr. Juba, are you
 11 here?
 12 MR. JUBA: I'm here.
 13 MR. RINALDO: Are you making an
 14 opening statement or you want to tell us
 15 what it is about?
 16 MR. JUBA: It's just a minor
 17 subdivision, two lots, there's going to be
 18 a one family constructed on each lot. The
 19 buildings have been septicly tied in to
 20 fit the lot because it's kind of irregular
 21 in the back and that's it. I will just put
 22 Nick on if you guys want any explanation.
 23 We are just looking for a minor
 24 subdivision.
 25 We have no problem, Nick with your

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1 engineering, we can stipulate to that, and
 2 Shade Tree, we're ok?
 3 MR. SOTTOS: Well, Shade Tree, I have
 4 to work through a couple of pages of
 5 comments that were received a couple of
 6 minutes ago, just as a matter of interest.
 7 Just as a matter of interest, I have worked
 8 on site plans 10 times this size and done
 9 less than that much verbiage, so we'll just
 10 have to work our way through it, but we'll
 11 revise the plans and we'll make the
 12 gentleman that wrote that document, happy.
 13 MR. PANTINA: We know you like
 14 working under pressure, Nick, so that's why
 15 we waited until about 10 minutes ago to
 16 send you that letter.
 17 MR. SOTTOS: What was that?
 18 MR. PANTINA: I said we know you
 19 like working under pressure, that's why we
 20 waited until about 10 minutes ago to send
 21 you that letter.
 22 MR. SOTTOS: I know, I know, but I'm
 23 gonna catch up to Armand in age, but I'm
 24 gonna be 84, you know.
 25 MR. PANTINA: And you also have

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1 Paul Ricci's letter from October 9th,
 2 right?
 3 MR. SOTTOS: Pardon?
 4 MR. PANTINA: You also had the
 5 planner's letter from October 9th as well,
 6 right?
 7 MR. SOTTOS: The planner's letter
 8 echoes what we just said, there's
 9 absolutely no variances associated with
 10 this project. It's clean, it's just
 11 perfect, and the planner's comments were
 12 supportive.
 13 MR. RICCI: I agree to that, they're
 14 compliant, it's a fully conforming
 15 subdivision.
 16
 17 NICHOLAS SOTTOS, S-O-T-T-O-S with a business
 18 address of 320 North Avenue East, Cranford, New
 19 Jersey, having been duly sworn, testified as
 20 follows:
 21
 22 MR. RINALDO: First, Nick, Tony
 23 Rinaldo, again. We can work through the
 24 report from the Shade Tree Commission, I
 25 wouldn't worry too much about that, we can

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1 work that out, I wouldn't spend too much
 2 time on it.
 3 MR. SOTTOS: Like I said before, for
 4 the record, we ought to say that this
 5 property is known as block 203, lots 13.01
 6 and 13.02, the whole site is 9204 square
 7 feet in size, it's located in the R2V zone,
 8 it's purpose one and two-family dwellings,
 9 and one and two-family semi-detached
 10 dwellings.
 11 We're subdividing and constructing two
 12 single family dwellings. The development
 13 complies with all of the bulk standards of
 14 the R2V zone, no variances are requested.
 15 Overall, the development complies with the
 16 City of Linden Master Plan, and is
 17 consistent with existing properties in the
 18 area of influence. And as much as the
 19 reports, the engineer's report, I have no
 20 problem with that, it's a new detailing
 21 that just came up with in September so,
 22 we'll include that in our revised plan. As
 23 to the fire department, there is no
 24 problem, and as for the landscape
 25 architect, we're gonna have to work our way

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1 through it, but I guarantee we'll provide a
 2 revised plan and make him satisfied and be
 3 in compliance.
 4 MR. PANTINA: Anything else?
 5 MR. SOTTOS: No.
 6 MR. PANTINA: Any questions from
 7 the board members? Can you please bring up
 8 Lee Klein, Mark? Not that he has any
 9 comments.
 10 Seeing no more questions, do I have a
 11 motion to approve?
 12 MR. FIORLETTI: Armand Fiorletti
 13 makes a motion to approve the site plan for
 14 816 Baldwin Avenue.
 15 MR. PANTINA: I second it. Can I
 16 have a roll call, please?
 17 MS. KOTOWSKI: Mr. LaPlaca?
 18 CHAIRMAN LAPLACA: Yes.
 19 MS. KOTOWSKI: Armand Fiorletti?
 20 MR. FIORLETTI: Yes.
 21 MS. KOTOWSKI: Nicholas Pantina?
 22 MR. PANTINA: Yes.
 23 MS. KOTOWSKI: Curtis Humphrey?
 24 MR. HUMPHREY: Yes.
 25 MS. KOTOWSKI: Michael Anderson?

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1 MR. ANDERSON: Yes.
 2 MS. KOTOWSKI: Frank Hetem?
 3 MR. HETEM: Yes.
 4 MS. KOTOWSKI: Noyo Edem?
 5 MS. EDEM: Yes.
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 7 (Hearing was adjourned at 6:58 p.m.)
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1 C E R T I F I C A T I O N
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 3 I, DEANNA WIZBICKI, being a Registered
 4 Court Reporter and Notary Public within and for
 5 the State of New Jersey, do hereby certify that
 6 the foregoing is a true and correct transcript of
 7 the telephonic proceedings.
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 14 30CY00001700
 15 Notary ID No: 2330518
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 22 supervision of the certifying reporter.
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