

STRATFORD JOINT LAND USE BOARD MINUTES
MEETING
SEPTEMBER 28, 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	M. Mancini
A. Santora, Vice Chairman	J. Lyon
P. McGovern	J. Kelly, Alternate #2
J. Keenan, Mayor	T. Kozenewski, Alternate #1
M. Goldin	
F. Hartman	
R. Morello	
S. Mccart, Secretary	
M. Ward, Solicitor	

APPROVAL OF MINUTES:

Mr. Goldin pointed out that parking spaces mentioned on page 2 do not exist. The owner of Stratford Center has to come in to JLUB to update his site plan. Mr. Ward pointed out that it is a condition of the resolution. He can come in for a site plan waiver as long as he can establish where those parking spaces are.

A motion was made by Mr. Goldin and seconded by Mr. Keenan to approve minutes from the August 24, 2017 meeting with all members voting aye. Mr. Hartman abstained since he was absent.

APPROVAL OF RESOLUTIONS:

Resolution 2017:07 Royals Learning Center, block 10, lot 1 was presented by the Solicitor. Board voiced concern about six off site parking spaces. Mr. Morello wanted resolution to read more specifically that it is the Stratford Center. Mr. Ward stated the actual resolution states specifically Stratford Center. He would have to come in with a plan and map and submit a revised proposal.

Motion was made by Mr. Goldin and seconded by Mr. McGovern to approve Resolution 2017:07 with all members voting aye by roll call vote.

Resolution 2017:06 sign variance for block 16, lot 1.01 was presented by the Solicitor. Motion was made Mayor Keenan and seconded by Mr. McGovern to adopt Resolution 2017:06 with all members voting aye by roll call vote.

BOARD ACTION: None

PUBLIC PORTION: None

CORRESPONDENCE: None

NEW BUSINESS: Keith Hartley, 213 Union Avenue, Block 42, Lot 4, Height variance for garage. Keith Hartley and Jessica Cottrell, 213 Union Avenue, Stratford were sworn in by Mr. Ward. Mr. Hartley presented they do not have a garage. It is a household of 7. We want to put up a 24'x 24' garage with attic storage of 12'x 24' in garage. This raised the roof peak to 19'1" application has 17'. We did not have drawings day of application but it is stated on drawings. Mr. Ward asked if there would be any living space and Mr. Hartley replied no. There would be electric in the garage. Mr. Ward asked Mr. Hartley if he submitted application and if that was his signature.

Exhibit A-1 application and Survey, dated August 2017

Exhibit A-2 Lancaster Pole Buildings hand drawing

Mr. Goldin asked if Mr. Hartley would be doing any business out of garage. He said no. Mr. St Maur drove by property and said garage will not be seen by street.

Bach Associates review letter was submitted.

No one was here from the public.

Motion was made and seconded and all members voted aye by roll call vote.

OLD BUSINESS: Concerns from Aldi site. Mr. Santoro brought up the storm water flow onto Rensselaer Street shall be minimized by either on-site retention basin or by rerouting of storm water towards Colby and White Horse Pike was part of resolution. Mr. Morello stated they put a grid in to connect to under ground pipe to Colby to sewer drain. Mr. Santora stated if that was done then there is no problem. The engineer is responsible for compliance.

Mr. Golden brought up the Carmen's/Del Buono's Bakery. He wanted to know should they be going before the board. They will need additional parking, signage and more employees. Does this require board review? Mr. Ward stated the initial process in most towns should be the zoning officer. Mr. Santora stated he has authority to waive application from going before JLUB.

Mr. Morello asked if we received letter for car lot and Mr. Ward stated it was in the works. It will state there will be no deviation from prior use, need license from the state of New Jersey and his mercantile license.

ADJOURNMENT:

Motion was made by Mayor Keenan and seconded by Mr. Goldin with all members voting aye.