

BOROUGH OF STRATFORD

Joint Land Use Board

307 Union Avenue

Stratford, NJ 08084

856-783-0600

APPLICATION FORM

1. Applicant's Name: LRD Ventures, LLC
Address: 510 South White Horse Pike
Lindenwold, NJ 08021
Phone: 609-352-3056
2. Owner's Name: _____
(if different than above)
Address: _____
Phone: _____
3. Name and location of site: Frontage on both 19 Hunt Avenue and
20 Arlington Avenue
Block: 61 Lot: 7 & 7.01
Lot 7-single family dwelling
Present Use: Lot 7.01 - Vacant Proposed Use: No change
- Lot Area: _____ Building Area: _____
(Ground Floor)
Building Area: _____ No. Parking N/A
(Total) (Spaces)
4. Does this constitute: a. New Application
 b. Revision or resubmission of a prior application
5. Attach a copy of any deed restrictions or covenants that will apply.

Signature

Title

BOROUGH OF STRATFORD

Joint Land Use Board

307 Union Avenue
Stratford, New Jersey 08084
856-783-0600

Subdivision

Date: 5/28/2020

Type of Subdivision: Minor

Applicant: LRD Ventures, LLC

Address: 510 South White Horse Pike, Lindenwold, NJ 08021

Phone: 609-352-3056 Email: awaxman@gmail.com

Name and address of present owners if different than Applicant:

Location: Block 61 Lot(s) 7 & 7.01

Number of proposed lots: 2

Area of entire tract: _____

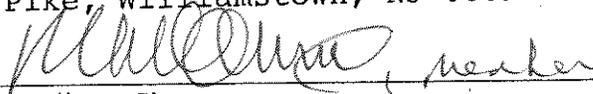
Interest of Applicant if other than owner: N/A

Why requesting: Lots are already designated as 2 tax lots but Deed only shows 1 lot.

Name, address and phone number of person preparing plan:
V & I Associates Land Surveying & Land Planning, 69 South White Horse Pike, Suite 101, Berlin, New Jersey 08009, 856-767-8162

Are you being represented by an attorney? Yes If so please state:

Leonard T. Schwartz, Esquire, Slotnick & Schwartz, 1350 N. Black Horse Pike, Williamstown, NJ 08094


Applicant Signature

MARVIN WAXMAN

BOROUGH OF STRATFORD

Joint Land Use Board
307 Union Ave.
Stratford, NJ 08084
(856) 783-0600

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for board review. Applicant should check off each item to ensure that it is included on the plan. ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscape plans, architectural elevations, etc. may be shown on separate sheets.

- ___ 1. Name and title of applicant, owner, and person preparing the map
- ___ 2. Place for signature of chairman and secretary of Joint Land Use Board
- ___ 3. Place for signature of Borough Engineer
- ___ 4. Tax map lot and block number(s)
- ___ 5. Date, scale, and "north" arrow designation
- ___ 6. Key map of the site with reference to surrounding areas and to existing street locations
- ___ 7. Zone district in which the property in question falls, zone district of adjoining properties, and all property within a 200 foot radius of the property in question
- ___ 8. Names of owners of all contiguous land and adjacent property
- ___ 9. Dimensions of lot, setbacks of front yard, side yards, and rear yard; size, kind, and location of fences
- ___ 10. Location dimensions and details of all signs and exterior lighting including type of standards, location, radius of light and intensity in foot-candles
- ___ 11. The outside dimensions of existing and/or proposed principal building(s) and all accessory structures
- ___ 12. Storm drainage plan showing location of inlets, pipes, swales, beams, and other storm drainage facilities including roof leaders, indicate existing and proposed runoff calculations
- ___ 13. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses

