

STRATFORD JOINT LAND USE BOARD  
MINUTES  
February 24, 2022  
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.

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

**ROLL CALL:**

Present

M. Mancini, Chairman           Class IV  
J. Keenan, Mayor                Class I  
T. Hall                            Class IV  
T. Kozeniewski                 Class IV  
R. Morello                       Class II  
R. St. Maur                      Class IV

Absent

P. McGovern, Vice Chairman Class IV  
T. Lomanno                      Class III  
K. Campbell                     Class IV  
K. Botterbrodt, Alternate I

M. Chicalo, Alternate II

A. Costa, Solicitor  
S. Bach, Engineer, Bach Associates  
S. McCart, Secretary

MINUTES: Motion by Mr. Hall and seconded by Mr. St. Maur to approve minutes of January 27, 2022. All Ayes. Mr. Kozeniewski abstained.

CONTINUANCE: none

**NEW BUSINESS:**

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

Mr. Costa stated this is an Ordinance that was sent by law to the planning board to see whether or not it is consistent with the Master Plan. Basically, what it is doing is changing the ordinance as it pertains to townhouses. It is prohibiting building in front, side, back or up. It comes to the planning board for you to agree or disagree that it is consistent.

Mr. Mancini asked it can't be done without coming in for a variance? Mr. Costa stated anything that is prohibited in zoning, somebody can always apply for a variance.

Mr. Keenan stated in our code section R1 is single family detached homes. R2 in single family attached units. The detached units there are setbacks. The code book for R2 there were no regulations. Any townhome owner could build higher, wider, front yard, back yard, whatever they like. This code is limiting townhomes to be exactly as built in the same footprint. They can always come in for a variance.

Motion by Mr. St. Maur and seconded by Mr. Hall to open to public. All ayes. Hearing none.  
Motion by Mr. St. Maur and seconded by Mr. Kozeniewski to close the public portion. All ayes.

Resolution 2022:09 Finding ordinance 2022:03 substantially consistent with the Master Plan recommending changing section 17.48.040, schedule 11

Motion by Mr. Morello and seconded by Mr. St. Maur to approve Resolution 2022:09. Roll call vote. Mr. Hall, yes, Mr. Kozeniewski, yes, Mr. Morello, yes. Mr. St. Maur, yes, Mr. Chicalo, yes, Mr. Mancini, yes.

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.

Mr. Costa stated this is a resolution sent over to the planning board to conduct a preliminary study investigating to determine whether or not the proposed study area which include lot 116, lots 14 and 14.04 are to be delineated as an area in need of condemnation redevelopment. This is appointing Steve Bach Associates to do the investigation. This is the property on Warwick Road. This is authorizing them to do the study and report back to the planning board and the planning board would make recommendation to Council.

Open to Board Comment. Mr. Hall stated what does this mean. That we can deem the property and do whatever we want with it. Mr. Costa stated no, first you have to have the study. The study by Bach Associates would come back with recommendations and make a recommendation as to whether or not the area is in need of redevelopment and/or condemnation. After the report was sent to the planning Board, the Planning Board by Resolution would send back to Council and Council would take it from there.

Motion by Mr. Hall and seconded by Mr. St. Maur to open to the public.

Jen Tully, 4 Winding Way Road. She asked if this was not already done? Isn't there and documentation from when it was done before? Mr. Mancini stated he did not recall eminent domain on this property before.

Mr. Keenan stated this idea may have been made or brought up but it never got to a resolution from Council forwarding it to the Land Use Board for the planner to do the study. The study has never been done related to condemnation.

Ms. Tully asked what the study would cost? Mr. Keenan stated there will be a cost to it. The planner will charge the borough to do the study. Ms. Tully asked if there was an estimate of the cost? What is the ending? Mr. Keenan stated it needs majority of the governing body, Mayor and Council, to adopt a resolution to make it to where it is now to the Land Use Board. The last time this was entertained there was not a majority of Mayor and Council to move it this far. If the Land Use Board tonight authorizes the planner to do the study, the planner will do the study and it will cost thousands of dollars. The study would then come back to the Land Use Board. They will review it, give notice to the property owner, and Land Use Board makes a decision and recommendation back to Council. Council picks up the ball from there.

Ms. Tully asked where we are going with this? Manny was excited about this project. We can take by eminent domain but he will probably sue us. There will be a lawsuit which we are complaining all the time about lawsuits, which cost more money.

Mr. Keenan stated he understood where you are trying to go. The planner and the Land Use Board are already working on a study on another part of town. Laurel Mills is standing in line to be done after the other study. This will not be done in the next month or two. One of the other options or goals was to put a little fire under the owner so that maybe he will start moving in the right direction and getting things to move rather than sit. If he tends not to the study would be done and if it goes as far as Council agreeing that it is in need of condemnation, they can institute condemnation. Can it go to court? Can he put up road blocks? Yes. It is a very long process.

Ms. Tully asked where are we with fining him?

Mr. Keenan stated he has been fined. He paid the last time he was in court. He has deep pockets. The state fire marshal is also dealing with him. That is why you saw the building get boarded up.

Ms. Tully stated she felt like we are going in circles.

Mr. Keenan stated Mayor and Council are also frustrated with it. He has all his approvals. He has County Planning Board Approval. He could walk in tomorrow and apply for building permits. Those things haven't happened and that the frustration.

Ms. Tully asked is anyone reaches out to him? Mr. Keenan stated we communicate with him but he doesn't move forward. He has all the green lights he needs to get permits. He has what he needs for bonding for all his site improvements.

Ms. Tully stated she fears the cost.

Mr. Keenan stated we are not going to do it unless we have to.

There were no other public comments.

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

Motion by Mr. St. Maur and seconded by Mr. Morello to approve Resolution 2022:10 authorizing Bach Associates to prepare preliminary investigation to determine whether the proposed study area qualifies as an area in need of condemnation redevelopment pursuant to N.J.S.A 40A:12A-5.

Roll Call Vote: Mayor Keenan, abstain, Mr. Hall, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. Chicalo, yes, Mr. Mancini, yes.

#### RESOLUTION TO BE MEMORIALIZED:

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

Mr. Costa stated this is the resolution memorializing the action that was taken at the last meeting in reference to the old Thomlinson Mansion. It was for Amended Preliminary and Final Major Site Plan Approval. There were no variances or waivers requested.

Motion by Mr. St. Maur and seconded by Mr. Kozeniewski to approve Resolution 2022:08. Roll call vote: Mr. Hall, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. Mancini, yes

#### PUBLIC COMMENT:

Motion by Mr. St. Maur and seconded by Mr. Morello to open public portion. All ayes. Hearing none.

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

BOARD COMMENT: none

COMMUNICATION/ORGANIZATION: Next meeting March 24, 2022

ADJOURNMENT: Motion by Mr. St. Hall and seconded by Mr. Kozeniewski to adjourn. All ayes.