

STRATFORD JOINT LAND USE BOARD
MINUTES
December 5, 2023

The meeting was called to order by Chairman Mike Mancini at 6:30 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. Mancini thanked the mayor for his many years of service to the town and to the board.

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
K. Campbell Class IV
T. Hall Class IV
T. Kozeniewski Class IV
R. Morello Class II
R. St. Maur Class IV

Absent

J. Keenan, Mayor Class I
T. Lomanno Class III
M. Chicola Alternate I
K. Berdine Alternate II

A. Costa, Solicitor
C. Riley, Bach Associates
C. Kanaplue, Bach Associates
B. Bray, Borough Clerk

MINUTES: Motion by Mr. Mancini and seconded by Mr. St. Maur to approve minutes of October 26, 2023. All Ayes.

NEW BUSINESS: Mr. Bray stated the application for 10 Webster would not be heard because the notice requirement was not met. A new date has not yet been determined.

Elton Gjermo, 26 Evergreen Road, Block 97, Lot 17. Mr. Gjermo was here for a side yard variance and impervious coverage variance.

Mr. Gjermo was sworn in by Mr. Costa. Mr. Costa stated he understood Mr. Gjermo was at the meeting for an addition and because of that he needed variance for side yard footage and impervious coverage, C bulk variance. Mr. Costa asked Mr. Gjermo for the reasons he needed the variances. Mr. Gjermo stated he would like to have an addition to his home. He and his wife love Stratford but their family is getting bigger and in need of more space. There is already a deck there that would be enclosed. Mr. Costa asked what size is the addition. Mr. Gjermo stated it is 320 square feet, 16 feet by 20 feet. Mr. Costa asked if he was following the contour of the existing building. Mr. Gjermo stated pretty much but we are going out 3 ½ feet. Mr. Gjermo displayed the drawing of the addition. Mr. Mancini asked how many feet will still exist between the addition and the fence? Mr. Gjermo stated it is seven feet at the corner. Mr. Costa stated the building is in an unusual shape. Mr. Gjermo stated the front yard set-back is already non-conforming. Mr. Costa stated because of the way the house is located is the reason for the need of a variance. Mr. Costa asked what the distance was on the existing sheds? Mr. Gjermo stated the shed has been there forever. It not within three feet. Mr. Bach just wanted to have it on record. Mr. Costa asked about the review comments on Bach's letter. Mr. Gjermo stated it will be taken care of.

Motion by Mr. St. Maur and seconded by Mr. Hall to open up public portion. All ayes. Hearing none.
Motion by Mr. St. Maur and seconded by Mr. Hall to close the public comment. All ayes.
Motion by Mr. McGovern and seconded by Mr. St. Maur to grant requested variances. Roll Call vote:
Mr. McGovern, Yes, Mr. Hall, Yes, Mr. Kozeniewski, Yes, Mr. Morello, Yes, Ms. Campbell, Yes, Mr.
St. Maur, Yes, Mr. Mancini, Yes.

Stratford Borough Ordinance 23-12 Master Plan consistency review and recommendations to governing
body, Block 52, Lot 15

Planner Candace Kanaplue was sworn in by Mr. Costa.

Planner Candace Kanaplue of Bach and Associates presented her review of the proposed Redevelopment
Plan and the Stratford Borough Ordinance 23-12 which would adopt the plan. Ms. Kanaplue stated the
proposed plan would allow for a three-story self-storage facility on Block 52, Lot 15, the former location
of a Bell Telephone facility and presently used as an automobile repair shop. Ms. Kanaplue stated the
Master Plan envisions infill redevelopment along the Berlin Road corridor as is proposed by the
redevelopment plan. Ms. Kanaplue stated the proposed plan is consistent with the Borough Master Plan
that was most recently adopted in 2016. In this instance the proposed use is specific to a self-storage
facility. Mr. Kanaplue stated any redeveloper is still required to make an application and appear before
the Joint Land Use Board for approval.

Mr. Mancini asked if the proposed parking requirement of one space per 15,000 square feet is too
restrictive. Mr. St. Maur stated this is consistent with the parking requirements for this type of use. Ms.
Kanaplue stated the project would also need to provide for a ten-foot landscaped buffer between the
facility and the adjoining residential properties. Mr. Morello asked what would be the hours of operation?
Ms. Kanaplue stated that would be determined as part of the planning application and approval from the
board.

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

Motion by Mr. St. Maur and seconded by Mr. Kozeniewski to approve Resolution 2023:12
recommending a redevelopment plan for Block 52, Lot 15. Roll call vote: Mr. McGovern, yes, Mr. Hall,
yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Ms. Campbell, yes, Mr. St. Maur, yes, Mr. Mancini, yes.

OLD BUSINESS: none

MEMORIALIZATION OF RESOLUTIONS:

Resolution 2023:12 finding ordinance 2023:12 substantially consistent with the Master Plan
recommending the redevelopment plan and zoning map for Block 52, Lot 15

Motion by Mr. McGovern and seconded by Mr. St. Maur. Roll call vote: Mr. McGovern, yes, Ms.
Campbell, yes, Mr. Hall, yes, Mr. Kozeniewski, yes, Mr. Morello, yes. Mr. St. Maur, yes, Mr. Mancini,
yes.

BOARD ACTION:

PUBLIC COMMENT:

Motion by Mr. St. Maur and seconded by Mr. Kozeniewski to open public comment.

Mr. Bertinoi, owner of Black Tie Classics, stated Rowan University has ended the lease of his location on
the White Horse Pike where he has been located for the past 22 years. Mr. Bertino asked the Board if
they would be supportive of his relocation to the former 7-11. Mr. Costa stated the Board is not permitted
to prejudge a potential application and must have a complete application filed before it can rule. Mr. Bray
stated the Borough would evaluate his zoning application and inform him of any possible variance he may
need. Mr. Keenan stated he would need a use variance for that location.

There were no further public comments.

Motion by Mr. McGovern and seconded by Mr. Hall to close the Public Comment. All ayes.

BOARD COMMENT: None

COMMUNICATION/ORGANIZATION: Reorganization meeting is January 25, 2024 at 6:30 pm

ADJOURNMENT: Motion by Mr. Mancini to adjourn. Seconded by Ms. Campbell. All ayes. Meeting adjourned at 7:14 pm