

SPECIAL COUNCIL MEETING
FEBRUARY 17, 2009
7:00 P.M.

CALL TO ORDER:

STATEMENT OF

ADVERTISEMENT: Notice of this meeting has been provided to the Courier Post, Inquirer and Record Breeze along with being posted on the Borough Hall Bulletin Board stating the time and place of the meeting.

ROLL CALL:

MAYOR JOHN GENTLESS
BEN ANGELI, COUNCIL PRESIDENT
JULIE GALEZNIAK, COUNCILWOMAN
STEVE VENUTO, COUNCILMAN
MICHAEL SANTORO, COUNCILMAN
HOLLY TATE, COUNCILWOMAN
MICHAEL PEREZ, COUNCILMAN
JEFFREY BARON, ESQ.
LARRY WAETZMAN, PLANNER
JOHN D. KEENAN, JR., BOROUGH CLERK

The Mayor stated there was a resolution to take action on prior to starting the redevelopment business. The Borough of Stratford has applied to the State of NJ for a CSIP Grant to take down trees, trim trees, and other tree maintenance. The State has awarded such grant conditioned upon a resolution accepting the grant from the Borough.

Res.2009:51A Resolution 2009:51A – CSIP Grant to Take Down, Trim Trees and other Tree Maintenance in the amount of \$25,000.
On motion of Councilwoman H. Tate, seconded by Councilwoman J. Galezniak with all ayes on the vote.

RESOLUTION 2009:51
GRANT IDENTIFIER: PF09:124

The governing body of the Borough of Stratford desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$25,000. to fund the following project:

2008-11 Community Stewardship Incentive Program Grant

Therefore, the governing body resolves that John Gentless or the successor to the office of Mayor is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in the amount not less than \$25,000. and not more than \$25,000., and (c) to execute any amendments thereto which do not increase the Grantee's obligations.

“The Borough of Stratford Council authorizes and hereby agrees to match 25% of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified 9% of the match will be made up of in-kind services (if allowed by grant program requirements and the agreement).*

The Grantee agrees to comply with all applicable federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

Introduced and passed February 10, 2009.

Ayes 6; Noes 0; Absent 0

*The portion of this form between the asterisks should only be completed if matching funds are required under the terms of the agreement. Where in-kind services are allowed and are stipulated by the Grantee, an attachment must be provided and appended hereto, breaking out the in-kind services to be provided by the Grantee.

The Solicitor spoke of the Redevelopment Study and Plan, and he stated the parties who wished to speak would be limited to 30 minutes each. He explained the Borough had already advertised and noticed the property owners regarding a meeting on February 24, 2009 if tonight's meeting had to continue due to time.

The Planner Mr. Waetzman stated his presentation regarding the redevelopment of the three areas. He also stated the regulations which help determine areas in need of redevelopment. The Plan finds all 3 areas are in need of redevelopment as was found by the Joint Land Use Board (JLUB) in their review and approval. He went over the residential portion and non-residential portions in area 1, detailing the entertainment areas, and vacating of Bishop Terrace to allow a new three-story apartment complex where the existing two apartment complexes are located.

One liquor license would be available in area 1.

In area 2 known as Bradlees a mixed use development which would follow Smart Growth principles with 2-3 story buildings. One liquor license would be available to this area as well. Upper floors would be residential units. Two different residential buildings would be on the site, one would be senior units or those who are over 55, and one with family units.

In area 3 on Warwick Road at the Shopping Center which does not include the Rite Aid site would be a smaller retail development closer to Warwick Road and have a residential cul-de-sac adjoining the existing residential area. There would be 20 lots with 18 of them having single family homes, and two units would have two units in each totaling four affordable units.

Mr. Waetzman further explained affordable housing and how it is regulated by the size of the family and income of the household. The net increase based on prior studies of students would be 82 students to the local schools.

Mr. Baron swore in Mr. Waetzman for his prior testimony and his future testimony, which Mr. Waetzman confirmed his office did prepare the Redevelopment Study and Plan. Mr. Baron asked the Planner to expand on his findings of each area regarding the criteria required to find the areas in need of redevelopment.

Mr. Waetzman detailed from his study the area and criteria. Mr. Baron confirmed with the Planner that all three areas were reviewed separately and not connected or linked together. Mr. Waetzman confirmed.

