

STRATFORD JOINT LAND USE BOARD  
MINUTES  
March 18, 2024

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

Absent

T. Lomanno	Class III
M. Chicalo, Alternate I	

K. Walton, Alternate II

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

MINUTES: Motion by Mr. St. Maur and seconded by Mr. McGovern to approve minutes of February 22, 2024. All Ayes. Mr. Kozeniewski abstained.

MEMORIALIZATION OF RESOLUTION: 2024:08 Redevelopment Study Are, Preliminary Need Investigation, Determination of Need Report, Block 36, Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16; Block 40, Lots 2, 3, 4, 5, 7, 8, 9 & 10; Block 41, Lots 2, 2.01, 3, 4, 5, 6, 7 & 8

Motion by Mr. Hall and seconded by Mr. St. Maur to approve Resolution 2024:08. Roll call vote: Mr. McGovern, yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. St. Maur, yes, Ms. Campbell, yes, Mr. Mancini, yes

NEW BUSINESS: RSG Stratford Urban Renewal, LLC, Sell-Storage Facility, 72 Berlin Road, Block 52, Lot 15

Mr. Jonathan Goodelman introduced himself. He was representing RSG Stratford Urban Renewal, LLC. They were before the board for Preliminary and Final Site Plan approval. They have previously met with Mayor and Council and site plans meet with the requirements of the redevelopment plan. Mr. Goodelman introduced Mr. Joshua Sewald, Engineer.

Mr. Bach and Mr. Sewald were sworn in by Mr. Costa.

Exhibit A1 is the aerial map exhibit, dated March 18, 2024  
Exhibit A2 is the Site Plan Rendering, dated March 18, 2024

Exhibit A3 is the Color Rendering of Building, dated November 29, 2023

Mr. Sewald that the plans comply with Bach Associates' review letter, dated March 14, 2024 with the exception of two items. The applicant is seeking a C Variance for set back of the canopy. The building meets the required 75' set back but there is a canopy over the office entrance. The set back with the canopy is 72.6 feet.

Mr. Sewald stated the site is 978,908 square feet or 2.25 acres. Currently the site contains an existing auto repair garage, bituminous parking lot and related site improvements. The applicant proposes to demolish the existing building and remove all of the existing improvements in order to construct a 35,700 square foot 3-story self-storage facility. On Exhibit A2 the orange shows the storage facility, the gray is the parking and the green represents the open space and landscaping. The applicant stated they are 99 % in compliance with the redevelopment plan. Currently landscaping is non-existing. The applicant will be reducing impervious coverage by 20,000 square feet. The building faces Berlin Road. There are different color paints and façade to give it texture. We do not have a signage package at the is time.

The landscaping will have over 300 plants, consisting of shade trees, ornamental trees, evergreens and scrubs, and ornamental grasses.

The lighting is building mounted all downward facing. There are three area light poles. There will be zero spill over to neighbors. Mr. Goodelman asked Mr. Sewald if the lighting would be maximum Kelvin value of 400k as recommending by Bach's office. He stated yes.

Mr. Sewald state on page 3 of Bach Associates review, there will be a six-foot vinyl fence along the residential side of property. On page 4, applicant will comply with four feet behind sidewalk.

The property will be operated by a national tenant. There will be two set of hours of operation. There will be access to units between the hours of 6 am and 10 pm. The office hours will be manned by one or two employees and they would work regular business hours of 9 to 5. Saturday and Sunday would be part time hours. There will be no storage on the outside of the building.

There is an ingress on the Eastern side of property and the exit is on the Western side both on Berlin Road. Loading is internal.

Mr. Walton asked if there is a gate system? Mr. Sewald stated once you are a customer. Mr. Walton asked if someone is unloading their vehicle, is there enough room for a car to go past. Mr. Sewald stated there is a thirty-foot driveway.

Mr. Sewald stated the crosswalks will be in place across driveway and through landscape to office. Mr. Goodelman stated the trash is interior to the site. There is no outside dumpster. Customer are told to remove their trash from site. Mr. Sewald stated there is a small receptacle for trash that facility will be using. Mr. Bach stated the lease agreement says they have to take all trash with them.

Mr. Goodelman stated any proposed signage will comply with borough code. They will apply for maximum permitted.

Mr. Goodelman asked Mr. Sewald to review the storm water management. Mr. Sewald stated there is significant reduction of impervious coverage. There was review by the Board's professionals, the local sewer conservation and the county. The ensure that applicant is compliant. We already have approval from board's engineers and the Camden County Soil

Conservation. The only reason we are waiting on County approval is we needed local approval before submitting application. Mr. Sewald stated the roof runoff water is cleaner. It collects and runs underground and is discharged onto Berlin Road. The property currently has no landscaping or open space and the applicant will be providing both for better run off.

