

Special meeting minutes
April 29, 2025

Meeting was called to order at 6:00 pm.

Those present were J. Granstrom, C. MacAdams, P. McConnell, J. Clotworthy, S. Ostrom, J. Haller. The Solicitor was Brian Louzke

Delco Development presented the updated "Conceptual Plan" for the Redevelopment Project located at 401 Community Road.

Public Notice:

This meeting was advertised in accordance with the Open Public Meetings Act, and complies with all the laws therein.

PUBLIC PORTION: (Individuals must state their name and address for the record and respect the five-minute time limit while addressing the Governing Body)

Motion to open S. Ostrom **2nd** P. McConnell
All in Favor: Carried

Pat Cerrone 405 Haakon Road inquired about ground water recharge and the stormwater system. Mr. Cerrone expressed his concern about the zoning changes and changes to the signage changes with the project and traffic flow.

Fred Baish 411 Haakon Road stated his background in security and inquired if there will be a security representative at any future meeting to address questions regarding neighboring streets and the building itself.

John Krauzowicz 126 New Jersey Road inquired about privacy barriers in the vicinity of the project.

Kathleen Maas 306 Christiana St. expressed her concerns about the traffic that will be created on Christiana St. in addition to the traffic that residents are already experiencing.

Ann Baish 411 Haakon Road expressed her concerns regarding rodents associated with a fast food restaurant and also feels her residential street will turn into a commercial zone.

Dustin Curry 306 Haakon Road expressed concern about the traffic this project will generate and the concern for the safety of the children.

Sam Rosetti 220 Austin Barrington, NJ expressed his concerns for the safety of the children.

Karen Ruggles 406 Haakon Road expressed her concerns for traffic flow as well as what will be done regarding foliage and how will the project affect property values.

Mike Ostrom 215 Haakon Road inquired about parking concerns and suggested the developer return on the weekends when games are in session to get a better understanding of the parking concerns. Mr. Ostrom also asked if there will be a more detailed concept plan before any decision is made.

James Hagan 305 Delaware discussed the many instances of both traffic and parking issues as well as his close proximity to the new development.

Kelly Testa 310 Delaware expressed her concern for the smell coming from the development as well as rodents and how it will affect property values.

Motion to close to the public: C. MacAdams 2nd P. McConnell
All in Favor: Carried

In conclusion, a more detailed and revised concept plan and survey will be completed to address the concerns of both our Borough residents and council members, as well as further discussions on the redevelopment plan.

MEETING ADJOURNMENT:

Motion: S. Ostrom 2nd: P. McConnell
All in favor: Carried