

STRATFORD JOINT LAND USE BOARD  
MINUTES  
October 26, 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.

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. Lomano	Class III
R. Morello	Class II
R. St. Maur	Class IV

Absent

P. McGovern, Vice Chairman	Class IV
K. Campbell	Class IV
T. Kozeniewski	Class IV
K. Berdine	Alternate II
M. Chicalo	Alternate

S. McCart, Secretary

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

MINUTES: Motion by Mr. St. Maur and seconded by Mr. Hall to approve minutes of June 22, 2023. All Ayes.

NEW BUSINESS: none

OLD BUSINESS: none

MEMORIALIZATION OF RESOLUTIONS:

Resolution 2023:11 Laurel Manor Realty, LLC, Block 69, Lots 4, 11.01, & 11.02  
Motion by Mr. Hall and seconded by Mr. St. Maur to approve Resolution 2023:11 Roll Call vote: Mr. Hall, yes, Mr. Morello, yes, Ms. Lomano, Abstain, Mr. St. Maur, yes, Mr. Mancini, yes.

BOARD ACTION: The meeting date for November/December was agreed to be December 5, 2023.

PUBLIC COMMENT: Motion by Mr. St. Maur and seconded by Mr. St. Hall to open up the public portion.

Rachel Sherman, speaking for Rosa DeOliveira, 215 S. Atlantic Ave. E. Ms. Sherman stated her aunt had received a certified letter from the Borough and she was seeking information about its meaning.

Mr. Mancini stated nothing has happened yet. Our attorney and the engineers are still looking at a plan for non-condemnation for East Laurel Road at Kirkwood to S. Atlantic Avenue. If a developer were to come in and offer full fair market value for their homes in order to develop what they propose. We do not have a developer. What is does is gives the town control of what goes there. It is to entice developers, not forcible removal of homeowners or business owners.

Mr. Morello stated the resident can choose to stay.

Mr. Keenan stated what is happening now is a study is being done of that area done by a professional planner to say Do these 30 parcels meet New Jersey law for redevelopment? You will get another notice,

probably in January, you can come get a copy of the report before the meeting so that you have time to look it over. When the study is done at this board, it goes back to council. This board would review and make recommendations.

Mr. Morello stated the board can give approval of all, some or none.

Mr. Mancini stated to give you an example, we had a recent study for condemnation. Study on Berlin Road. The board look at it and realized they were operating businesses there, there were residents there, we can't kick people from their homes.

Mr. Keenan stated when it goes back to council, then it sits and waits for a developer. The developer may only be interested in part of the area. The developers meet with council in closed session. They tell us what, how big, how tall, what kind of tax revenue, those kinds of things are all reviewed with Council. When council agrees with the developer that this is the one we want to use, they have the developer do a plan. The plans made come back to this board to review, they give their recommendations, and again it goes back to Council. There was another letter sent out that kind of stirred the pot. The letter said it may be non-condemnation but council could always make it condemnation if you don't leave. It was a scare tactic. No one is here to take your property.

Mr. Mancini stated historically remember we already history that shows how the board feels about condemnation.

Ms. Sherman stated if we had a concern do you represent us? So, if the resident did not want to sell but others did, how does it work?

Mr. Keenan stated its not a matter of who wants to stay and who wants to go. The study is about the 30 parcels. Do these thirty parcels meet the law and the planner would tell you what the reason may be. No one is taking the properties. We do not have a developer. That stage has not happened yet. Ms. Sherman asked if it is agreed upon is developable, then the developer comes in and discusses with the people who own the space and the Borough is out of it. Mr. Keenan stated before he meets with Council, he obviously should be meeting with owners. He can make the biggest plan he wants but if he hasn't talked to owners, he will not get very far. That would be one of the questions Council would ask, have you spoken to the owners? If the developer cannot get you to leave, there is no reason to go before the council Ms. Sherman asked how long is the process? Mr. Keenan stated it could be years.

Mr. Mancini stated do not listen to street talk. Listen to us or the municipality. Call the office and get the correct information.

John stated again you will get another notice before the hearing.

Ms. Lomano stated please call or email Council or Borough for the information. We will be happy to speak to you.

Pam Banse, 217 S. Atlantic Ave E. asked if she could email anyone on Borough list. Ms. Lomano stated yes.

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

BOARD COMMENT: None

COMMUNICATION/ORGANIZATION: Next meeting will be Tuesday, December 5, 2023 at 6:30 pm

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