- ___ 14. The entire property in question, even though only a portion of said property is involved in the site plan provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted
- ___ 15. Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.
- ___ 16. Bearings and distances of property lines
- ___ 17. Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns, and driveways for ingress and egress
- ___ 18. All driveways and streets within 200 feet of site
- ___ 19. All existing and proposed curbs and sidewalks
- ___ 20. All existing and proposed utility lines within and adjacent to the subject property
- ___ 21. Typical floor plans and elevations
- ___ 22. Existing and proposed sanitary sewerage disposal system. Show percolation test holes and results and soil log data
- ___ 23. Water supply system
- ___ 24. Method of solid waste disposal and storage
- ___ 25. Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations
- ___ 26. Existing and proposed contours of site and 2 foot intervals for areas less than 5 percent grade and 10 foot intervals above 5 percent grade
- ___ 27. Location of all existing trees or tree masses, indicating general sizes and species of trees
- ___ 28. Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap)
- ___ 29. All variances sought shall be noted clearly on site plan
- ___ 30. Any other pertinent information as may be required by the Board

BOROUGH OF STRATFORD

Joint Land Use Board

307 Union Avenue

Stratford, NJ 08084

856-783-0600

AFFIDAVIT OF OWNERSHIP

LRD Ventures, LLC of full age, being duly sworn

according to law on oath deposes and says, that deponent resides at

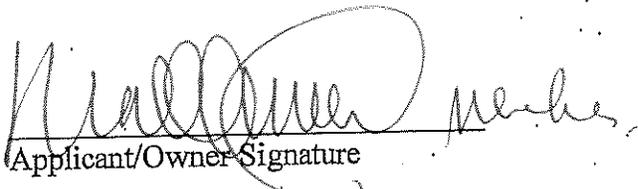
510 South White Horse Pike, Lindenwold, NJ 08021

in the Borough of Lindenwold

in the County of Camden and the State of New Jersey

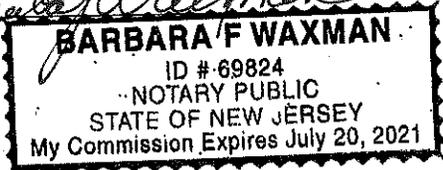
that he/she is the owner in fee of all that certain lot, piece of parcel situated, lying
and being in the Borough of Stratford.

Sworn and subscribed before
me this 28th day of
May, 2020


Applicant/Owner Signature

MARVIN WAXMAN

Notary



AUTHORIZATION FOR CONTRACT PURCHASER

To the Joint Land Use Board:

_____ is hereby authorized to make
the within application.

Date

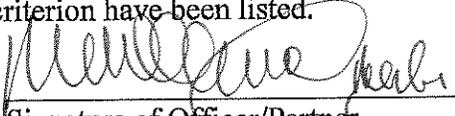
Owner Signature

**CERTIFICATE OF OWNERSHIP OF APPLICANT
AS REQUIRED BY NEW JERSEY LAW
(P.L.1977, CHAPTER 336)**

Listed below are names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership:

NAME	ADDRESS
1. Ross Kaufgraben	23 Manor House Dr. Cherry Hill NJ 08003
2. Marvin Waxman	1114 Laurel Oak Rd. Apt. 111, Voorhees NJ 08043
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

*Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individual partners exceeding the 10% ownership criterion have been listed.


Signature of Officer/Partner Date 5/28/2020
MARVIN WAXMAN

Name of Applicant Corporation/Partnership

BOROUGH OF STRATFORD

**Joint Land Use Board
307 Union Avenue
Stratford, NJ 08084
856-783-0600**

NOTICE TO PROPERTY OWNERS

Dear Resident:

Please take Notice:

You are within 200 feet of the below mentioned property which an application for a Minor Subdivision to create two lots which have already been officially designated by the Borough of Stratford as Block 61, Lots 7 and 7.01, located at 19 Hunt Avenue and 20 Arlington Avenue

The Joint Land Use Board will hear this application on _____, 20____, at 7:00 pm at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

At the meeting the Public will be able to voice their objection for the granting of this appeal in person or by an attorney. The application may be reviewed during normal business hours at the Borough Hall, 307 Union Avenue, Stratford, NJ This notice is sent to you by the applicant, as required by law.

