

STRATFORD JOINT LAND USE BOARD  
MINUTES  
June 24, 2021  
Via Zoom

The meeting was called to order by Chairman Mike 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. Wieliczko 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. Kozeniewski Class IV (Late)  
T. Lomanno Class III  
R. Morello Class II  
R. St. Maur Class IV

Absent

L. Mount, Class IV

K. Swallow, Alternate I  
K. Botterbrodt, Alternate II

M. Wieliczko, Solicitor, Zeller & Wieliczko  
A. DiRosa, Engineer  
S. McCart, Secretary

Mr. Wieliczko stated the first alternate Mrs. Swallow should be poled and called to vote.

CONTINUANCE:

Mr. Wieliczko stated for any members of the public that are interested in ICP Stratford LLC at 710 West Laurel Road, an application for Preliminary and Major site plan with use, bulk and waivers. That application will be carried to July 22, 2021. New notices will be circulated and posted. That matter will not be heard this evening.

NEW BUSINESS:

Mr. Wieliczko stated with regard to Ordinance 2021-12. This is an amendment to chapter 17.48 to revise the zoning setbacks for zone R-1 single family detached residential district. Because it relates to land use it refers to the zoning board for review, recommendation, and comment. There is a modification from 35' to 25' for front yard setback, for inside lots and corner lots and also for accessory structures. Most likely this is due to the number of variances that have been granted.

Mr. DiRosa was sworn in. Mr. Wieliczko asked Mr. DiRosa if that was an accurate summary. Mr. DiRosa stated yes. Mr. Wieliczko stated for members of the board, the resolution 2021:16 has the Ordinance attached.

Mr. Keenan asked to speak and was sworn in by Mr. Wieliczko. He stated the code has been 35' for many years. The problem in the code is parts of the old code talk about property lines and

some talk about curb line. This is a clarification, cleaning up schedule 1 of residential setbacks. Everyone will realize it is from the property line and nothing to do with the curb line.

Mr. Mancini asked if there were any board questions. There were none. There was no public comment.

Motion by Mr. Hall and seconded by Mr. St. Maur to approve Resolution 2021:16. Roll call vote: Mr. McGovern, yes, Mayor Keenan, yes, Mr. Hall, yes, Mr. Kozeniewski, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mrs. Swallow, yes, Mr. Mancini, yes.

Mr. & Mrs. Peiffer, 211 Union Avenue, Block 42, Lot 5 & 6, minor subdivision.

Mr. Wieliczko stated two lots next to each other, 211 Union Avenue and 209 Union. Lot 5 is owned by Mr. & Mrs. Peiffer and Lot 6 is owned by the estate of Evelyn North. Mrs. Margery Peiffer and Roger North are the co executors of that estate. This is a minor subdivision that will add 3' to Lot 5 making it 53' wide and Lot 6 would become 70' wide. The applicant has provided documentation confirming that Mrs. Peiffer is the coexecutor with her brother, Roger North, and has provided us with an affidavit and certificate of Roger North that authorizes this transfer and agrees to transfer of the property.

Mr. & Mrs. Peiffer were sworn in. Mrs. Peiffer gave her and her family's history of living in Stratford. In 1993 or 1994 her mother built a home on empty lot which is now 209 Union. For practical reasons she and her siblings thought they should move property line over to avoid any arguments about property line in the future.

Mr. Wieliczko asked if they had a chance to go over the review letter of June 15 from Bach Associates. Mrs. Peiffer stated yes. Mr. Wieliczko asked if there would be any construction proposed on either lot? Mrs. Peiffer stated that is correct. Mr. Wieliczko asked if they were seeking any variance. Mrs. Peiffer stated that is correct. Mr. Wieliczko asked if they reviewed the comments on page 3? As a condition of approval, are you agreeable to all those comments? Mrs. Peiffer stated yes.

Mr. DiRosa stated Lot 5 contains non-conforming bulk standards. The subdivision brings the non-conforming bulk standards closer to conformity.

There was no Board comment. There was no public comment.

