

STRATFORD JOINT LAND USE BOARD MINUTES

July 23, 2026

The meeting was called to order by Chairman Paul McGovern at 6:30 pm. The Chairman led the board in the pledge of allegiance and a prayer. 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.

ROLL CALL:

Present

P. McGovern, Chairman	Class IV
B. Bove	Class III
T. Hall	Class IV
T. Kozeniewski	Class IV
R. Morello	Class II
R. St. Maur	Class IV

T. Coleman, Solicitor
S. Bach, Bach Associates
C. Bach, Bach Associates
K. Rauer, Secretary

Absent

K. Walton	V. Chairman-Class IV
S. McBride	Class I
M. Chicalo	Alternate I
M. DiGiacomo	Alternate II

New Business -

Mr. Bach requested the meeting go a little out of order and requested to speak about new business the Burger King 21 S. WHP. He stated there will be no action at tonight's meeting. Mr. Bach stated their application is still incomplete & there has been no information received. Burger King is hoping to be on the August meeting. Burger King is looking to initiate their remodel / upgrade. Mr. Bach stated the architectural plans, which were included in the application, do not require any site improvements. They are all building / façade improvements. Mr. Bach stated he will reach out to the zoning officer & construction department that there is no objection to said plans / exterior remodel to the existing building & existing building footprint. Activity may be happening there shortly, but that only has to do with building permits.

Next on the new business Mr. Bach requested to speak about is the re-examination of the Master Plan. Mr. Bach typed up a Memorandum for the JLUB for this Master Plan Re-examination which would be referenced to. Said plan & ordinances has to be reviewed/examined every 10 years. By the end of 2026 it must be completed. Mr. Bach stated that it needs to be re-examined because when people come in & want to do a used variance or any other sort of relief they can't come in & state the Master Plan & ordinances are invalid & go do whatever they want to do. Mr. Bach stated that during a lot of the applications with the municipality, especially those with use variances, a lot of

the applicants bring up goals & objectives of the Master Plan & how it supports & then we come back & say 'well it doesn't really state that it actually says something else'. Mr. Bach wants the Board to know it's not going to be a brand new Master Plan it is just a re-examination of the Master Plan. Mr. Bach stated that within the next couple months we will look to see what goals & objectives have changed since the Master Plan was re-examined 10 years ago & discuss the new goals & objectives. Mr. Bach stated it will also be a new way to document our redevelopment plans, affordable housing plans, and some changes in the ordinances may be added. He stated it's almost like a blueprint document of where we are currently at in 2026. Mr. Bach referenced to the memorandum page 2, the Master Plan Re-examination Overview letters A-F. He stated that is currently what we will be looking at. It was noted that Bach Associates will re-circulate the current Master Plan to the Board members to review & see what was thought about the last goals & objectives & to think of any new goals & objectives. Mr. Bach stated that new ordinances do not to be "effectuated" - meaning new ordinance do not have to be done by December of this year, just the Master Plan has to be completed by end of this year. The Master Plan Re-Examination is a Planning Board / Land Use Board document – it does not have to go to Mayor & Council for ordinances & come back for referral, second readings, public hearings – it is just our internal planning document. Mr. Bach stated that the last re-examination (10 years ago) was done by Camden County when they had their own in-house planner – Andrew LaVecchia. Mr. Bach stated that his office will give a couple versions back but the one completed by Mr. LaVecchia is what will be worked off of. Mr. Bach does not anticipate there will be any wholesale changes. Mr. Morello stated there was something on Berlin Road that he would like to relook at. Mr. Bach believes that was superseded by the most recent redevelopment plan that was adopted in for affordable housing. Mr. Bach stated the goals & objectives may no longer be valid because it is superseded now by the redevelopment. Mr. Bach stated the typical commercial applications our Master Plan & our ordinances have been serving as well. He stated they went through the affordable housing as well & had several areas of redevelopment & now there are new areas of redevelopment. Mr. Bach does not anticipate anything large. He stated some of the things that will be look towards (he stated he knows in previous Master Plans) are allowing new types of businesses that are typically contemplated he stated if that is a new goal & objective we will remove that because he stated those new businesses are the "Amazon buildings & the Data Centers". He stated those are the types of things that could be tightened up on. Mr. Bach stated that while doing this we will be looking at the ordinances. He stated that one of the goals & objectives will be a review of the format of the ordinances & update some of the definitions. He stated some of the definitions do not comply with the Fair Housing Act. Mr. Bach stated for the Board to keep in mind that anything in the ordinances, anything in zoning map, or anything in the Master Plan that may be a problem it should be brought up & talked about & questioned in the upcoming meetings. Mr. Bach referenced back to the Memorandum for the JLUB for this Master Plan Re-examination pamphlet stating the next portion on it. He wanted to make aware the Master Plan Re-examination Timeline portion. He read off numbers 1-5 of said timeline. Mr. Bach also wanted to make notice that this was a 'special schedule' as there is no meeting scheduled for months of November (due to the League) & December (typically meetings are not held then). Mr. McGovern stated at times they

will hold a “special meeting” in early part of December & it would be a “joint” November / December meeting. Mr. Bach stated that special meeting may have to occur but is anticipating following the current time line of it being discussed at the next upcoming meetings – August, September, & October meetings. He stated based on how much work has been completed over the last several years – affordable housing, redevelopment plans he feels this is doable. Mr. Bach stated if we can’t get it all done & have it completed for the Public Hearing & Adoption meeting in October then there will have to be the “special meeting”. Mr. McGovern asked where said meeting would be held & Mr. Bach stated would be here (Justice Facility) where the Board normally meets. Mr. Bach stated he will work with the Board Secretary to make proper notices as required by the statute.

