

STRATFORD JOINT LAND USE BOARD  
MINUTES  
July 26, 2018

The meeting was called to order by Chairman Mr. 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

R. St. Maur, Chairman  
A. Santora, Vice Chairman  
J. Keenan, Mayor  
R. Morello  
M. Goldin  
P. McGovern  
M. Mancini  
J. Keenan  
T. Kozeniewski, Alternate #1  
A. Olizi  
W. Roorda  
S. McCart, Secretary

Absent

T. Hall, Alternate #2  
F. Hartman, Councilman

APPROVAL OF MINUTES:

Motion was made by Mr. McGovern and seconded by Mr. Santora to approve minutes of the June 28, 2018. Mr. Keenan, Mr. St. Maur, Mr. Mancini and Mr. Kozeniewski abstained and all other members voting aye.

APPROVAL OF RESOLUTIONS:

BOARD ACTION: 109 Longwood Drive, B.112, L.18, Driveway Variance

Mr. Olizi stated the application was originally scheduled on June 28, 2018 and we did not adjourn to renotice. New notice was sent out and Mrs. Schmuckler produced receipts and notices and Courier Post notice. Mr. Roorda stated we needed a new survey. Mrs. Schmuckler presented new survey showing the new driveway. Application was deemed to be complete. Mrs. Michele Schmuckler was sworn in by Mr. Olizi. Mrs. Schmuckler stated we are new homeowners so were unaware of whole process. We bought the house with rock on one side of driveway and driveway and sidewalk had broken concrete. We were replacing all that so we figured we would do driveway and put concrete over rock not realizing it was not allowed. The reason that we wanted it done is Mrs. Schmuckler has a younger brother with downs syndrome and below the knee amputee. The concrete provides stability for motorized carts and we have a lot of elderly relatives and thought very unstable to have rock. Mr. Olizi asked if driveway was completed. Mrs. Schmuckler stated yes. The impervious coverage was discussed and found to be in compliance of less than 35%. Application is exhibit A1, Publication is exhibit A2 and white sheet turned into borough, new survey dated July 26, 2018 is exhibit A3. There were no comments from the public. Motion was made by Mr. Mancini and seconded by Mr. Keenan to approve driveway variance 76.68.040 to allow concrete driveway to be 27' where 20' is allowed. Roll call vote: Mr. Santora, yes, Mayor Keenan, yes, Mr. Morello, yes, Mr. Goldin, yes, Mr. Keenan, yes, Mr. Mancini, yes, Mr. Kozeniewski, yes, Mr. St. Maur, yes. Mr. McGovern abstained.

Seasons Pizza, B.4, L.1.01, 1014 N. White Horse Pike, Sign Variance. Tarek Bahgat, Applicant, stepped out of meeting to acquire names of ownership of corporation/partnership and a disclosure form.

**PUBLIC PORTION:** Rite Aid, 100 Warwick Road, B.116, L.14.03. Wade Wilson, store manager for Rite Aid was present. Mr. Olizi stated you have 2 trailers in back of store and asked how long they had been there. Mr. Wilson stated 7 years. Mr. Olizi stated that the Code Enforcer Officer, Steve Gagliardi, sited you on May 11 for two ordinances, no storage on location visible from sidewalk/street. You have a site plan on record so you would have to file an amendment to site plan or file a new site plan for a variance for screening, usually fencing or natural brush. This would hold still anything with Code Enforcement as long as there are steps taking place to correct the situation. You would need owner's permission and an attorney from the corporation to submit application for site plan or site plan amendment, have notice sent to properties within 200 feet, someone would have to be here to make presentation. You will need a full application and probably an engineer. You may need foundation for trailer and impervious to see where water run off is.

Theresa Leib, 912 Chestnut Street, Laurel Springs. Mrs. Leib voiced her concern with water run off from Stratford Square shopping center, apartments and Kennedy. She stated that several years ago a meeting was held with town officials from Laurel Springs and surrounding towns and county engineers that determined the run off from shopping center, apartments and Kennedy were causing the flooding in her back yard. The creek runs through her property and causes flooding. Mr. Olizi asked her how long she had lived in her residence and she stated since 1995. Mr. Mancini asked if she had a copy of report. Mrs. Leib said she did. Mr. Santora asked when the last time it got wet was. Mrs. Leib stated it is random. Mr. Keenan stated new applicant that has already been approved has less run off because there will be less pavement. You cannot make applicant put in basin and underground storms to hold the water. The shopping center has been there since 1960. The Borough and County do not own the streambeds.