LRD VENTURES, LLC
Applicant Name

19 Hunt Ave.
Property Address

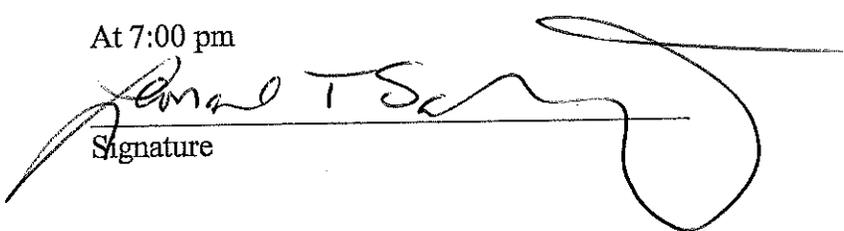
Stratford NJ 08084

**BOROUGH OF STRATFORD
JOINT LAND USE BOARD
307 UNION AVENUE
STRATFORD, NJ 08084
856-783-0600**

AFFIDAVIT OF DELIVERY

I, Leonard T. Schwartz, Esq., of full age, being duly sworn according to law depose and say that I have personally delivered or, where necessary, sent by certified mail, return receipt requested, notices to each of the following persons regarding the meeting of the Joint Land Use Board of the Borough of Stratford to be held on

At 7:00 pm


Signature

6-4-2020
Date

Sworn and subscribed before me
this 4th day of
June, 2020.

Valerie R. Saija
Notary

**Valerie R Saija
Notary Public
New Jersey
My Commission Expires 10-14-2020**

BOROUGH OF STRATFORD

Joint Land Use Board
307 Union Ave.
Stratford, NJ 08084
(856) 783-0600

AGREEMENT TO PAY FEES

THIS AGREEMENT, made and entered on this ____ day of _____, 20____, by and between the Borough of Stratford, a Municipal Corporation of the State of New Jersey (hereinafter "Borough") and LRD Ventures, LLC (hereinafter "Developer"), is made upon the following terms and conditions:

PROJECT NAME: _____

PROJECT LOCATION: 19 Hunt Avenue and 20 Arlington Avenue

BLOCK(S): 61 LOT(S): 7 & 7.01

APPLICANT NAME: LRD Ventures, LLC

APPLICANT FED. ID #: 83-2720840 SS#: X

APPLICANT ADDRESS: 510 S. White Horse Pike
Lindenwold NJ 08021

1. AGREEMENT TO PAY FEES: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the Borough in connection with the application for filed contemporaneously herewithin. Such fees include, but are not limited to, application fees, attorney's review fees, engineer's review fees, planner's review fees, copy costs and postage applicable to this application.
2. ESCROW DEPOSIT: The Borough hereby acknowledges receipt of \$_____, said sum being cash deposit to be placed in a Borough Trust Account to cover the cost of the aforementioned review and inspection fees. Such Sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to Developer. When any escrow amount has been depleted so that less than one-half thereof remains, developer shall replenish the escrow to the full amount within fifteen (15) days of written notice from the Borough.

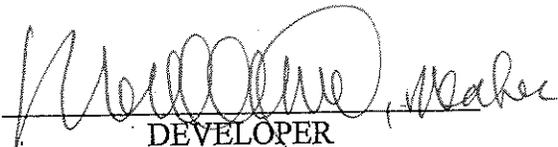
3. **ADDITIONAL PAYMENTS:** The Developer agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the Borough. The Developer understands and agrees to pay such sum notwithstanding any dispute as to the reasonableness of fees and charges.
4. **CONTEST OF REASONABLENESS:** Developer agrees that the reasonableness and/or accuracy of any fee or charge may be challenged in accordance with the procedure set forth in the Municipal Land Use Law at N.J.S.A. 40:55D-53.2a.
5. **NOTICE:** Developer agrees that all notices of refunds shall be mailed to the follow address:

LRD Ventures, LLC

510 South White Horse Pike

Lindenwold, NJ 08021

6. **TRANSFERABILITY:** Developer understands and agrees that this Agreement is not transferable, in whole or in part, nor can the Developer be relieved from obligations as state in this Agreement until such time as the Developer provides an acceptable dated replacement Agreement to relieve the Developer of any further obligation as state in this Agreement. This transfer of obligation shall commence on the date of the acceptance by the Borough of the replacement Agreement.
7. **COLLECTION:** Should the Developer fail to pay any amount required to be paid hereunder when due, the Borough shall be entitled to pursue all remedies at law or equity. Interest shall accrue at the rate of 18% per annum simple interest on all sums unpaid after the due date. The Borough may collect a reasonable attorney's fee which shall not be less than \$300.00 should litigation be commenced for the purpose of collecting any sum from the Developer.


