

STRATFORD JOINT LAND USE BOARD MINUTES  
MEETING  
March 23, 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            | A. Santora, Vice Chairman |
| P. McGovern                       |                           |
| R. Morello                        |                           |
| J. Keenan, Mayor                  |                           |
| M. Goldin                         |                           |
| J. Keenan, Secretary              |                           |
| M. Ward, Solicitor                |                           |
| W. Roorda, Engineer               |                           |
| T. Kozeniewski, Alternate #1      |                           |
| E. Givens, Redevelopment Attorney |                           |
| P. Pellegrini, Planner            |                           |

APPROVAL OF MINUTES:

Motion was made by P. McGovern, seconded by M. Mancini to adopt the February 23, 2017 minutes with all members voting aye.

APPROVAL OF RESOLUTIONS:

None.

BOARD ACTION:

Rehab Area East Laurel Road

Emily Givens of Jim Maley's office, the redevelopment attorney for the borough was present as was Pam Pellegrini, the borough planner. Ms. Givens explained the area which was the north side of East Laurel Road from Kirkwood Avenue to East Atlantic Avenue. This was for a rehab area which does not allow for eminent domain and no long term tax exemptions, and all the remainder parts of redevelopment play a part in a rehab area.

Ms. Givens spoke of the 6 criteria which only one had to be met. She explained the Governing Body had started this process, which now requires the JLUB to review and make a decision to recommend back to the Governing Body if the area was in need of rehab. She explained the area met two of the 6 criteria. The majority of the structures are over 50 years old and there was a pattern of abandonment. A plan needs to be anticipated to improve the issues.

Ms. Pellegrini reviewed the list of block and lots included in the area. She noted the area being the North side, from Kirkwood Avenue to around to include the attached homes at the corner with East Atlantic Avenue. Most lots in the area are zoned office. One lot does extend into the residential zoned area in the rear and the corner attached homes on East Atlantic Avenue are zoned residential. She spoke about the age of the buildings, the pattern of vacancy and the small lots not providing sufficient parking. The rehab plan will help assist to make the changes as well as make it complimentary to the hospital and university across the street. She stated East Laurel Road was a county corridor going to the State Highway. She noted there was a zoning map included in the study document.

Ms. Givens explained the process, which after the JLUB adopts their resolution it goes back to the Governing Body and they would act upon it and send notice to the NJ DCA

No one from the public spoke or commented.

A motion was made by M. Mancini, seconded by Mayor Keenan to recommend to the Governing Body the area in the study is an area in need of rehab. All members voted aye by roll call vote.

Miller, 21 Knoll Road, B. 101, L. 13. Right side yard variance.

Catherine Miller was sworn in as was her father Joseph Hahn who resides at 1 Buttonwood Road in Stratford. Mr. Hahn explained in the past his daughter's family would have a temporary canvas structure on their patio which would only last the season. They have decided to build a structure to attach to the right side of her home to have the same roof lines and roof shingles as the home presently does. With this new structure the closest point of it would be 4 feet from the right side property line where 10 feet is required by the code. There would be no need for any new doors or steps as they exist now.

The legal notice was part of the record as were the mailing receipts for notices.

No one from the public spoke during the public portion.

The variance sought would be a dimensional variance with a finding for a special circumstance due to the property and not being a significant detriment to the zoning code. The owner's testimony of the current existing patio satisfied the criteria.

A motion was made by M. Goldin, seconded by M. Mancini to approve the variance as applied with 4 feet from the right side property line for the one story addition to the right side of the home over the existing patio area. All members voted aye by roll call vote.

Royal Learning Center LLC, 814 N. White Horse Pike, B. 10, L. 1.

Ernest Tetteh Obuobi was sworn in as the sole owner of the LLC, and his home address is 10 Colgate Drive, Cherry Hill. Mr. Obuobi stated he had done research and found there was a need for a daycare in the area. The facility he found at 814 N. White Horse Pike met the criteria he wanted. He wants to have a top notch center and be close to the speedline.

The legal notice and certified mail receipts were part of the record.

The JLUB Engineer explained the change of use from current approval of retail to a daycare and noted the current parking spaces in the front. The Engineer inquired to the number of teachers for the site and students approved by the State. Mr. Obuobi stated he was approved for 70 children and needed about 10 teachers. The applicant explained how infants require 1 teacher for every 4 infants, and older children only needed 1 teacher for every 10 students.

The JLUB members expressed their concern for insufficient parking on site for teachers and parents dropping off children and the traffic which would come from this type of business.

There was no public present for this application.

It was agreed the applicant needed to review parking and decide on how he was going to proceed. The applicant agreed to a continuance to April 27, 2017 meeting. A motion was made by M. Goldin, seconded by the Chairman St. Maur to continue the meeting until April 27, 2017 with all members voting aye by roll call vote.

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Public Portion:  
No one spoke.

Correspondence:  
None.

Old Business:  
None.

New Business:  
None.

A motion was made by Councilman Hartman, seconded by P. McGovern to adjourn the meeting with all members voting aye.