

STRATFORD JOINT LAND USE BOARD
MINUTES
SPECIAL MEETING
JULY 11, 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
A. Santora, Vice Chairman
J. Keenan, Mayor
R. Morello
M. Goldin
P. McGovern
J. Keenan
T. Hall, Alternate #2
A. Olizi, Solicitor
W. Roorda, Engineer
S. McCart, Secretary

Absent

T. Kozenewski, Alternate #1
M. Mancini

APPROVAL OF MINUTES: none

APPROVAL OF RESOLUTIONS: none

BOARD ACTION: Resolution 2018:137 Authorizing and directing the Stratford Joint Land Use Board to conduct a preliminary investigation and convene public hearings to determine whether the properties designated as Block 53, Lots 1,2,3,4,5 and 6 within the borough of Stratford qualify as an area in need of redevelopment pursuant to the local redevelopment and housing law (N.J.S.A. 40A:12A-1, ET SEQ)

Mr. Olizi stated we are presented with resolution from the Borough Council that we undertake investigation of whether the above mentioned property qualifies as an area in need of redevelopment. Our action today is just our responsibility and at the end we would have to have a formal hearing with notice to the public, an open public hearing. I spoke with our planner and the council had already given full authorization on this so I understand there may have been some minor jumping to start but I don't see it as a problem and she said she had not done a great deal of work and she was waiting for formal ok from JLUB. Motion was made by Mr. Santora and seconded by Mr. Keenan to inform our experts that they can take action. All stated aye.

Mr. Goldin asked why we had to have a special meeting and we only had 5 days notice. Mr. Olizi stated the notice was appropriate and was advertise appropriately. The reason it was delayed was Mr. Olizi's fault. He stated he was going to be away and I suggested to the substitute solicitor that he put it off so he did not have to deal with any issues that may arise.

Mr. Olizi wanted to put in order how investigation would proceed. The ok will be given to redevelopment engineer who will investigate. I suggest she gives us regular reports for us to look at so that we can review it. Then when we are ready we can do the appropriate notice and have the hearing. If the reports just go to the chair that's fine as long as we have something. Mr. Morello asked if lot 1 was the day care and part of this investigation. Mr. Keenan stated yes. We will have our hearing and let the public say what they wish, we will have discussion among the board, prepare our finding and conclusions, and send recommendations. They have only asked us to do a review of non condemnation development. There is no time frame. We just have to comply with notice times.

PUBLIC PORTION: none

CORRESPONDENCE: none

OLD BUSINESS: none

NEW BUSINESS: none

ADJOURNMENT:

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