

STRATFORD JOINT LAND USE BOARD
MINUTES
March 28, 2019

The meeting was called to order by Chairman Santora 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

A. Santora, Chairman
M. Mancini, Vice Chairman
J. Keenan, Mayor
F. Hartman, Councilman
J. Keenan
R. Morello
P. McGovern
M. Wieliczko, Solicitor
A. DiRosa, Engineer
S. McCart, Secretary

Absent

R. St. Maur
T. Kozeniewski
T. Hall, Alternate #1
L. Mount, Alternate #2

APPROVAL OF MINUTES: Motion was made by Mr. Keenan and Seconded by Mr. Mancini to approve minutes of February 28, 2019. All members voting aye.

APPROVAL OF RESOLUTIONS: Mr. Wieliczko stated we have three resolutions on the agenda. Resolution 2019:02. Amending Borough Ordinance. It is repealing and replacing 16:32, 16:28 is going to be amended and 16:24 is also going to be amended. It is based on an ordinance that was referred to the board by council. Council is proposing to adopt a new ordinance. They have done a first reading. Because it relates to zoning and land use, they have referred it to this board for referral and recommendation. This is consistent with changes we have seen in other towns based on a change in the statutes in the state of New Jersey which limited what municipalities could do with regards to certain bonds and certain requirements from the developers with regards to improvements, inspection fees and with regard to bonding. This allows you to be protected.

Mr. DiRosa stated it breaks down what you can and can't bond for on specific private sites.

Mr. Santora asked if that was for town inspectors or third-party engineers. Mr. DiRosa stated it would be for township engineers.

Mr. Wieliczko stated any ordinance that involves Land Use has to come before this Board first.

Motion was made by Mr. Hartman and seconded by Mr. Keenan to approve Resolution 2019:02. Roll call vote: Mr. Mancini, yes, Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Santora, yes.

Resolution 2019:03 Authorizing the JLUB to establish Staff Meetings where it would be in the best interest of the JLUB, for potential and actual non-residential applicant's professionals to meet with JLUB's professionals to provide for efficient and effective review of applications prior to be added to the agenda. This would happen after the escrow has been paid so that our professionals would be paid from that.

Mr. Mancini asked if this precludes the Joint Land Use Board from making more suggestions when they come before the board? Mr. Wieliczko stated no. The meeting helps to get a better engineered site.

Mr. Morello asked can Chairman sit in on the staff meeting. Mr. Wieliczko stated I would recommend against that. If there is an objector after the approval, the objector could come back and say the chair made his decision prior to applicant being heard. The professionals will issue a review letter prior to your meeting. If you have any questions, you can call your engineer or solicitor.

Motion was made by Mr. Mancini and seconded by Mr. Keenan to approve Resolution 2019:03. Roll call vote: Mr. Mancini, yes, Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Santora, yes.

Resolution 2019:04 Request for notice of actual or proposed developers to appear before Borough Council. Allows representative from the Joint Land Use Board to attend as a member of the public but not actively participate.

Mr. Mancini questioned why JLUB would not actively participate. He felt the idea was to ask some pointed questions to this developer during his presentation. Mr. Wieliczko stated if something is going on with council, the JLUB would like to know and be there. That meeting isn't a noticed meeting for the Joint Land Use Board. If you want to insulate yourself and the process, then you should not be the one asking the questions. You should not be actively participating.

Mr. Mancini asked what if it is an executive meeting? Mr. Wieliczko stated I will defer to the borough solicitor.

Mr. Morello asked what if there is no application? It is just a concept. Mr. Wieliczko stated if it is a concept that you think will eventually get to us then the analysis is the same.

Mr. Hartman stated the Mayor and I know to ask about fire safety issues, affordable housing, and other concerns that might come up.

Motion was made by Mr. McGovern and seconded by Mr. Hartman to approve Resolution 2019:04. Roll call vote: Mr. Mancini, yes, Mayor Keenan, yes, Mr. Hartman, yes, Mr. Keenan, yes, Mr. Morello, yes, Mr. McGovern, yes, Mr. Santora, yes.

BOARD ACTION: Mr. Santora stated there have been two productive meetings. He stated he was not at liberty to discuss them but we are going to see some things coming before us shortly on a couple of projects.

PUBLIC PORTION: None

CORRESPONDENCE: Email from Mr. Olizi with attachment: Stipulation of Dismissal for Sat Raj, Inc. Mr. Wieliczko stated the case has been dismissed with prejudice.

OLD BUSINESS: None

NEW BUSINESS: Mr. Wieliczko stated in reference to Marijuana that was brought up by one of the board members. This board is not a legislative body. The board does not do anything. The town makes the decisions to determine about passing ordinance or zoning.

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