

STRATFORD JOINT LAND USE BOARD MINUTES
MEETING
April 27, 2017

The meeting was called to order by Chairman St. Maur at 7:00 pm, and the public statement was read that the meeting was advertised in the Courier Post, Central Record 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	Absent
R. St. Maur, Chairman	J. Lyons
M. Mancini	J. Kelly, Alternate #2
F. Hartman, Councilman	P. McGovern
A. Santora, Vice Chairman	T. Kozeniewski
R. Morello	
J. Keenan, Mayor	
M. Goldin	
J. Keenan, Secretary	
M. Ward, Solicitor	
W. Roorda, Engineer	

APPROVAL OF MINUTES:

Motion was made by M. Mancini, seconded by Mayor Keenan to adopt the March 23, 2017 minutes with all members voting aye.

APPROVAL OF RESOLUTIONS:

The Resolution was presented by the Solicitor related to the prior month's adoption of the East Laurel Road rehab area. A motion was made by M. Mancini, seconded by Councilman Hartman to adopt with all members voting aye by roll call vote.

BOARD ACTION:

Continuation:

Royal Childrens Academy LLC, 814 N. White Horse Pike, B. 10, L. 1.

Ernest Tetteh Obuobi was present to discuss the proposed daycare. He spoke about the new design with angled parking along the Webster Avenue side of the building with one way in and one way out. The board expressed their concern with the number of vehicles coming in the morning dropping off children and trying to exit from the site and onto the Pike.

The Solicitor addressed the applicant confirming last month's concern with the little parking and the dropping off issue and how the prior retail use of the site was very light traffic. The Solicitor stated the proposed use is more intense and the public safety concerns have to be addressed. He stated the use proposed was not bad but it has an adverse impact to the residents on Webster Avenue. He stated the NJ DOT could be consulted for the traffic on the site and exiting onto their highway but the biggest concern is for the in and out movement being safe. The back log exiting is going to be an issue. The Solicitor stated the applicant should get expert such as a traffic engineer to show how this will work on this site.

There was no public who spoke.

A motion was made by M. Goldin, seconded by M. Mancini to continue the application to the May 25, 2017 meeting with all members voting aye by roll call vote.

60 and 62 Warwick Road, Minor Subdivision.

The two owners of the two sites were present. Dr. Edward Balling owner of 62 Warwick Road and Laura Gaasch, residing at 128 Somers Avenue, Mooretown, NJ the sole owner of 1963 East LLC were sworn in.

Dr. Balling stated the sharp angled property line between the two properties was the result of the prior two farms parcels and the application was to resolve the line to be more perpendicular to the street producing two more square lots for each existing building to sit on.

The Solicitor stated the survey plan by James Sapio would be marked as exhibit A and the application would be exhibit B.

There was no comment from the public.

The Engineer reviewed his outstanding issues of his review letter. There would have to be a county application to the County Planning Board since Warwick Road is a County Roadway. Taxes were confirmed paid by the Secretary. The two applicants would supply there title reports for review by the Solicitor. The result of the subdivision would be to have only two lots at the conclusion and not any smaller lot pieces in addition to the two main parcels which will remain as lot 17 and 18 of the Stratford Tax Map for Block 95.

A motion was made by M. Goldin, seconded by A. Santora to approve the minor subdivision conditioned upon the engineer comments in his letter to be satisfied. All members voted aye by roll call vote.

Public Portion:
No one spoke.

Correspondence:
None.

Old Business:
None.

New Business:
None.

A motion was made by M. Goldin, seconded by A. Santora to adjourn the meeting with all members voting aye.