

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

The meeting was called to order by Vice Chairman Paul McGovern 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

Absent

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

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

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

NEW BUSINESS:

Mr. Wieliczko stated the new business is a referral from mayor and council to review the new cannabis legislation and make recommendations back to governing body. He stated that he sent out material with regards to cannabis legislation. There are six classes of licenses for businesses. Municipalities have 180 days, beginning February 22, 2021, to opt in or opt out. If municipality does not opt out, any class cannabis establishment or distributor will be permitted in the municipality. Depending on the type of establishment will be considered a permitted use in certain zones. Class 1 through 4 and 6 would be permitted in Industrial Zones. Class 5 would be conditionally permitted.

This is referred to you because it relates to land use issues and ordinances in the town. This Board would then make recommendation back to Mayor and Council. Council would then be the entity that would take action.

Municipalities that permit cannabis or cannabis establishments or distributor operations in their community, the action remains valid for five years. After the five-year period the municipality will be given another 180 days to opt out. A municipality that opts out can opt back in at any time. There is no deadline to opt back in. We need to get a sense from the board about opting in or out and then Mr. Wieliczko would put together resolution which would be memorialized next month formalizing recommendation back to council. Mr. Wieliczko asked the board if they had any questions. Mr. McGovern asked if, as a town we opt out, can we be force to accept someone opening that type of business in town. Mr. Wieliczko stated no. If municipality does not opt out, by law, certain classes of licenses will be permitted to operate in the town in certain locations.

Mr. Morello asked, if for example, retail dispensary could open in any commercial zone? Is there a restriction that it could open in front of Yellin School as long as it's a commercial zone? Mr. Wieliczko stated there could be limitations as to how close it could be to a school. If municipality does not opt out, certain distributors and establishments are permitted to operate, depending on the type of establishment, in certain zones.

Mr. Kozeniewski asked if this is for all classes or can there be certain ones in and certain ones out? Mr. Wieliczko stated that is a determination to be made by council. Mr. Wieliczko stated his understanding is that it is an opt in all or opt out.

Mr. Mancini and Mr. Botterbrodt joined the meeting. Both members stated they were aware of discussion.

Mr. Wieliczko asked if there were any members of the public with any questions. There were no questions.

Motion was made by Mr. Morello and seconded by Mr. McGovern to opt out with regard to cannabis recommendation. Roll call vote: Mayor Keenan, yes, Mr. Hall, yes, Mr. Kozeniewski, yes, Mrs. Lomanno, yes, Mr. Morello, yes, Mr. Mount, yes, Mr. St. Maur, yes, Mr. McGovern, yes, Mr. Mancini, yes. All members voting aye. Alternates votes will not be tally since there is a full board. The resolution will be memorized in April.

MINUTES: February 28, 2021

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

RESOLUTION TO BE MEMORIZED: None

PUBLIC PORTION: Motion by Mr. St Maur and seconded by Mayor Keenan to open for public comment. There were no comments from the public.

BOARD COMMENT: Mr. Morello stated to Mr. Wieliczko that the breakdown he provided was very helpful.

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