

STRATFORD JOINT LAND USE BOARD MINUTES
MEETING
JUNE 22, 2017

The meeting was called to order by Chairman St. Maur at 7:00 pm and the public statement was read that the meeting was advertised in the Courier Post, Central Record and a notice was posted on the bulletin board at the Borough Hall stating the time and place.

The Chairman led the board in the pledge of allegiance and a prayer.

ROLL CALL:

Present	Absent
R. St. Maur, Chairman	J. Lyons
A. Santora, Vice Chairman	J. Kelly, Alternate #2
M. Mancini	
R. Morello	
J. Keenan, Mayor	
M. Goldin	
F. Hartman	
P. McGovern	
T. Kozeniewski, Alternate #1	
M. Ward, Solicitor	
W. Roorda, Engineer	
S. McCart, Secretary	

APPROVAL OF MINUTES:

Motion was made by Mr. McGovern and seconded by Mr. Mancini to adopt the May 25, 2017 minutes with all members voting aye. Mr. Hartman abstained since he was not present.

APPROVAL OF RESOLUTIONS:

BOARD ACTION:

Review and make recommendation of Laurel Mills Redevelopment Plan, 102 Warwick Road, B. 116, L. 14

Mr. St Maur made adjustment to agenda to first hear Laurel Mills Redevelopment Plan as a courtesy to team of experts who are presenting to the Board the Amended Redevelopment Plan. He asked JLUB Solicitor to give an overview of what the Board needs to expect to do here.

JLUB Solicitor Mr. Ward explained every Municipality is required to have a Master Plan that guides planning process and serves as a blue print for the Ordinances that municipality may enact in the future. Once adopted under Municipal Land Use Law Municipality has obligation to reexamine and determine what changes may be needed. These laws are 40A:12A-7 NJ Redevelopment Act, NJ local redeveloping law and 40:55D-26 Land Use Law. Anytime the town is considering changes in land development reorganization or redevelopment process it must first refer to planning board and Planning Board has obligation to make determination if changes are consistent with latest revised master plan. JLUB has been presented with a Resolution of referral and we must make determination if amended redevelopment plan is consistent with master plan reexamination. We enlist aid of professional planner, Pamela Pellegrini and Jim Maley, an attorney specializing in redevelopment process. Both are here and have been retained by Stratford Borough to explain why amended redevelopment plan is consistent with most updated master plan. If all evidence that is presented is consistent then we are asked to pass resolution and send back to the governing body.

Ms. Pelegrini stated that the ordinance is a revised redevelopment plan for the Laurel Mills shopping area with a mixed use environment of both residential and commercial. It is important because it is one of three sites that meets court settlement approved housing elements in development and fair share plan that meets affordable housing.

Laurel Mills wraps around rite aid, front portion must have at least 12,000 sq ft of commercial and must be completed first. This plan actually has 14,000. Behind commercial building there are townhome style design, 80 units, 64 market and 16 affordable housing. All buildings will be 2 story with exception of behind commercial building in the center will be four 3 story units for affordable housing and 4 more in back of development will also be affordable housing. All units with the exception of affordable will have garage parking. The 1st floor of affordable will have garage parking and some street parking and some parking lots for visitors. All parking meets RSIS standards, Residential Site Improvement Standard.

Ms. Pelegrini showed some preliminary plans samples. Market value homes are 1587 sq ft with optional 600 sq ft basement, all 3 bedrooms. The question was asked how wide the modular, 21' in width. The question was asked if affordable also had option for basement, Ms. Pelegrini stated she would have to check into that. Mr. Morello stated there are driveways for affordable housing but no garages, ms. Pelegrini stated that is correct. Affordable homes will be 705 sq ft for 1 bedroom, 705-835 sq ft for 2 bedrooms and 981-1060 sq ft for 3 bedroom. These meet the R1 and R2 minimum dwelling size requirements. Mr. Santora asked if there had to be 1 off street parking space for each unit. Ms. Pelegrini stated not necessarily. The 3 bedroom needs just over 2 so the extra space would be street parking or the parking area. It was asked if affordable would have off street parking. Ms. Pelegrini stated there is a driveway for first floor parking. The other 2 stories above will have on street parking. Question was asked will these be condo ownership? Ms. Pelegrini stated they will be for sale units Plot lines associated with each unit. Question was asked if there was a home owners association. Ms. Pelegrini stated there would be because there are some common areas, parking lot, open areas and main buffer along Longwood Drive would be maintained by the association. Question was asked if there would be a fee. Ms. Pelegrini stated there would be a fee.

