

STRATFORD JOINT LAND USE BOARD MINUTES
MEETING
August 24, 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	M. Mancini
A. Santora, Vice Chairman	J. Lyon
P. McGovern	J. Kelly, Alternate #2
J. Keenan, Mayor	F. Hartman
M. Goldin	
R. Morello	
S. Mccart, Secretary	
M. Ward, Solicitor	
A. DiRosa, Engineer	
T. Kozenewski, Alternate #1	

APPROVAL OF MINUTES:

A motion was made by Mr. Santora, seconded by Mr. McGovern to approve minutes from the June 22, 2017 meeting with all members voting aye.

APPROVAL OF RESOLUTIONS:

None

BOARD ACTION:

So It Is African Market, 624 N. White Horse Pike, B. 16, L. 1.01 Sign Variance

Mr. Ward asked to hear from applicant, Matthieu Miezan and he was sworn in. Mr. Ward asked Mr. Miezan's what his relationship was to business. Mr. Miezan stated he was owner and business was an LLC.

Mr. Ward stated an application was submitted for a sign variance to permit a 3rd sign. Mr. Miezan stated the problem is customers traveling westbound on Rt. 30 pass the building and travel to Walmart. He wants to put sign up on that side of building.

Exhibit A-1 application

Exhibit A-2 photo of sign

Exhibit A-3 wall where sign will be placed

Mr. Ward stated you are entitled to two and I think you stated why you need additional sign. The JLUB is asked to grant approval for any sign variance for size needed to exceed ordinance as well as number of signs.

Mr. DiRosa, Bach Associates, PC stated ordinance cannot exceed 15% of wall or 200 sq ft whichever is smaller. He also wanted to know the material of sign. Mr. Miezan stated is it mounted hard plastic with no lights.

Mr. Morello voiced his concern about parking in old Mary Kents and that this may create more parking issues. Mr. Miezan stated they already have parking lot blocked. Mr. Santora wanted to know if customer start parking in lot would Mr. Miezan consider policing the lot and he had no problem with that.

PUBLIC PORTION: NONE

Motion was made by Mr. Goldin and seconded by Mr. Morello to approve the addition of a 3rd sign as exhibited in A-2 and A-3. A roll call vote was taken and all members voted aye.

Royals Learning Center, 814 N. White Horse Pike, B. 10, L. 1 Site Plan Approval

Mr. Ward asked who was in attendance for Royals Learning Center. Ernest Telleh Aboubi, 10 Colgate Drive, Cherry Hill, NJ, Mike Avila, Engineer & Planner, 228 W. White Horse Pike, Suite B, Berlin, NJ, Andrew Feranda, Professional Traffic Engineer for Shropshire Associates, LLC, 227 White Horse Pike, Suite 203, Atco, NJ, David Baker, Attorney. All were sworn in with exception of Mr. Baker.

Mr. Ward stated last we spoke it was suggest Mr. Oboubi come back with full site plan to address boards concerns and he has done that.

Exhibit A-1 application

Exhibit A-2 site plan

Prepared plans are before the board. Aerial view picture was presented by Mr. Avila.

Exhibit A-3 aerial view

Exhibit A-4 Parking agreement between Stratford Center LLC and Ernest Teteeh

Mr. Avila stated he was retained by applicant and prepared the plans before the board. Mr. Avila reviewed sheet 3 of site plan that was submitted to the board shows site layout and access plan.

Most of development improvements and new development would be on west side of building to Webster Ave. and the front of the building saw cut the asphalt to meet ADA accessibility.

Mr. Avila continued site plan showing that some parking stalls were reconfigured, improve drive aisle, making better use of existing layout, paving to be a drop off and by pass lane, controlled method to loop around for drop off in a circular movement. A bypass lane was created if car needs to stop. Drop off lane is 9' wide and bypass lane is 12' wide. A stop bar and traffic signs are also put in for safety

Use is positive safety for children, door on right side where children would get dropped off.

Improving and increase impervious coverage to 78.4% TAPE water quality and water run off, everything already flows to Webster and will continue to in post development.

Board voiced their concern over parking. Applicant has agreement in writing with neighbor next store for 6 additional parking spaces. Mr. Santora asked what happens when Stratford Center parking fills up. Has a study been done on how many spaces Stratford center needs? Mr. Avila stated no study has been done. The letter states for 60 days. There would have to be an agreement that parking spaces would have to be for length of business.