DEVELOPER
MARVIN WAXMAN

5/28/2020
DATE



July 2, 2020

Borough of Stratford Joint Land Use Board
307 Union Avenue
Stratford, NJ 08084

Attn: Joint Land Use Board Members

Re: Minor Subdivision Review
LRD Ventures, LLC
19 Hunt Avenue
Block 61, Lots 7 & 7.01
Review No. 1
Bach Project No. STRATLUB-2020-4

Dear Joint Land Use Board Members:

We have received the following items submitted for the referenced project:

- Cover letter from Leonard T. Schwartz, Esq. addressed to Borough of Stratford, dated June 4, 2020.
- Borough of Stratford Joint Land Use Board Application Form and associated documents.
- Plan entitled "Minor Subdivision Plan, Block 61, Lots 7 & 7.01, n/f LRD Ventures, LLC, #19 Hunt Avenue, Borough of Stratford, Camden County, New Jersey", prepared by KEY Engineers, Inc., dated March 16, 2020, no revision.

SITE INFORMATION:

Applicant & Owner: LRD Ventures, LLC
510 South White Horse Pike
Lindenwold, NJ 08021
.com609-352-3056
awaxman@gmail

PROJECT SUMMARY:

This application is for minor subdivision of two (2) existing lots. Existing Lot 7 is a 12,500 sf parcel of land containing an existing two-story single family home and associated site improvements, having frontage on Arlington Avenue and being located within the R-1 Residential zoning district. Lot 7.01 is an existing 12,500 sf vacant parcel of land having frontage on Hunt Avenue and being located within the O Office zoning district.

Minor Subdivision Review
LRD Ventures, LLC
19 Hunt Avenue
Block 61, Lots 7 & 7.01
Review No. 1
Bach Project No. STRATLUB-2020-4
July 2, 2020
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The lots are surrounded to the west by a commercial property located within the C commercial zoning district and having frontage on White Horse Pike (US Route 30) and to the east by a commercial asphalt business in the O zoning district and a residential property within the R-1 zoning district.

It shall be noted that no construction is proposed at this time for either lot. The applicant is seeking a Minor Subdivision approval with no variances. It shall be noted that Lot 7 has a pre-existing non-conforming front yard setback of 22.4' where 30' is the required minimum front yard setback.

SUBMISSION REQUIREMENTS / COMPLETENESS:

Our office has determined that the application is complete and can be heard at the next scheduled Zoning Board meeting.

REVIEW COMMENTS:

1. The applicant shall provide the survey referenced on the Minor Subdivision.
2. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.
3. Legal descriptions for each lot created by the subdivision shall be provided for review.
4. The Plan shall list a point of beginning for each legal description submitted.
5. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.
6. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
7. All fences, tree rows, hedges, streams, ditches, building locations, any physical occupation influencing property line determination, driveways and site improvements shall be shown on the Minor Subdivision Plan as required by §16.24.020(8).
8. The plan shall show the required Stratford Borough Signature Blocks as required by §16.24.020(13).
9. The Zoning Chart on the plan shall be revised to include the area of each lot to the nearest tenth of an acre as required by §16.24.020(11).

Minor Subdivision Review
LRD Ventures, LLC
19 Hunt Avenue
Block 61, Lots 7 & 7.01
Review No. 1
Bach Project No. STRATLUB-2020-4
July 2, 2020
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10. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.
11. A certification that the existing lot numbers will be unchanged by the tax assessor must be provided.
12. The reference meridian used for bearings on the map shall be shown graphically.
13. The plan shall indicate if the minor subdivision will be filed by deed or by plat.
14. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

Any and all approvals shall be conditioned upon the applicant addressing the above comments and any and all concerns of the Joint Land Use Board contained in the approving resolution.

When revised plans are resubmitted, they are to be accompanied with a point-by-point response letter keyed to the comments contained in this letter. We reserve the right to make additional comments pending the receipt of revised plans.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME
President

Cc: Matthew B. Wieliczko, Esq., PB Solicitor
Sharon McCart, JLUB Secretary
Jared Claybourn, Applicant
Robert Scott Smith, PLS

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