**BOARD ACTION:** Season's Pizza, 1014 N. White Horse Pike, B.4, L.1.01 Mr. Bahgat returned to the meeting. He stated Angela Shtutzman is sole owner of OAM&M LLC. Proof of publication was submitted. Mr. Roorda stated applicant is deemed complete. Motion by Mr. Goldin and seconded by John to approve for completeness, all ayes. Mr. Bahgat was sworn in by Mr. Olizi. Mr. Bahgat stated what we are trying to do is a sign and logo and awning update to keep up with company. Mr. Olizi asked if they were going to occupy same location. The reader sign will now be a LED sign. Mr. Roorda asked for the brightness and quickness of Led sign. There are three façade signs, one on each side, one on the front and the awnings will have logo on them. Does the overall total of the sign increase or reduce in size. This signs are going to be smaller except the sign facing Colby Avenue is going to be bigger. Mr. Olizi asked the attorney for his information. Mr. Kaan Ekiner, Whiteford Taylor Preston stated his name. When Seasons originally came in the signs were going to be bigger, so then we reduce them so that we could add onto the sign on Colby. Since they made their application and notices were sent, and were at the meeting, we should just include in the variance. There were no comments from the public. Application is exhibit A1. Motion by Mr. Golden and seconded by Mr. Mancini to grant as applied for all signs and any logos that are going to be printed on awnings contingent on certificate of ownership for both OAM&M LLC and Blue Water Holdings LLC and information on the LED requirement for brightness and change. Roll call vote: Mr. Santora, yes, Mayor Keenan, yes, Mr. Morello, yes, Mr. Goldin, yes, Mr. McGovern, yes, Mr. Keenan, yes, Mr. Mancini, yes, Mr. Kozeniewski, yes, Mr. St. Maur, yes.

**CORRESPONDENCE:** Royals Learning Center, 814 N. White Horse Pike. Mr. Tettehobuobi and Mr. Daniel Baker were before the board. Mr. Olizi stated that Mr. Tettehobuobi was not submitting a formal application. He was here to give an overview with regards to the 6 added parking spaces still needed. The resolution states that 6 parking spaces were need and must be perpetual in nature. The contract does not give you perpetual, ownership does. Mr. Tettehobuobi was sworn in by Mr. Olizi. Mr. Tettehobuobi addressed board with how he would like to resolve the issue of the parking. He originally reached out to his neighbor but later found out that they were not legal parking spaces. He now has the used car lot that is 1 ½ blocks away with a 10 year lease. He kept 10 spots open so that they can be held for parking. There have been law suits about the uses that can be on the car lot. Mr. Olizi asked if he bought the car lot and Mr. Tettehobuobi stated he leased it. Mr. Baker stated they had 2 options, 1 is the option of getting an easement and the other would be an agreement with property owner for parking spots. Mr. Keenan stated Mrs. Shtutzman fought to keep her property a used car lot. She is on a lot that is grandfathered in. Mr. Baker stated that as part of that site plan, it allows for 48 cars, 41 cars for storage, 4 for displays and 3 for employees. It would be an easement for a long as it is leased. Mr. Santora stated the lease is for 5 years

and if Mr. Tettehouboubi walked away then where would that leave the daycare and the 6 spaces that he needs. Mr. Roorda stated Mrs. Shtutzman would have to change her site plan to have deed restricted property. Mr. Santora asked how long the lease on day care is. Mr. Tettehobuobi said 5 years. Mr. Baker stated assuming the board was ok we can work out the documentation with Mrs. Shtutzman's attorney. Mr. Keenan asked can you operate a parking lot on site regardless of what business is on the site for the length of the day care. Mrs. Shtutzman would have to come in for a variance to amend her site plan. Mr. Olizi stated she would have to come in with a basis for a variance. Mr. Baker stated the second option would be to drop the number of children down to 40 and that would resolve the problem with the parking. Mr. Tettehoboubi stated he would like to come in to amend the site plan for a reduction in the amount of 40 children.

Motion was made by Mr. Keenan to go into executive session, seconded by Mr. St. Maur. All members voting aye.

Meeting was back in regular session. Everyone that was present before executive session is present now. No action was taken in executive session.

OLD BUSINESS: none

NEW BUSINESS: Mr. Morello stated that the owner of the Laurel Mills shopping center asking governing body to waive various ordinances and zoning violations. It was agreed that zoning issues have to be enforced by the code enforcer, zoning officer and borough clerk.

ADJOURNMENT:

Motion was made by Mr. Keenan and seconded by Mr. McGovern to adjourn the meeting with all members voting aye.