

STRATFORD JOINT LAND USE BOARD
MINUTES
March 23, 2023

The meeting was called to order by Vice-Chairman Paul McGovern 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.

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

ROLL CALL:

Present

P. McGovern, Vice Chairman Class IV
J. Keenan, Mayor Class I
K. Campbell Class IV
T. Hall Class IV
R. Morello Class II
R. St. Maur Class IV

Absent

M. Mancini, Chairman Class IV
T. Lomano Class III
T. Kozeniewski Class IV
M. Chicalo Alternate

Kim Berdine 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 26, 2023. All Ayes.

NEW BUSINESS:

Administrative Change Review

Stratford Development Associates, LLC, 110 Berlin Road, B. 53, L. 2,3 & 6.

Mr. Bach will be present to explain these changes which relate to ADA compliance on the site. JLUB will need to vote on the changes Mr. Bach is recommending, so the sidewalks can be installed.

Mr. Bach was sworn in by Mr. Costa.

Mr. Bach stated out of an abundance of precaution we are asking the board to recognize an administrative approval for the Stratford Development Associates, LLC. As a condition of approval, the applicant was responsible for ADA compliance meaning path to travel from sidewalks to dwelling units all in accordance with the standard of the State of New Jersey. During construction they found out they had to make some design modifications in terms of grade in how the sidewalks are pitched, in terms of slope, number of steps. Because this was approved subject to an HOA being formed and knowing how HOA transition from developer to the individual members of the Home Owners Association, as an abundance of caution, we want to recognize by the board that these documents as listed in our review letter are approved by the board administratively. Mr. Bach stated he had reviewed them and found them to be acceptable and have no objection.

Motion by Mr. Morello and seconded by Mr. St. Maur to approve administrative changes as presented by Mr. Bach. Roll Call vote: Mayor Keenan, yes, Mr. Hall, yes, Mr. Morello, yes, Ms. Campbell, yes, Mr. St. Maur, yes, Ms. Berdine, yes, Mr. McGovern, yes.

OLD BUSINESS: none

BOARD ACTION: none

PUBLIC COMMENT:

Motion by Mr. Hall and seconded by Mr. St. Maur to open to the public. Mr. Keenan stated next month Laurel Manor will be before the board. Mr. Bach stated they have had a few workshops with us.

Motion by Mr. Morello and seconded by Mr. Hall to close the public portion.

BOARD COMMENT: None

COMMUNICATION/ORGANIZATION: Next meeting is April 27, 2023 at 6:30 pm

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