Mr. Sewald stated the second relief we are seeking is page 9, item 10. Mr. Bach stated the relief seeking is 25 feet to 24 feet that includes the traffic marking of the fire lane of four feet. Mr. Sewald stated there will be no negative impact.

Mr. St. Maur asked how they would be enforcing parallel parking. The engineer stated the traffic is low after units are full. Mr. Goodelman stated there are office hours and employees would be able to enforce.

Mr. Morello asked if there would be retail sales out of units. Mr. Goodelman stated they can use to store products but not for retail.

Mr. Morello asked if there would be fob access for police and fire? Applicant agreed.

Mr. Morello asked about stripping. Mr. Bach stated they would prefer yellow curbing in fire lane and additional signage along fire lane.

Mr. Walton asked if there was an elevator. Mr. Sewald stated yes but those plans would be addressed through the construction office.

Motion by Mr. St. Maur and seconded by Mr. McGovern to open to the public. All ayes. Mr. Mark Asselta, attorney representing the Delaware River Port Authority. He was here not to oppose the application but to focus on the drainage. There is flowing in patco parking lot and they were there to make sure drainage was not making it worse and hopefully making it better. Mr. Asselta asked Mr. Sewald if there were any retention basins proposed for project. Mr. Sewald stated if we were not reducing the amount of impervious coverage by 20%, I would have retention on site. Mr. Asselta asked what the condition of the pavement on current site. Are there cracks in the pavement that the water can penetrate through and not going to Berlin Road. Mr. Sewald stated we are reducing the driveway and increasing the landscape. Mr. Asselta asked if there were any test done to calculate how much water is going through cracks. Mr. Sewald stated no.

Mr. Goodelman stated my applicant has satisfied the requirements for the storm water, local, the DEP requirement, the redevelopment plan and has set at length with the Borough to put together a plan that is consistent with the redevelopment plan and works from an engineering stand point. The agency and authorities that have jurisdiction have reviewed and have deemed it satisfactory. For us to be subject to a third-party review that has no jurisdictional ability to review application, it would be inappropriate.

Mr. Asselta stated you should never be afraid of information. If we bring valid information to the board, it may be relevant to the application.

Mr. Costa stated if conditions are put on, it will be going back and forth; however, you have to go to the county. If you are going to hire an expert, you will be bringing an expert to the County hearing. The county can overrule this board. It would accomplish the same thing if you take your expert to the County.

Mr. Mancini stated you knew the date of this application, you know it is going to be taken to the County, it is up to you to meet our deadlines. I don't know how you could ask that of the Board. There was a discussion about having a contingency on approval for DRPA can have an engineer review the storm water. Mr. Bach stated this application was reviewed under our municipal

ordinance and our municipal storm water laws as currently adopted. We have outside agency approvals which is Camden County.

Mr. Goodelman stated he felt they were asking for a delay for a vote tonight so in order to additional time for another third party to review engineer's review. He felt that it would be inappropriate. We are asking for Preliminary and Final Site Plan tonight.

Mr. Costa they are not asking for the board to disapprove the application but the board to approve the application with a contingency that they have the opportunity to get their own engineer to review. If engineer disagrees, they would have to come back to this board. Mr. Costa stated you had time to get and engineer. You can go to the County and accomplish the same thing there. The county can override us. They have complied with the statue. They have noticed.

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

Mr. Mancini stated we received official feedback from Mr. Bach and Mr. Costa and the decision was made to proceed with the application.

Motion to accept RSG Preliminary and Final Site Plan review as proposed tonight with the two exceptions for reducing the set back from 75 feet to 72.6 feet; to reduce the fire aisle from 25 feet to 24 feet. The conditions are that all lighting will be fully shielded; the curbing on the fire lane will be yellow and the additional signage will be fire lane, no parking; all outside agency approvals or letters.

Motion by Mr. Walton and seconded by Mr. St. Maur to approve Preliminary and Final Site Plan for RSG Stratford Urban Renewal, LLC. Roll call vote: Mr. McGovern, yes, Mr. Keenan, yes, Mr. Hall, yes, Mr. Kozewiewski, yes, Mr. Morello, yes, Ms. Campbell, yes, Mr. St. Maur, yes, Mr. Walton, yes, Mr. Mancini, yes.

PUBLIC COMMENT: Motion by Mr. St. Maur and seconded by Mr. McGovern to open to the public. All ayes. Hearing none.

Motion by Mr. McGovern and seconded by Mr. Walton to close the public portion. All ayes.

BOARD COMMENT: None

PUBLIC COMMENT:

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COMMUNICATION/ORGANIZATION: Next meeting will be March 28, 2014 @ 6:30 pm

ADJOURNMENT: Motion by Mr. Keenan and seconded by Mr. McGovern to adjourn. All ayes