Mr. Bach if any of the members had questions on the process. Mr. Morello commented he was making notes of the “R-1” – where the swim club is currently located. He stated there is a lot of space there. Mr. Morello commented swim clubs are allowed in R-1 but also commented that “multi-family” could also in “R-1”. Mr. Bach stated that is something we can do & talk about. Mr. Bach stated that any kind of questions you have, anything you want to workshop with ideas you may have for this re-examination is why will be having some-what of lengthier up-coming meetings. Mr. Morello questioned if it gives the board a chance to limit more if needed? Mr. Bach stated yes if there is a valid goal & objective to change something that you are not happy with the way the ordinances are going right now you can do that for any ‘future uses’ but did want to add anything that is already there. Mr. Morello stated the R-1 area is such a big plot/area so it would be something to consider in a way. Mr. Bach stated in 1 way you may not want to exactly change the zoning there you may want to look back & say “future evaluations” with a potential re-development overlay zone so you are not actually changing anything right now but it would be in your Master Plan if something happens. Mr. Bove questioned the issue of the piping in that area due to it just being below ground level right there. Mr. Morello stated he was thinking about that whole partial that is there. Mr. Morello stated he was thinking maybe single families there but that other than that nothing makes sense if the swim club went away. Mr. Bach stated that’s what it would be then if its R-1. Mr. Morello stated what about multi-families in there? Mr. Bach stated he would have to double check on that for next month’s meeting. Mr. Morello questioned if lot sizes as well could be adjusted? Mr. Bach stated lot sizes, density, anything you feel is appropriate & reasonable. Mr. Bach stated since Stratford is a built-out community & people are relying on this. He feels you don’t want to start creating variances for all the “mom & pops” by doing this. He also stated this is the opportunity for very specific partials stating the Board can create a new zoning if they wanted; if you wanted an “R-4” you could & it wouldn’t be spot zoning. Mr. Morello mentioned there is already an “R-4” on the map. Mr. Bach stated whatever the next number would be you could make that the next one. He stated this is the time during the re-examination of the Master Plan you can go in for specific properties & change zoning & come up with new zoning. Mr. Bach stated if you wanted to come up with new zoning for the swim club just for that partial, it is not spot zoning if you are doing it under your Master Plan. Mr. McGovern questioned the location where the old mansion was on Laurel Rd. He commented 5 years ago during Covid, when we did zoom meetings, for that rehab

facility can we change that? Mr. Bach said outside that approval you could change the partial & come up with a redevelopment or a new zone or a redevelopment plan. He stated that he's very confident that the permits for that outside agency, especially if the NJDEP permits, have since expired & have not seen evidence they have been renewed. Mr. Bach stated the old approval is now invalid & stated there are no approvals in place now. Mr. Bach stated that the municipality advised the applicant to watch the time lines on these NJDEP permits because the rules have changed & now since they have since expired they would now have to come up with new rules. Mr. Bach stated that now the development of area will be limited because of the close proximity to the water way. Mr. Bach stated everything was signed off for the NJDEP permits, the wetlands, flood hazard, treatment works for the sewer & everything else was in place. Mr. Morello commented there are stricter guidelines now & Mr. Bach agreed stating in the Fall of 2026 under the new version of NJDEP water regulations & flood hazard act rules they added 2 feet across the board to every flood hazard elevation in the whole state. He stated with said project if they were 15-20 feet from edge of the water last time now it be about mid-way into the site. Mr. Bach commented all the storm water basins in redevelopment are double in size throughout the state. Mr. Bach stated that he & Mr. Reilly can help with anything that the Board may want to see done such as in rezoning, an overlay, new zone, etc.

Mr. McGovern asked if anyone else had any questions. Mr. Bach stated it wasn't fair since the Board didn't have the documents (the previous Master Plan) & said he was giving everyone homework to read the memo's.

APPROVAL OF MINUTES: Motioned by Mr. Bove and seconded by Mr. St. Maur to approve minutes from July 23, 2026 meeting. All ayes.

OLD BUSINESS – none

MEMORIALIZATION OF RESOLUTIONS – Resolution 2026:15 – Mr. & Mrs. Subramanya, 44 Saratoga, Block 87.01, Lot 30. Motion to adopt – Motioned by Mr. St. Maur and seconded by Mr. Bove.

The Board members who are able to vote are the ones who were in attendance at the June 25, 2026 meeting.

Mr. McGovern – yes; Mr. Bove – yes; Mr. Hall – yes; Mr. St. Maur - yes

CORRESPONDENCE - none

PUBLIC PORTION – Motioned by Mr. St. Maur and seconded by Mr. Bove to open to the public. All ayes. No one was in the public attendance. Motion to close public portion – motioned by Mr. St. Maur and seconded by Mr. Bove. All ayes.

ADJOURNMENT – Motioned by Mr. Bove and seconded by Mr. St. Maur. All ayes.

Meeting closed at 6:49PM

