

STRATFORD JOINT LAND USE BOARD  
MINUTES  
February 25, 2021  
Via Zoom

The meeting was called to order by Chairman Mancini 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.

Mr. Catalano stated that notice of this meeting was also provided consistent with the New Jersey Department of Community Guild lines for remote public meetings.

The Chairman led the board in the pledge of allegiance and a prayer.

ROLL CALL:

Present

M. Mancini, Chairman Class IV  
P. McGovern, Vice Chairman Class IV  
J. Keenan, Mayor Class I  
T. Hall Class IV  
T. Lomanno Class III  
R. Morello Class II  
L. Mount Class IV  
R. St. Maur Class IV

Absent

T. Kozeniewski Class IV

K. Swallow, Alternate 1  
K. Botterbrodt, Alternate II

J. Catalano, Solicitor, Zeller & Wieliczko, LLP  
A. DiRosa, Engineer  
S. McCart, Secretary

Mrs. Swallow will participate this evening in place of Mr. Kozeniewski.

NEW BUSINESS: Mr. Catalano stated Ordinance 2021:4 is an Ordinance from Borough Council which repeals and replaces certain aspects of town ordinance regarding storm water control.

Mr. DiRosa stated taking effect March 2, 2021 will be new storm water management rules from NJ DEP. So, this new storm water control ordinance will match the proposed and adopted amendments to the NJ DEP storm water management rule. They have put forth a couple of additional definitions of major developments and how they are defined as far as disturbances and impervious surfaces. They have created an additional definition of regulated motor vehicle surfaces or regular impervious surfaces such as houses or concrete pad. In addition to that they also implemented other green infrastructure to mitigate the storm water. They are looking for more ways to filter the water naturally into the ground water system as opposed to just providing big huge basins. They would like to see the storm water treated through infiltration or filtration by vegetation such as bioretention basins or sand filters. They would also like to see more storm water reused, captured in cisterns or drywells and reused and repurposed.

Mr. Catalano asked Mr. DiRosa the purpose of this ordinance is to make sure Stratford's code matches the new rules put in place by NJ DEP? Mr. DiRosa stated yes.

Mr. Mancini asked if this included sewer issues at Incolingos and Berlin Road. Where if additional cost is incurred that the developer needs to take on the cost. Mr. DiRosa stated it does not speak to the cost. It is all about the design of the storm water mitigation and how to meet the new DEP rules.

Mr. Keenan stated do not confuse storm water with sanitary sewer. Our sewer ordinance already talks about any changes to the sewer system is born by the developer.

Motion by Mr. St. Maur and seconded by Mayor Keenan to open up for public comment. All ayes. There was no public comment. Motion by Mr. St. Maur and seconded by Mr. Hall to close public comment. All aye.

Motion by Mrs. Lomanno and seconded by Mr. McGovern to approve Resolution 2021:09 recommendation on proposed Ordinance 2021:04 – repealing and replacing Chapter 16.30, Entitled “Stormwater Control Ordinance”. It is essentially our recommendation as the Stratford Land Use Board to Borough Council and to the Mayor. Roll call vote: Mr. McGovern, yes, Mayor Keenan, yes, Mr. Hall, Yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. Mount, yes, Mr. St. Maur, yes, Mrs. Swallow, yes, Mr. Mancini, yes.

MINUTES: January 28, 2021

Motion was made by Mr. Hall and seconded by Mr. St. Maur to approve minutes of the January 28, 2021 meeting. All members voting aye. 9-0 in favor

BOARD ACTION: None

OLD BUSINESS: None

PUBLIC PORTION: Motion by Mr. McGovern and seconded by Mrs. Lomanno to open for public comment. There were no comments.

ADJOURNMENT: Motion by Mr. Hall and seconded by Mr. St. Maur to adjourn. All members voting aye.