Motion by Mr. St. Maur and seconded by Mr. Kozeniewski to approve minor subdivision of Block 42, Lots 5 & 6. Roll Call: Mr. McGovern, yes, Mayor Keenan, yes, Mr. Hall, yes, Mr. Kozeniewski, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mrs. Swallow, yes, Mr. Mancini, yes

#### RESOLUTION TO BE MEMORIZED:

Resolution 2021:14 Appointment of conflict attorney

Mr. Wieliczko stated at the last meeting, Mr. Luongo was appointed as the conflict attorney for the Stratford Joint Land Use Board for the County of Camden subdivision and site plan application. Resolution 2021:14 memorializes that action.

Motion by Mr. McGovern and seconded by Mrs. Lomanno to approve Resolution 2021:14 appointing Larry Luongo as conflict attorney. Roll call vote: Mr. McGovern, yes, Mr. Hall, yes, Mayor Keenan, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mrs. Swallow, yes, Mr. Mancini, yes.

Resolution 2021:15 Joel Lyons, 22 W. Vassar Avenue, Pole Barn

Mr. Wieliczko stated last meeting we had applicant Joel Lyons before the board. The application was approved.

Motion was made by Mayor Keenan and seconded by Mrs. Lomanno to approve Resolution 2021:15. Roll call vote: Mr. McGovern, yes, Mayor Keenan, yes, Mr. Hall, yes, Mr. Kozeniewski, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. Mancini, yes.

Resolution 2021:16 Report and Recommendation on Ordinance 2021-12  
Completed earlier in meeting.

MINUTES: Motion by Mr. Hall and seconded by Mr. St. Maur to approve minutes of April 22, 2021. All members voting aye.

#### PUBLIC COMMENT:

Christine Savage, 71 Saratoga Road, was sworn in by Mr. Wieliczko. Mrs. Savage inquired about the Stratford Academy. Mrs. Savage asked when would she be able to ask question about the application. Mr. Wieliczko answered that matter will be on the schedule for July 22, 2021. That will be the opportunity for the public to question and ask any question of the applicant, the applicant's professionals or the borough professionals. It is not before us this evening. The application has not been open so therefore; we cannot answer any substantial questions for you. Mr. Wieliczko encouraged Mrs. Savage to appear at the July meeting.

Motion by Mr. McGovern and seconded by Mr. St. Maur to close the public portion. All ayes.

#### BOARD COMMENT:

Mr. Mancini asked for the benefit of the rest of the board, if you could share the reasons why Senior Living Facility has been postponed two months in a row. Mr. Wieliczko stated the application is controlled by the applicant. The applicants have counsel. Back in May when this was first scheduled to be heard, we received a letter from the applicant's attorney. The applicant's attorney asked that the matter be carried until June. That was at their request. There were issues raised with the type of notice that was published by the applicant. To insulate the process and to ensure that any denials or approvals or whatever might happen were insulated from any attack that it wasn't properly noticed. The applicant and the applicant's attorney made the decision in May to ask to that it be carried until June.

Mr. Mancini asked if it was possible to share who raised the issue. Mr. Wieliczko stated there are some individuals that are represented by Attorney Litt. That attorney raised the issue. They question in part the nature of the notice. In that regard the matter was scheduled for this evening. Earlier in the week we received a letter from same attorney raising certain issues concerning the application and raising issues about applicant's notice. They raised issues in regards to one particular phone number. He also raised the issue of the electronic link that we use to get access to applications had become disabled. Materials have to be available to view 10 days before meeting.

We never received any complaints that the material could not be accessed. The applicant and the applicant's attorney chose to insulate the process and asked that the matter be carried.

Mr. Mancini stated we need a formal review process between staff. Not just accept the application but get into the details, review and ensure all information is correct and links are working.

Mr. St. Maur asked is there was any discussion on going back to regular meeting. Mr. Keenan stated government building still require social distancing.

Mr. Wieliczko stated please let the board secretary know if you will not be available for the July meeting.

ADJOURNMENT:

Motion by Mr. McGovern and seconded by Mr. St. Maur to adjourn. Meeting adjourned at 7:58 pm