There will be no on site proposed storm water management, no basin. There is underground storm water and new site would drain in same direction. Question was asked about commercial property. Everything would tie into the system as it leaves the property. Question was asked that there is more than an acre of disturbance; you don't have to come up to storm water reg? Ms. Pelegrini stated you do but you have to provide counts and we have less impervious coverage.

The preliminary buffer is a decorative perimeter fence. Mr. Mancini wanted to know if it could be a 6' solid. Ms. Pelegrini stated it boxes property in so the decorative aluminum with vegetative buffer will provide privacy. This can be raised at the public hearing.

Preliminary architect designs were presented to board. Minimum of 2 building type and developer must come in for approval by governing body of final building elevation before they make site plan application. There will be a redevelopment agreement between governing body and developer and will cover a lot of information beyond zoning. That will be done before they come in for their site plan. There was rendering of building with 3 story units as well.

This redevelopment plan makes the town becomes consist with housing element of the housing and fair share plan and court approved settlement with affordable housing and it necessary on this property. If this does not happen the redevelopment becomes null and void and subject to building revenue lawsuits. The town would no longer have protection under the law.

Mr. McGovern asked if we can make sure sales slow down that the developer would not buy for rental, Ms. Pelegrini stated that would be in redevelopment agreement. We would require within documents that there are restrictions. Mr. Hartman stated there would be restriction that garages cannot be turned into living spaces.

Mr. Mancini wanted to know what authority would be in place for council to have over homeowners association. Would there be any control over that? There would be a contract with us and borough would have provisions to enforce code. Mr. Morello asked can they change their bylaws that would allow something that would ordinary would not have. They could but we will have it in our redevelopment plan that it will be in the by laws that they cannot be change without approval of borough.

There will be no fences between units. What they are allowed is a privacy screening on 5x5 patio. Mr. Morello question off street parking meets regulation. The residential is better than commercial. They are little short. Mr. McGovern asked who will be responsible for trash, snow removal. The streets would be maintained by the borough and they would have curbside trash. Mr. Mancini asked about width of street. Ms. Pelegrini stated 30' same as any street. Dumpster will be allowed for commercial property. What do 2nd and 3rd floor do with their trash. It is written that trash for those units will be modified to create a fence area for their personal trash.

PUBLIC PORTION:

Agnes Moore expressed her concern that these are condominiums and not townhomes, garages becoming bedrooms and offices and parking for upper story units. Mr. Maley stated it is a blend of ownership because the land is going to be owned. Her other concern was fencing.

Mr. Tom Koehler, Homestead, wanted a privacy fence along property line.

Mr. Ward all these issues have to be taken to the governing body. We need to make sure we are being consistent with Master Plan. Does plan have capability for new growth, provide land use opportunities, provide fair share of affordable housing. All we need to know is that aspect of plan that makes this concept consistent with redevelopment plan. Mr. St. Maur asked if there was anything in plan that is inconsistent with Master Plan. Mr. Maley and Ms. Pelegrini stated no.

Motion was made and seconded to approve rehabilitation plan and send back to governing body. Roll call was taken:

Mr. St Maur-yes, Mr. Santora-yes, Mr. Mancini-yes, Mr. Morello-yes, Mr. Keenan-yes, Mr. Goldin-present, abstained from voting, Mr. Hartman-yes, Mr. McGovern-yes, Mr. Kozeniewski-yes

Continuation:

Royal Children's Academy, 814 N. White Horse Pike, B. 10, L. 1

Ernest Tetteh Obuobi stated he retained an engineer about 3 days ago and asked for an extension to next month to allow him to have funds to continue with site plan. Mr. Ward stated originally you did not seek site plan application; therefore, you do not need a continuation. You will need to apply for Site Plan. You will need to give notice to neighbors and newspaper that you are seeking site plan approval. Ernest stated August meeting may be better but if he is able to get done for July he will let us know.

Motion was made and seconded for continuance to regular August monthly meeting with all members voting aye.

Public portion:

Agnes Moore asked if he was far enough away from liquor store?

He is not a school, it is a day care and he's 2 blocks away.

New Business: none

Motion was made and second to adjourn the meeting with all members voting aye.