

STRATFORD JOINT LAND USE BOARD
MINUTES
January 24, 2019

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, the Collingswood Retrospect 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
J. Keenan, Mayor
F. Hartman, Councilman
J. Keenan
M. Mancini
R. Morello
P. McGovern
T. Hall, Alternate #1
L. Mount, Alternate #2
S. McCart, Secretary

Absent

T. Kozeniewski

APPROVAL OF MINUTES: Motion was made by Mr. Santora and Seconded by Mr. Mancini. All members voting aye. Mr. Mancini, Mayor Keenan, Mr. Hartman abstained.

APPROVAL OF RESOLUTIONS: None

BOARD ACTION: None

REORGANIZATION:

Chairman: Motion to nominate Mr. Santora for Chairman was made by Mr. Morello and seconded by Mr. Keenan. Roll Call: Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Mancini, yes, Mr. Morello, yes, Mr. Mc Govern, yes, Mr. Hall, yes, Mr. St. Maur, yes.

Mr. Santora, as Chairman, resumed the meeting. Mr. Santora thanked Mr. St. Maur for his time and work as Chairman. He stated the board had a lot more work to do and appreciated the offer of help from Mr. St. Maur.

He also welcomed Mr. Mount as the newest member to the board.

Vice Chairman: Motion to nominate Mr. Mancini for Vice Chairman was made by Mr. Morello and seconded by Mr. Keenan. Roll Call: Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes, Mr. St. Maur, yes, Mr. Santora, yes.

Solicitor: Mr. Santora stated there was a resume sent around to the board for solicitor as well as our current solicitor.

Motion to nominate Mr. Olizi as our solicitor was made by Mr. Hartman and seconded by Mr. Mancini. Motion was made to nominate Allen Zeller of Zeller & Wieliczko as our solicitor was made by Mr. Morello and seconded by Mr. McGovern.

Mr. Santora asked if there were any other nominations. There were none

Mr. Hartman stated he looked at all rfps and Mr. Zeller's application was not in there. Mr. Keenan stated it does not have to be. Professional appointments can be done without a rfp. Mr. Hartman stated that does not

seem right to him. As far as he is concerned if you did not send in a rfp that you should not be considered. Mr. Santora asked if Mr. Zeller had turned in a rfp. Mr. Keenan stated no but professional appointments can be made without rfps. The resolution just has to note that. Mr. Mancini asked if qualifications changed from last year. Mr. Keenan stated yes. Mr. Morello stated the focus is on redevelopment. Mr. Keenan stated Mr. Zeller did not respond to rfp. We didn't change to make somebody eligible. Mr. Keenan stated we are looking for someone with more experience. Mr. Mancini asked if Mr. Zeller had submitted a fee schedule. Mr. Keenan stated the solicitor follows the same fee structure as the borough solicitor. Mr. Morello brought up the fee schedules we are charging for escrow. Mr. Keenan stated commercial applicates are charged by the hour. Residential resolutions are a flat fee of \$150. It was discussed at a prior meeting that our fee would stay at \$260 for a residential application.

Roll call vote for Mr. Olizi: Mr. St. Maur, abstained, Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, no, Mr. Mancini, yes, Mr. Morello, no, Mr. McGovern, no, Mr. Hall, no, Mr. Santora, no. This did not pass.

Roll call vote for Mr. Zeller: Mr. St. Maur, yes, Mayor Keenan, no, Mr. Hartman, no, Mr. Keenan, yes, Mr. Mancini, no, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes, Mr. Santora, yes.
The solicitor appointment was made not in the open process but as permitted by law for professional appointments.

Mr. Keenan stated when the state came out with rfp process about 8 or 9 years ago they encourage municipalities go out and solicit for professionals. The law has always allowed your professional to be done without the rfp. Mr. Hartman stated then why not do away with the rfp. Mr. Keenan stated that can be done but has to be done through council.

Mr. Santora stated you can be dissatisfied as long as we stay within the law. We have a great board here. The next couple of applications coming in are going to need a solicitor with a strong back ground in redevelopment.

Engineer: Motion was made to nominate Steven Bach as Engineer was made by Mr. Keenan and seconded by Mr. McGovern. Roll call vote: Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Mancini, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes, Mr. St. Maur, yes, Mr. Santora, yes

Mr. St. Maur asked Mr. Bach who would be assigned to the Joint Land Use Board. Mr. Bach stated Anthony DiRosa would be assigned and Mr. Bach would come in for any meeting with more critical application or any that we have a concern about.

Secretary: Motion was made to nominate Sharon McCart as secretary for JLUB by Mr. St. Maur and seconded by Mr. Keenan. Roll call vote: Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Mancini, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes, Mr. St. Maur, yes, Mr. Santora, yes

Administrative Official: Motion was made to nominate Sharon McCart as Administrative Official by Mr. Keenan and seconded by Mr. St. Mawr. Roll call vote: Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Mancini, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Hall, yes, Mr. St. Maur, yes, Mr. Santora, yes

Robert's Rule of Order: Motion was made to follow Robert's Rule of Order by Mr. Keenan and seconded by Mayor Keenan. All members voted aye with the exception of Mr. Mancini, no.

Meeting Times and Place: Motion by Mr. Keenan and seconded by Mr. St. Maur to hold meetings on the 4th Thursday of every month at 7:00 pm at the Justice Facility, 315 Union Avenue, Stratford, NJ. All members voted aye

PUBLIC PORTION: none

CORRESPONDENCE: none

OLD BUSINESS: Mr. Mancini inquired where each project stood. Can we get an update from Mr. Hartman and the mayor? He would like a process to check back to see the progress of each project. Mr. Santora stated we are not allowed to discuss the application since we have a quorum. It can be reported on but we cannot discuss it.

Ingellings: Mr. Hartman stated the owner has been in India and just got back. They were in court. Mr. Morello stated the judge gave him a postponement until February 7. They have not signed or agreed to the redevelopment plan. Council is working on it.

Colby Avenue: Mr. Hartman stated they may be going again as Veteran Village as planned. Mr. Bach stated they have not submitted for compliance yet. They still have outstanding issues.

Stratford Square: Mr. Hartman stated we have not heard anything more from Brandywine. Mr. Bach stated they still are not in compliance. They have to submit compliance plans, inspection escrows, performance bonds, site construction and then they can go for building plans.

Berlin Road: Mr. Hartman stated there is density and affordable housing issues. Applicant has been to Mr. Maley and the council. We have to agree on the plan.

Stratford Academy: Mayor Keenan stated there is a meeting taking place on February 4. Mr. Santora stated financing is moving along strongly and the engineer has been reengaged.

NEW BUSINESS: none

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