

STRATFORD JOINT LAND USE BOARD
MINUTES
January 25, 2018

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

R. St. Maur, Chairman
A. Santora, Vice Chairman
F. Hartman, Councilman
J. Keenan, Mayor
R. Morello
M. Mancini
M. Goldin
S. McCart, Secretary
W. Roorda, Engineer
A. Olizi, Solicitor

Absent

P. McGovern
J. Lyons
J. Keenan Jr., Alternate #1
T. Kozenewski, Alternate #2

APPROVAL OF MINUTES:

Motion was made by Mr. Goldin, seconded by Mr. Mancini to approve minutes of the January 3, 2018 meeting and all members voted aye.

APPROVAL OF RESOLUTIONS: Motion was made by Mr. Goldin to approve Resolution 2017-09, William Wilson, B.79, L.23 for side yard setback, rear yard setback and impervious coverage variances, seconded by Mr. Mancini. All members voted aye.

Motion was made by Mr. Goldin to approve Resolution 2017-10, Ben Angeli, B. 115, 1.20 for side yard setback variance, seconded by Mr. Mancini. All members voted aye with the exception of Mr. Morello who abstained.

BOARD ACTION: none

PUBLIC PORTION: Dan & Cheryl Alexander from South Jersey Pretzel spoke to the board about having an outside seating area in the parking lot for customer. They were there to inquire what steps they would need to take. Mr. Morello stated the shopping center was already under 3 parking spaces. Mr. Mancini asked if it had to be in handicap spots. Mr. Santora stated your best bet would be to hire a civil engineer to determine which type of variances you would need and it would have to be presented by the owner or with permission from the owner to come before the board. Mr. Goldin's concern was parking issues. Mr. Alexander stated there is usually parking but may not be directly in front of the store. Mr. Roorda's recommendation was to apply for a site plan, hire a Site Civil Engineer and a Traffic Engineer. Applicant should have back up for eliminating parking space, justifying that it is not going to be a detriment to the property. Safety would also be a concern since shopping center is on state highway and seating would be in parking lot. Applicant would also consult a land use attorney.

CORRESPONDENCE: none

OLD BUSINESS: Procedures & check list for JLUB application were discussed. The following changes would be made: recent land survey at the discretion of the JLUB, #4 on procedures relevant would be eliminated and property owners within 200 feet would be added, and on checklist "all variances sought shall be noted clearly on site plan". Motion was made by Mr. Mancini and seconded by Mr. Hartman to approve and present to council to adopt procedures and check list with revision for JLUB. Roll call vote with all voting aye.

NEW BUSINESS: Mr. Goldin asked about car for sale at the African Market. The Luke Oil has 25-35 cars are parked. Mr. Morello stated that Luke Oil is already going through court.

ADJOURNMENT:

Motion was made by Mr. Hartman, seconded by Mr. Santora to adjourn the meeting with all members voting aye.