

STRATFORD JOINT LAND USE BOARD
AGENDA

February 24, 2022
7:00 PM
VIA Zoom

Meeting due to the COVID Please be advised that the Meeting **Will be Conducted Remotely** (computer, tablet or phone) via ZOOM -19 (“Coronavirus”) pandemic and in accordance with Executive Order No. 107 signed by Governor Murphy on March 21, 2020 and N.J.A.C. 5:39-1 *et seq.*, Emergency Remote Meeting Protocol for Local Public Bodies.

Join Zoom Meeting:

1. <https://us06web.zoom.us/j/84294182634> OR One tap mobile +13017158592 meeting ID 84294182634# US (Washington DC)+13126266799 meeting ID 84294182634# US (Chicago)
2. Dial: 1 (646) 558-8656 or 1 (301) 715-8592
For those dialing in, use the Webinar ID: 842 9418 2634

Meeting ID: 842 9418 2634

All plans and application materials for the below noted applications are electronically available for public review on and through the Borough of Stratford’s website. Members of the public may contact the Board Secretary at SharonMcCart@stratfordnj.org or call directly at (856) 783-0600 to receive a hard copy of the plans and application by mail or drop/pick up by appointment. Applicants’ exhibits will be posted on the website no less than two days in advance of the February 24, 2022 Joint Land Use Board meeting and posted for Board and public access prior to and during the video meeting.

Individuals lacking the resources or know-how for technological access should contact the Borough of Stratford for assistance in accessing the plans and the meeting, (856) 783-0600. For individuals who cannot register for Zoom digitally or dial into the meeting, they may submit written comments/questions by contacting the Board Secretary via email at SharonMcCart@stratfordnj.org prior to the meeting up until February 24, 2022 at 4:30 pm. The comments/questions must include the individual’s name and address, which will be read into the record.

Remote Access by Phone or Cell Phone

- a) You will hear the Board and hear Applicant, and Attendees Questions.
- b) You will not be able to ‘raise your hand” or be personally identified to ask question – therefore, during Public Portion Comments only, public callers will be called upon to ask questions, at which time, the caller will be asked to state their full name and address for the record.

- c) If a poor connection is detected, you will be asked to dial in again.
- d) If a participant that has registered in ZOOM would like to comment during a portion of the meeting set aside for public participation, they must click the “Raise Hand” button and the host will unmute them.
- e) If a participant who has dialed into ZOOM would like to comment during a portion set aside for public participation, they must dial *9 and the host will unmute them.

Time limitations: In accordance with resolution 2022:06 rules of procedure, the Board shall be under no obligation to consider new testimony, new evidence or proofs or new matters after 10:00 pm. These time limits may be extended in the discretion of the Board Chair upon request and for good cause shown.

CALL TO ORDER: Mr. Mancini, Chairman

PLEDGE & PRAYER: Mr. Mancini, Chairman

PUBLIC STATEMENT:

Notice of this meeting has been provided to the Courier Post and the Collingswood Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting. This meeting was also provided consistent with the New Jersey Department of Community Guild lines for remote public meetings.

ROLL CALL:

M. Mancini, Chairman (Class IV)

P. McGovern (Class IV)

T. Hall (Class IV)

J. Keenan, Mayor (Class I)

T. Kozeniewski (Class IV)

T. Lomanno (Class III)

R. Morello (Chief of Police) (Class II)

R. St. Maur (Class IV)

K. Campbell (Class IV)

K. Botterbrodt, Alternate #1

M. Chicalo

A. DiRosa, Engineer, Bach Associates, PC

S. McCart, Secretary

APPROVAL OF MINUTES: January 27, 2022

NEW BUSINESS:

Ordinance 2022-03 Master Plan Consistency Review and Subsequent recommendation to governing body.

Resolution 2022:045 Resolution authorizing and directing the Borough of Stratford JLUB to undertake a preliminary investigation to determine whether the proposed study area which includes Block 116, Lots 14 and 14.04 are to be delineated as an area in need of condemnation redevelopment pursuant to the local redevelopment and housing law (N.J.S.A. 40A:12A-1 ET SEQ.)

MEMORIALIZATION OF RESOLUTIONS:

Resolution 2022:08 ICP Stratford GP, LLC, SB Stratford Propco, LLC and Heartland Stratford SPE, LLC, 710 W. Laurel Road, Block 87.01, Lot 4.01 and 6.03. Amended Preliminary and Final Major Site Plan Approval

Resolution 2022:09 Resolution finding ordinance 2022:03 substantially consistent with master plan recommending changing section 17.48.040 schedule 11

Resolution 2022:10 pursuant to Resolution 2022.045 adopted by Borough of Stratford authorized and directed the Borough of Stratford JLUB to undertake a preliminary investigation to determine whether the proposed Study Area, which includes Block 116, Lots 14 and 14.04, qualifies as an Area in Need of Condemnation Redevelopment.

OLD BUSINESS: none

BOARD ACTION:

CORRESPONDENCE: none

PUBLIC PORTION:

ADJOURNMENT: Motion
Second