

**STRATFORD JOINT LAND USE BOARD**  
**AGENDA**

**October 27, 2022**  
**7:00 PM**  
**VIA Zoom**

In an effort to include as much of the public as possible, please be advised that the Meeting **Will be Conducted Remotely** (computer, tablet or phone) via ZOOM.

**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](mailto: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 October 27, 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](mailto:SharonMcCart@stratfordnj.org) prior to the meeting up until October 27, 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. St. Maur (Class IV)  
K. Campbell (Class IV)

M. Chicalo Alternate #1

A. DiRosa, Engineer, Bach Associates, PC  
S. McCart, Secretary

**APPROVAL OF MINUTES:** September 22, 2022

**OLD BUSINESS:**

Veteran’s Village, 1 Colby Avenue, Block 3, Lot 1, Revised application  
Applicant is withdrawing application

Tim Horton, 55 White Horse Pike, Block 52, Lot Revised freestanding sign with “Welcome to Stratford” added for JLUB review.

**NEW BUSINESS:**

Ordinance 2022-15 amended “I Industrial District” referred by Stratford Borough Council

Ordinance 2022-16 Amended Redevelopment Plan for Block 62, Lots 2, 4, 7 & 18 referred by Stratford Borough Council

**MEMORIALIZATION OF RESOLUTIONS:**

Resolution 2022:14 Recommending Amending The Redevelopment Plan and Zoning Map for Block 62, Lots 2, 4, 7, and 18

Resolution 2022:15 Recommending Changing Section 17.32.020 Schedule 11

**BOARD ACTION:** Meeting date for November/December meeting.

**CORRESPONDENCE:** none

**PUBLIC PORTION:**

**ADJOURNMENT:** Motion  
Second