Mr. Santora questioned traffic study done in June does not address drive through lane. How many cars will be stacking. Mr. Ward stated the study does not address drive through lane. Mr. Feranda stated 3 cars unload at one time, less than 5-10 minutes. Discussion of where cars would be waiting for drop off and Mr. Feranda stated it will be staggered drop off but they would be in street. Intersection will be a lot less complicated. Queuing will occur on site. Mr. Morello asked if number of cars waiting to get on White Horse Pike will be different with the lay out? Mr. Feranda felt the intersection will be a lot less complicated with the circular movement of driveway. There is 70 ft. so the first car will start in and vehicle could get by. The second car would block traffic. Mr. St. Maur. asked who are parking spaces for? Mr. Feranda 12 spaces up front, 3 on side of building for parents but for most of the day parking would be for teachers and would like to keep the six spaces in Stratford Center for teachers. Requirement is 15 parking spaces. Mr. Goldin would like to see parking spaces perpetual.

Mr. Santora stated his only problem was with 60 day parking agreement and would not like to have kids dropped off in bypass lane as it could be a safety concern. Ernest stated depending on occupancy, he may get a van type bus to pick up kids.

Mr. Morello asked if initial enrollment could be dropped down to 30. Mr. Telleh Aboubi stated he had already dropped down to 65 and that could take years to fill. Mr. Morello asked if number of occupancy can start low and once it is determined problem doesn't exist can site be reevaluated. Mr. Ward stated it is difficult because municipal land use law wants us to look at fully built out situation and make determination if the site plan is an appropriate design. The six parking spaces across the street are very bothersome to me. When you came before the board, you were specifically told you need easement or agreement for duration. The board voiced their concern about congestion in the morning in residential are but the issue for parking is essential.

Mr. Telleh Aboubi stated that parents are not going to get out of car. Someone will meet car and get child out of car. There will be canopy there to shelter teacher from weather.

Mr. Avila asked if six parking spaces would make plan agreeable to board. I would like to see what conditions need to be met to get agreement so that the board is protected. Mr. Telleh Aboubi said he can have Mr. Marks lease revised with right terms and dropped off to borough before 12 pm the next day.

Mr. Santora asked if play area is behind the building. Wants to make sure there is ballards or concrete stops put up there.

Mr. DiRosa from Bach Associates reviewed letter from Bach Associates, dated August 18, 2017.

Page 3 14e. calculation is for additional impervious coverage.

Page 3 16. There is existing sign façade, landscaping and a free standing sign.

Page 4 Parking Proposed 21 spaces is a typo

Page 5 5. Recommends that the drive thru lane be curbed on both sides.

Page 6 5. Mr. DiRosa asked why handicap parking stall was taken from front of building to across parking lot and Mr. Avila stated it was due to grading. Mr. DiRosa asked size of concrete pad. Mr. Avila stated 5' x 7'

Page 7 11. Proposed trash pick up will be private curb side pick up on Webster.

Additionally, Mr. DiRosa wanted play area and trash area to be shown. Mr. Telleh Aboubi stated there is a fence within the fence for the play area.

Mr. DiRosa had concern about 12' bypass, 9' drop off and only 3' sidewalk. It was reviewed and agreed upon to have a 12' bypass, 8' drop off and 4' sidewalk.

Mr. Morello voiced his concern about traffic in our neighborhoods. Mr. Telleh Aboubi stated they could make it house policy to make right onto White Horse Pike. Mr. McGovern felt left onto Webster can still be a problem.

Open to the Public: none

Application for minor site plan approval based on maximum of 65 students with variance and waivers that engineer is favorable of. Only issue that stands out is condition is we want applicant's assurance that the 6 spaces are secured with easement agreement or license with interest agreement with Mr. Marks. Drainage calculations have to be provided. Applicant agrees to curbing along rights of way side drive aisle and 4' wide side walk.

Motion to approve under all conditions that were stated was made by Mr. Goldin and seconded by Mr. St. Maur. Roll call vote: Mr. St. Maur, yes, Mr. Santora, yes, Mr. Morello, no, Mayor Keenan, yes, Mr. Goldin, yes, Mr. McGovern, yes, Mr. Kozeniewski, yes.

Motion to adjourn was made by Mr. McGovern and seconded by Mr. St. Maur.