

STRATFORD JOINT LAND USE BOARD
MINUTES
SPECIAL MEETING
JUNE 13, 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
F. Hartman, Councilman
J. Keenan, Mayor
R. Morello
M. Mancini
M. Goldin
P. McGovern
J. Keenan
T. Hall, Alternate #2
A. Olizi, Solicitor
W. Roorda, Engineer
S. McCart, Secretary

Absent

T. Kozenewski, Alternate #1
A. Santora, Vice Chairman

Mr. St. Maur introduced Councilwoman Tina Lomano and welcomed her to the meeting.

APPROVAL OF MINUTES:

Mr. Goldin stated under new business the third liquor license is for consumption and left for redevelopment.

Motion was made by Mr. Goldin seconded by Mr. McGovern to approve minutes of the May 24, 2018 meeting. Mr. Keenan abstained and all other members voting aye.

APPROVAL OF RESOLUTIONS: none

BOARD ACTION: Dollar General

Mr. St. Maur spoke with Mr. Rizzo of Brandywine. For the record I let him know that I had no authority to make suggestions and does not elude in anyway mean it would get approved. Our objective was to let him know what the Board was looking for: Work with design team to provide an arch element, look like they belong together, color and materials. The Dollar General colored elevation, Exhibit A7, was passed around. Mr. St. Maur stated they tried to match color, materials and appeal in front matching Royal Farms. Mr. Keenan asked if arch projected out or is it flat. Mr. St. Maur stated flat. Mr. Mancini asked if they could use the same color as Royal Farms. Mr. St. Maur stated they will try to match as close as possible. Mr. Morello asked if there could be windows in front. Mr. Keenan suggested window look example awnings or trade off for stone like pillars like Royal Farms. Mr. St. Maur stated it is used for merchandising. Mr. Olizi stated Dollar General was not consistent with the redevelopment plan and would do a resolution stating this was one of the conditions of Resolution 2018:04 Block 62, Lot 2. We need a motion to approve the design of Exhibit A7. Motion was made by Mr. Goldin and seconded by Mr. Mancini. Roll call Mr. Hartman, yes, Mayor Keenan, yes, Mr. Morello, yes, Mr. Mancini, yes, Mr. Goldin, yes, Mr. McGovern, yes, Mr. Keenan, yes, Mr. St. Maur, yes.

Mr. Olizi mentioned that an issue had come up with someone requested emails addresses. The instructions were communication should not go to the board they should come directly to me and he would respond. We should not be discussing cases outside of this board about matters before the board or not before the

board. Decisions are made based on what is presented to the board. Mr. Mancini asked about false statements that are being said at council meetings. Should we be commenting? Mr. Olizi stated no. The matters have to be kept to the evidence. Mr. Morello asked if someone ask if there is an application pending. Mr. Olizi stated yes you can tell them it is before the board. Mr. Keenan asked after the approval can it be discussed? Mr. Olizi stated tell them to look at application and exhibits.

PUBLIC PORTION: none

CORRESPONDENCE: none

OLD BUSINESS: Mr. Goldin asked about the liquor license that was for sale. How is liquor license being marketed? Mr. Keenan stated it is not available. Council has not decided to sell.

NEW BUSINESS: none

ADJOURNMENT:

Motion was made by Mr. McGovern and seconded by Mr. Keenan to adjourn the meeting with all members voting aye.