

INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF JULY 19, 2023

The regular meeting of the Woodbridge Inland Wetlands Agency (Agency) was commenced at 7:30 pm on Wednesday, July 19, 2023, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, by Acting Chairman David Speranzini.

Agency members present for the meeting were: Acting Chairman David Speranzini, Josh Goldberg, Steven Sosensky, Jean Webber (alternate) and Enréne van Tonder (alternate). Robert Blythe and Jack Kurek were excused. Van Tonder and Jean Webber were seated in place of Blythe and Kurek. Agency Enforcement Officer (AEO) Kristine Sullivan was also present.

NEW BUSINESS

Primo Capital LLC, Peter Forchetti: 106 Seymour Road
Application to modify the existing IWA permit for the residential site development of the subject property.

The Agency formally received the application submitted by Primo Capital LLC, Peter Forchetti, to modify the existing IWA permit for the residential site development of 106 Seymour Road. The application was accompanied by a check for the application fees, site plan showing the modified site development plan and proof of notice to the abutting property owners. Project engineer, John Paul Garcia was present to discuss the application with the Agency members.

Mr. Garcia supplied a colored plan overlaying the approved site plan with the current proposed site plan. In discussion he noted:

- The proposed house is smaller than the one originally approved.
- The original house design had been “generic”.
- The new design has a wraparound deck, porch and front instead of side loading garage.
- The clearing limits have remained the same.
- The original site plan was approved two years ago with that permit recently transferred to the applicant.
- By the driveway entrance ten feet of proposed clearing has been moved closer towards the wetland, but that can be removed if required.

At the conclusion of discussion, the Agency members acted as follows:

*** **Goldberg moved to defer action on the application to the Agency’s duly authorized Agent since there would be no substantive change to the site development of the property.**

*** **Webber seconded**

*** **In favor: Goldberg, Speranzini, Sosensky, van Tonder and Webber.**

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Unanimous approval.

OLD BUSINESS

Michael Ikonomou: 28 Crestview Drive

Application for construction of a 30' x 40' detached garage.

At its regular meeting on June 21, 2023, the Agency had formally received the application submitted by Michael Ikonomou for construction of a 30'x 40' detached garage for his residence at 28 Crestview Drive. Prior to this evening's meeting, Agency members had conducted a site inspection of the property related to the proposed garage.

Mr. Ikonomou submitted a letter from the Crestview Drive Homeowners Association indicating the Association had no objection to the application. In response to questions from the Agency members Mr. Ikonomou noted:

- The pipe for residences downspouts will be re-routed from so that they will not be under the garage. The existing downspout exit level spreader will remain in its existing location.
- Stormwater from the garage roof would either be tied into the existing downspout drainage pipe system or would just sheet flow off the garage roof.
- The garage would have just a slab and frost foundation. There would be no basement.

Agency member Sosensky stated that he was not in favor of the application and commented that:

- He believed the application was incomplete.
- No sediment and erosion controls were shown on the submitted site plan.
- No information regarding impacts to the onsite wetlands were provided.
- The garage could be moved closer to the existing residence rather than having the twenty foot passage between the residence and the proposed garage.
- Questioned what activities would occur in the garage. *Note: Mr. Ikonomou noted that the garage would be used for normal storage including vehicles.*

There being no further comments by Agency members, the following action was taken regarding the application:

***** Webber moved to defer action on the application to the Agency's duly authorized Agent since no work would take place in the onsite wetlands and there would be minimal or no impact to the onsite wetlands.**

***** Goldberg seconded**

***** In favor: Goldberg, Speranzini, and Webber**

***** Opposed: Sosensky**

***** Recused: No One**

***** Abstained: van Tonder***

Majority Approval.

**Note: Abstained because she had not been present at the site visit.*

Ejldo Kimca: 144 Ford Road

Request for Transfer of Permit for Residential Site Development of Property

The Agency received a request from Ejldo Kimca, to transfer the permit originally issued to Denis Tereb to himself. The request was accompanied by a letter of consent to the transfer of the permit for the residential site development of 144 Ford Road to Old Stone Properties LLC.

Agency member Sosensky noted that it was unknown if Ejldo Kimco was a member of Old Stone Properties LLC.

***** Webber moved to approve the transfer of the permit issued to Denis Terab to Ejldo Kimco/Old Stone Properties LLC, subject to verification that Ejldo Kimco is a member of Old Stone Properties LLC.**

***** Goldberg seconded**

***** In favor: Goldberg, Speranzini, Sosensky, van Tonder, and Webber**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous Approval.

CORRESPONDENCE

1. Notification from The Pond and Lake Connection that they will be treating the pond at 4 Carriage Drive on or around 7/10/2023
2. Request from Jonathan Gordon and Jonathan Rohner of the release of the IWA performance bond being held for the residential site development of 24 Center Road.
AEO Sullivan reported that she had inspected the site and the site is stabilized and stormwater system functioning. She recommended the return of the IWA bond given that the Building Department is maintaining a \$1500 cash bond to insure that the grass remains established for at least two growing seasons.

***** Sosensky moved to release the IWA performance bond being held for the residential site development of 24 Center Road.**

***** Goldberg seconded**

***** In favor: Goldberg, Speranzini, Sosensky, van Tonder and Webber.**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval

ENFORCEMENT OFFICER'S REPORT

There was nothing new to report.

OTHER BUSINESS

Agency member Sosensky noted for the record that the quality of the removal of Japanese Knotweed along Route 67, Seymour Road has been very good.

APPROVAL OF MINUTES

Minutes of June 21, 2023.

***** Sosenky moved to approve the minutes of the Agency’s regular meeting on June 21, 2023, with the correction of the word “know” to “now” in the fourth bullet on page 2 and the correction of the meeting date to be June 21, 2023, not June 19, 2023.**

***** Goldberg seconded**

***** In favor: Goldberg, Speranzini, Sosenky, van Tonder and Webber.**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval

SITE INSPECTIONS

No site inspections needed to be scheduled.

MEETING ADJOURNMENT

***** Goldberg moved to adjourn the meeting at 8:05 pm.**

***** Webber seconded**

***** In favor: Goldberg, Speranzini, Sosenky, van Tonder and Webber.**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 8:05 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary