

STRATFORD JOINT LAND USE BOARD MINUTES
MEETING
May 25, 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	F. Hartman, Councilman
M. Mancin	A. Santora, Vice Chairman
R. Morello	J. Kelly, Alternate #2
J. Keenan, Mayor	T. Kozeniewski, Alternate #1
M. Goldin	
J. Keenan, Secretary	
M. Ward, Solicitor	
W. Roorda, Engineer	
J. Lyons	
P. McGovern	

APPROVAL OF MINUTES:

Motion was made and seconded to adopt the April 27, 2017 minutes with all members voting aye. Mr. Lyons and Mr. McGovern abstained since they were not present.

APPROVAL OF RESOLUTIONS:

The Resolution was presented by the Solicitor related to the prior month's approval of minor subdivision and lot line reconfiguration for 60 and 62 Warwick Road. A motion was made and seconded to adopt with all members voting aye. Mr. Lyons and Mr. McGovern abstained since they were not present.

APPOINTMENT OF SECRETARY:

Motion was made and seconded to appoint Sharon McCart as JLUB Secretary beginning May 1, 2017 with all members voting aye.

BOARD ACTION:

Continuation:

Royal Children's Academy, 814 N. White Horse Pike, B. 10, L. 1

This is a continuation of application for change of use and is now in site plane phase. The JLUB Board Solicitor Mr. Ward explained at the last meeting the board recommended the applicant obtain a traffic engineer. The applicant has done so. The JLUB Engineer has issued a review letter of the traffic engineer's documents dated March 25, 2017. The zone for this area does allow daycare, but the code does not address parking specifically for this type of use. Last time Ernest Tetteh-Obuobi was advised to obtain a traffic engineer to show how the in and out of traffic would flow. The engineer discussed Exhibit A-2, proposed site plan. The plan was prepped by DSA Associates showing additional parallel parking on side of building. There is lack of dimension on plan. It is more of a sketch plan basically for discussion. It was agreed the applicant would have to have an engineer create a site plan showing the proposed layout.

Andrew Feranda was sworn in by the Solicitor. Mr. Feranda is a professional traffic engineer for Shropshire Associates LLC.

Exhibit A-3, Traffic Engineering Assessment, was presented to the Board. On May 10, during peak traffic hours, a field reconnaissance was conducted on Rt. 30 and Webster Avenue. Mr. Feranda reviewed the results of the study. Mr. Ward asked Mr. Feranda what information he was provided. Mr. Feranda

responded he was given 65 children. Mr. Mancini asked where parents using the facility would come from and Mr. Feranda stated draw is likely to be local. Mr. Morello stated left turns add delays and Mr. Feranda replied in the am there were 5 left turns and none for pm. Mr. Ward asked what was provided to you for number of cars dropping off children, how many cars are you projecting. Ernest Tetteh Obuobi stated 65 children and 11 teachers. Mr. Feranda stated occupancy may not be the same daily. Mr. Morello asked what would happen if car volume was 50% higher, would it make a difference. Mr. Feranda stated the White Horse Pike is pretty accurate but side street could change. The second car blocks the driveway. He suggested

1.) prohibit left turns onto White Horse Pike in the afternoon or 2.) Do not block the box. This would prevent driveway from being blocked. Mr. Feranda did confirm he used his computation that all traffic leaving would go to the White Horse Pike which was to create the worst case scenario. He did state parents of children will probably learn the local roadway grid for optional travel.

Exhibit A-4 Parking Usage letter from Best Dollar Store with picture attached granting permission for daycare employees to park behind store which is across the street from the proposed day care. Mr. Ward addressed the applicant. He stated Mr. Obuobi needs to get permission from property owner that cannot be taken away from you for as long as day care is operational, for six parking spaces for his employees. Mr. Morello if there were any way to redesign parking area. Mr. Feranda stated that it is really designed properly. The parking on side of building was brought up for employee parking only. Mr. Feranda explained the proposed angled spaces with the utilities on that side of the building and the public sidewalk along the street, he would recommend doing parallel parking and get 4 parking spaces and designed as one way in and one way out and would be 8' side and 18' long. Mr. Ward asked if employees would ever have to be increase. If number of children were to increase Mr. Obuobi would have to come back to board. Mr. Obuobi stated the rooms are established to hold max amount of children. It goes with licensing.

Wayne Roorda, JLUB Engineer stated he wanted to have the applicant contract with an engineer to design a proposed parking lot on the side of the building and to address the gas meter on the side of the building. He stated to have 4 more spaces there is more agreeable and should be dedicated to the employees. Also proper signed would be required addressing direction of traffic. Mr. Roorda stated the plan would have to make note to the 6 parking spaces available across the street. The children count and teachers required for the building and rooms would also have to be noted on the plan. A minimum of 13 parking spaces in the front of the building would have to be dedicated to the customers of the daycare.

It was confirmed the JLUB has no jurisdiction related to the recommended street restrictions. This would solely be a Mayor and Council action.

Mr. St. Maur stated he would like the applicant to continue his application with the information recommended by the Board Engineer and submitted to the JLUB. He also noted a better worded agreement with the owner of the property across the street would be needed related to the 6 parking spaces.

There was no comment from the public.

Motion was made by Mr. McGovern and seconded by Mr. Morello to continue the application to next meeting. Mr. Mancini and Mr. Goldin opposed. All other ayes.

Public Portion:
No one spoke.

Correspondence:
None.

Old Business:
None.

New Business:

None.

A motion was made and seconded to adjourn the meeting with all members voting aye.