

STRATFORD JOINT LAND USE BOARD
MINUTES
REORGANIZATION
January 28, 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. 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. 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

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

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

Tina Lomanno and Paul McGovern were sworn in by Mr. Wieliczko.

NEW BUSINESS:

Chairman: Mr. Morello motioned and Mr. St. Maur second to opened up floor for nomination for Chairman Mr. McGovern nominated Mr. Mancini and this was seconded by Mr. St. Maur. There were no other nominations for Chair. Motion was made by Mr. St. Maur to close nominations, seconded by Mrs. Lomanno. All members voting aye. 9-0 in favor

Vice Chairman: Motion by Mr. Hall and seconded by Mr. St. Maur to open for nomination for Vice Chairman. Mr. Hall nominated Mr. McGovern and was seconded by Mr. St. Maur. No other nominations. All members voting aye. 9-0 in favor

Secretary: Motion to open for appointment of secretary was made by Mr. McGovern and seconded by Mr. Mount. Motion to nominate Sharon McCart as secretary was made by Mr. Morello and seconded by Mr. St. Maur. No other nominations. All members voting aye. 9-0 in favor

Resolution 2021:01 2021 Meeting Dates

Motion by Mr. Mancini and seconded by Mr. Hall to approve. All members voting aye. 9-0 in favor

Resolution 2021:02 Robert's Rules of Order

Motion by Mrs. Lomanno and seconded by Mr. Mancini to approve. All members voting aye. 9-0 in favor

Resolution 2021:03 Official Newspaper Motion by Mr. Hall and seconded by Mr. Mount to approve. All members voting aye. 9-0 in favor

Resolution 2021:04 Appointment of Board Solicitor

Motion by Mr. St. Maur and seconded by Mr. McGovern to Nominate Mr. Wieliczko for Board Solicitor.
All members voting aye. 9-0 in favor

Resolution 2021:05 Appointment of Board Engineer and Planner

Motion by Mr. McGovern and seconded by Mr. Morello to Nominate Bach Associates for Board Engineer.
All members voting aye. 9-0 in favor

Motion by Mr. Morello and seconded by Mrs. Lomanno to Nominate Pam Pellegrini for Board Planner.

All members voting aye. 9-0 in favor

Resolution 2021:06 Rules of Procedure

Motion by Mr. Hall and seconded by Mrs. Lomanno to approve. All members voting aye. 9-0 in favor

Resolution 2021:07 Guidelines for Board Members in the Use of Electronic Communications

Mr. Wieliczko stated this guideline is consistent with practices that this board already adheres to and is consistent with directives that have already been provided to the board. This is on the lines of emails considered meetings if we have more than 4 members, cannot be discussions, cannot reply all. This is a memorialization putting in writing those guidelines.

Motion by Mr. McGovern and seconded by Mr. St. Maur to approve. All members voting aye. 9-0 in favor

MINUTES: December 10, 2020

Motion was made by Mr. St. Maur and seconded by Mr. Hall to approve minutes of the December 10, 2020 meeting. All members voting aye. 9-0 in favor

BOARD ACTION: Boroughs Council's Ordinance 2021:03 Amendment to the Laurel Mills Redevelopment Plan

Borough Resolution 2021:038 Authorizing the Borough JLUB to review proposed amended Redevelopment Plan for the Laurel Mills Rehabilitation Area, Block 116, Lots 14 and 14.04

Ms. Pellegrini was sworn in by Mr. Wieliczko. Ms. Pellegrini reviewed the proposed amendment. The amendment is the 4th Amendment.

It would include:

1. Remove the requirement of the commercial component of any mixed-use development to be constructed and operational prior to the residential portion.
2. Make minor adjustments to the minimum lot area (1800 sf vs 1890 sf) and lot frontage (20 ft vs 21 ft)
3. Make a minor adjustment to the required building offset dimension (4ft vs 5 ft)
4. Acknowledge that the affordable units may be either dispensed across the residential portion of the site or located in one building near the commercial within same.

Ms. Pellegrini stated the proposed revisions are necessary to bring the design requirements more in line with current economic conditions and typical builder townhome prototypes. She further stated that it is in the best interest of the Borough to adopt this additional Amendment to the Laurel Mill Redevelopment/Rehabilitation Plan, to effectuate the rehabilitation of the Laurel Mills Shopping Center site and implement a designated mechanism of their affordable housing plan obligation. The proposed amendments remain consistent and therefore she recommends that they be adopt.

Mr. Wieliczko stated the following members for a various reason will be recusing themselves. They are Mr. Mancini, Mr. Morello, Mr. St. Maur, Mr. Hall, and Mr. Mount. We will have available for the vote Mayor Keenan, Mrs. Lomanno, Mr. McGovern, who will run proceedings as our vice chair, Alternate 1, Karen Swallow and Alternate 2, Karl Brotterbrodt.

Mr. Wieliczko asked if there were any questions for Ms. Pellegrini.

Mr. McGovern asked Ms. Pellegrini to explain why it is beneficial to go from 21 feet to 20 feet for major developers who might be interested in developing the land. Ms. Pellegrini stated that it was a more common standard size for building. Mr. McGovern asked by lowering it we are opening up for more competition. Ms. Pellegrini agreed.

Open to the public for their comments.

John Gentless, 111 Union Avenue, was sworn in by Mr. Wieliczko. He asked if the two story are going to be the affordable, and are they going to be in one area? Ms. Pellegrini stated the current plan has the affordable throughout. If located adjacent to the residential, they could only be two story. If they are located adjacent to the commercial side then they could be three story. The market rate units are two story. Mr. Gentless asked if once the residential started, could they come back and ask for all residential. Mr. Wieliczko stated that would be speculation. The scope of our expert's testimony this evening was for the current amendment. That would have to be dealt with at that time and not this evening. Ms. Pellegrini stated phasing comes out and the commercial is still in. It is still a mixed-use plan.

Motion by Mr. McGovern and seconded by Mrs. Lomanno to approve Resolution 2021:08 which adopts and recommends Ordinance 2021:03, recommends that adoption as an amendment for Laurel Mills Rehabilitation Area for all the reasons that were attested to this evening by your expert planner. Roll call vote: Mayor Keenan, yes, Mrs. Swallow, yes, Mr. Brotterbrodt, yes, Mrs. Lomanno, yes, and Mr. McGovern, yes. Vote of 5-0

OLD BUSINESS: None

PUBLIC PORTION:

Motion by Mr. St. Maur and seconded by Mr. Mount to open to the public.
Mr. Gentless, 111 Union Avenue, was sworn in. Mr. Gentless asked When redevelopment recommendations came before us when I was the Mayor, I couldn't vote because there could be a tie when ordinance went back to council and neither could council appointment.
Mr. Wieliczko stated he did not know what type of advice you were given when you were the mayor and I am sure they were good sound advice. The act of recommending or considering an amendment to a redevelopment plan is a planning board function. The Mayor and Mrs. Lomanno are members and able to vote on that.

Motion by Mr. Hall and seconded by Mr. St. Maur to close the public portion. All members voting aye.

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