Councilwoman Tate inquired about area 1 and the issue if one owner took the plan to court, could another portion begin to redevelop? Mr. Baron responded he believed that certain sites could continue with redevelopment even though another parcel in the same redevelopment area may be in litigation. The Planner also added the areas are separate by residential and non-residential uses.

Area 1 or 2 was confirmed to be able to have the "D" liquor license.

Charles Blount of Parkview Road asked if there were changes since the last plan was presented at the last public meeting? Mr. Waetzman stated the Plan was the same.

Agnes Moore of Laureba Avenue questioned the 82 students and based per student this would be costly. She also questioned the 18 units at the apartments in area 1. Mr. Waetzman stated 9 unites were moderate and 9 were low units. Mr. Baron explained the paper streets which come off White Horse Pike and how they would be treated in the

redevelopment in front of LaMartinique, and also spoke about how the tax revenue of the new units would offset the cost of the school students.

Councilman Venuto detailed how per student cost works, since he recently met with Dr. Brown, the Stratford School Superintendent. He stated the school population has dropped by 80 students since 2002 which equates the new students could come to the school with no cost impact.

Joseph Strippoli of LaMartinique Bowling questioned the plan term. Mr. Waetzman stated the plan is good for 10 years until 2018. Mr. Baron confirmed. Redevelopers would have to comply with COAH Plan adopted by Stratford, and make application to the JLUB for site plan approval.

Joseph Schiavo of Temple Avenue asked what is the worst case if Stratford does not comply? Mr. Baron stated Stratford would lose their certification and builders could file lawsuits and build developments without regard to Stratford's choice.

Rosemary Simpkins of Yale Avenue appreciated the school information from Councilman Venuto.

Greg Saputelli read into the record his letter opposing the plan and presented copies to the Council to be part of the record. Copies were so noted and marked AEJ/UMDNJ-1. It was confirmed that all council members were present at prior JLUB meetings and hearing with the exception of one council person. It was also confirmed the CD from the December 11, 2008 final JLUB meeting was available. Also noted was the fact the JLUB meetings were video taped and shown on the local cable access channel 19 very often.

Councilwoman Tate questioned the interior inspections and certain borough departments who were not questioned by the Planner. Mr. Baron stated the prior cases of law were invalidated but that was when the Planner relied on those types of inspections, and there was no reliance by the Planner in his report.

Pat Walsh of Meadow Lark Road and also a JLUB member stated he had presented photos as part of the record of the outside of the Bradlees site.

Joseph Strippoli spoke of his years being across from the site (Bradlees) and the minimal improvements to the site. He stated this had gone on for 20 years. He also spoke of how he has cut the grass at the site on his own to better the area.

Miles Snyder of Wolf Block wanted to confirm his entire prior record presented to the JLUB to be made part of this body's record. Mr. Baron confirmed it would all be part of the record.

Agnes Moore questioned on how the UMDNJ foundation is involved. The Clerk explained how they hold the remaining portion of the land lease on one building of the car dealer nearest the jughandle.

Harry Berry of Cornell Avenue and a JLUB member confirmed the owner of Bradlees to be AEJ Stratford LLC. Mr. Saputelli confirmed if the prior video tapes are available, and he was told yes.

Mr. Baron explained the issue before the council was to approve the three (3) areas in need of redevelopment and the three (3) redevelopment plans for the three areas. He also confirmed the areas can be modified or amended at anytime. He explained to focus on what you heard tonight, JLUB meetings, and if this is the direction Stratford wants to move.

Motion made by Councilman Venuto, seconded by Councilman Santoro to accept the JLUB decision of the three (3) areas being in need of redevelopment and to approve the redevelopment plan for all three (3) areas. All Council voted aye on roll call vote as follows:

Councilman S. Venuto	yes	Councilman M. Santoro	yes
Councilwoman J. Galezniak	yes	Councilwoman H. Tate	yes
Councilman B. Angeli	yes	Councilman M. Perez	yes

MOTION CARRIED

ADJOURNMENT: On motion of Councilman S. Venuto, seconded by Councilman M. Perez with all ayes on the vote, the meeting was adjourned.

John D. Keenan, Jr. RMC