In The Matter Of:
Minutes Linden Planning Board 1/12/2021

January 12, 2021

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Minutes of the Linden Planning Board meeting, January 12th, 2021 commencing at 6:30 P.M. by Ring Central.

The meeting was called to order by Mr. Pantina in accordance with the Open Public Meetings Act Requirements.

(Flag salute.)

BOARD MEMBERS PRESENT:

JOSEPH LaPLACA, CHAIRMAN
ARMAND FIORLETTI, CHAIRMAN
BARRY JAVICK, COUNCILMAN
NICHOLAS J. PANTINA
FELIPE CABEZAS
MICHAEL ANDERSON
ALEX LOSPINOSO, MAYOR'S DESIGNEE
NOYO EDEM, arrived late online

ANTHONY D. RINALDO, BOARD ATTORNEY
PAUL RICCI, BOARD PLANNER
DOROTHY KOTOWSKI, BOARD SECRETARY

Chairman LaPlaca, Attorney Rinaldo, Mayor Armstead and Nicholas Pantina thanked Michael Anderson for his service since he's retiring from the Board.

There was a motion to accept the minutes of the December 8th, 2020 meeting made by Mr. Fiorletti, seconded by Mr. Anderson, all voted affirmatively, motion passes.

With regard to SD-753-20, KW Home Kreation, LLC, a motion was made by Mr. Fiorletti and seconded by Mr. Anderson to accept the resolution. All members voted in the affirmative. Motion passes.

With regard to SP-1122-20 WAWA, motion was made by Mr. Fiorletti, seconded by Councilman Javick to pass the resolution and Mr. Tandul from the Shade Tree Commission will forward a report to be reviewed regarding the Shade Tree Commission Review Letter.

With regard to SP-1126-20, Jumping Bunnies Academy, 422 North Wood Avenue for a day care,
this case has been deferred to the February 9th, 2021 meeting.

APPLICANT: Lettini and Sons SD-751-20
PREMISES: 301 Curtis Street
TO PERMIT: Subdivision with variance.
Gregory Juba, Esquire, appeared for the applicant. Exhibit is marked A-1.
Anthony Gallerano, Harbor Consultants, Inc., 320 N Avenue E, Cranford, New Jersey 07016
is sworn and his qualifications were accepted. He testified upon direct examination by Mr. Juba that
he prepared the minor subdivision on the corner of Curtis and Brook Streets.
Mr. Gallerano described the property consisting of two lots, one at the corner of
Curtis and Brook Street and the other lot, an interior lot, contains a two-family dwelling. He
testified these are two oversized lots that are irregular in shape. He testified the applicant
wants to move the existing dwelling on the corner and maintain the existing two-family dwelling and
subdivide the property into two lots. The remaining lot will contain the existing
two-family.
Each lot will contain a driveway and there's a provision for two garage spaces and two
driveway spaces for a total of four. Each of the single families have the garage parking space. He
testified these will be three bedrooms with a study, that the zone is an R-2B zone and stated
that the two single family dwellings have no variances asked, that the variances that are
required for the two-family dwelling is a minimum lot size of 6000 square feet and 5250 square feet
is provided.
Minimum lot width required is 60 feet where 50 feet is provided. Minimum combined side yard
is 20 feet, 19.8 is proposed. Maximum building height is 30 feet and 33.15 is existing.
Maximum front yard coverage is 40 percent, 51.55 percent is being proposed.
Aerial view is marked A-2. Mr. Gallerano pointed out 11 existing two families are in the
area and seven are undersized lots.
(Refer to transcript.)
He testified there would be no negative impact on the surrounding area as a result of the
proposed subdivision.
With regard to the positive criteria, he testified it satisfies Paragraphs G and M of the purpose of zoning and there's no substantial detriment to the zone plan or master plan.

Jeff Tandul stated there was an issue with the trees proposed to be removed and he will provide his comments to the Board and the applicant.

Attorney Rinaldo stated the condition to the proposal would be complying with the Shade Tree Commission requests.

Mr. Gallerano stated he saw the comments by the Engineering Department and will comply with the comments. No one appeared from the public.

By motion by Mr. Fiorletti to approve the application, subject to the bulk variances and the front yard coverage required and the variance for the driveway and the comments from the Shade Tree Commission, seconded by Councilman Javick, all Board members voted in the affirmative, application was granted.

With regard to to the Redevelopment Study presented by Mr. Ricci, this is a Planned Commercial District Ordinance that was introduced by City Council and concerns the former General Motors site. The ordinance is in place today and the property owner is requesting changes to the ordinance which would permit them to have a gasoline with convenience store in one of the remaining pad sites.

After remarks by Mr. Ricci and John Michalski, Esquire, who is in attendance but is satisfied with what was said, a motion was made.

Mr. Rinaldo said he reviewed it and thinks the comments that were made and the changes that were made are adequate and would recommend the Board vote to declare that the changes in the ordinance are consistent with the master plan.

Mr. Cabesas asked if the property borders any residential property and it does not. No one from the public spoke.

Mr. Fiorletti made a motion that the ordinance changes are consistent with the master plan, seconded by Mr. Anderson. All Board members voted in the affirmative, including Noyo Edem.

Mr. Pantina mentioned the next Board meeting is February 9th, 2021.

Upon motion made and seconded to adjourn,
all Board members in agreement, the Board adjourned at 7:22 P.M.
   (Adjournment.)