

STRATFORD JOINT LAND USE BOARD  
MINUTES  
MARCH 22, 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  
J. Keenan  
P. McGovern  
T. Kozenewski, Alternate #1  
S. McCart, Secretary  
W. Roorda, Engineer  
A. Olizi, Solicitor

Absent

T. Hall, Alternate #2

APPROVAL OF MINUTES:

Motion was made Mr. Mancini and seconded by Mr. Goldin to approve minutes of February 22, 2018 meeting with all members voting aye.

APPROVAL OF RESOLUTIONS: Motion to approve Resolution 2018:01 for the Veteran's Village, 1 Colby Avenue, B.3, L.1 was made by Mr. Santora and seconded by Mr. McGovern. Roll call: Mr. St. Maur, yes, Mr. Santora, yes, Mr. Morello, yes, Mr. Mancini, yes, Mr. Goldin, yes, Mr. Keenan, yes, Mr. McGovern, yes. Mayor Keenan and Councilman Mr. Hartman did not vote.

BOARD ACTION: none

PUBLIC PORTION: no one spoke from the public

CORRESPONDENCE: none

OLD BUSINESS: none

NEW BUSINESS: Mr. Olizi explained the housing element to the Master Plan. Part of the process, there were certain overlays. There were two sites that dealt with housing. They are the Bradlees/Juster Site and the Incollingo's Site. In the event that a developer would be putting housing on those sites, these would guide developers how they would be done to comply with requirements for affordable housing. Council has sent overlays here for JLUB's review. Erin Simone from Jim Maley's office was present and she was going to review what overlays are going to do for the housing element.

Erin Simone explained that the board would be deciding if the amendments were consistent with the Master Plan. The law requires that there be substantial consistency or designed to implement the master plan.

Ordinance 2018:02 Bradlees, planning board 1. Ms. Simone explained that an amendment has been made because in 2016 Stratford adopted a settlement agreement with Fair Share Housing Center to address the co-obligation. The co-obligation is to provide an opportunity for affordable housing. Stratford was required to adopt an amendment to Bradlees Site and Incollingo's Site to provide zoning that allows for the construction of affordable housing. It provides how housing gets constructed if they were to be constructed. Mr. Olizi asked if it is the opinion of the redevelopment council that the ordinances would be consistent with the Master Plan. Ms. Simone stated they would but more importantly they would effectuate the housing element and fair share plan. Mr. Mancini asked if any redevelopment plan is required to address the fair share housing. Ms. Simone stated no. At time you were litigating your affordable housing obligation your planner and your solicitor put together a fair share plan that said the only way was in redevelopment sites. In Stratford case it was decided the Bradless site and Incollingo's site would satisfy that. If you don't satisfy your agreement, a developer could come in and say you are not zoning for affordable housing so he can put in affordable housing and the town would get no say. Mr. Mancini asked if Ms. Simone could go over specific location of where housing will be. Ms. Simone stated doesn't mandate a definite location but says 60% should be set aside for housing and the rest for commercial. The commercial piece would be along the White Horse Pike. Mr. Hartman stated as of today there is no residential going on this site. Ms. Simone stated they don't have to build it, they just have the opportunity. They can also go vertical with commercial on first floor at 33 1/3% and residential, 66 2/3% above up to three stories. There is not a restriction of where vertical is located. Mr. Mancini asked if land behind Bradlees is owned by Rowan is that part of redevelopment? If it was part of redevelopment designated for redevelopment, it would fall under redevelopment plan but if it is not, than it would not. Ms. Simone went over the number of housing that would be allowed as per PB1. Motion was made by Mr. Mancini and seconded by Mr. Hartman to amend housing element of redevelopment for Bradlees. Roll call vote: Mr. St Maur, yes, Mr. Santora, yes, Mr. Hartman, yes, Mayor Keenan, yes, Mr. Morello, yes, Mr. Mancini, yes, Mr. Goldin, yes, Mr. Keenan, yes, Mr. McGovern, yes.

Ordinance 2018:03 Mr. Mancini recused himself from voting on the Incollingo site. Ms. Simone stated this applies to Laurel Mills or Incollingo site. The changes are for parking space size, maximum building coverage, change in impervious coverage, staggered frontage, allowing right of way to be 50' to 40'. Master plan talks about establishing design guidelines.

Motion was made by Mr. Hartman and seconded by Mr. McGovern to approve. Roll call vote: Mr. St. Maur, yes, Mr. Santora, yes, Mr. Hartman, yes, Mayor Keenan, yes, Mr. Morello, yes, Mr. Mancini, recuse, Mr. Goldin, present, Mr. Keenan, yes, Mr. Kozenewski, yes. A comment was made about Mr. Goldin's vote as present.

Discussion was ensued to have a special meeting to be held on Wednesday, April 18, 2018 at 7:00 pm at the Justice Center to hear the site plan for Stratford Square.

Motion was made by Mr. Keenan and seconded by Mr. McGovern to adjourn. All members aye.