

BOROUGH OF STRATFORD

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

APPLICATION FORM

1. Applicant's Name: Michael Santoro
Address: 108 Central Avenue
Stratford NJ 08084
Phone: 609-413-6579
2. Owner's Name:
(if different than above) _____
Address: _____
Phone: _____
3. Name and location of site: _____
Block: 43 Lot: 5.03
Present Use: R Proposed Use: SFD
Lot Area: _____ Building Area: _____
(Ground Floor)
Building Area: _____ No. Parking _____
(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.

Michael Santoro
Signature

Owner
Title

BOROUGH OF STRATFORD

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VARIANCE APPLICATION

To the Joint Land Use Board:

An appeal is hereby made for a variance from or an exception to the terms of

Sections of the Zoning Ordinance so as to permit

17.48.030 - Side yard Clearance 25'

aggregate - Resident will be 10.36' from Prop. line on right side and 9.13' on left side

PREMISES AFFECTED: Block No. 43 Lot No. 5.03

Located at: 103 Central Avenue, Stratford, NJ 08084

Owner: Michael Santoro

Leasee: _____

Zone: _____ Last Occupancy: _____

Percentage of lot occupied by building: _____

Setback of building from front property line: _____ Rear line: _____

Setback of building from side left property line: 9.13' Right line: 10.36

Prevailing setback of adjoining buildings within block: _____

Has there been any previous appeal involving these premises: _____

If so, state character of appeal and date of disposition: _____

The reason(s) for the present application or appeal are as follows: _____

Michael Santoro
Signature

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 27 day of Oct., 2021,
by and between the Borough of Stratford, a Municipal Corporation of the State of New
Jersey (hereinafter "Borough") and Michael Santoro
(hereinafter "Developer"), is made upon the following terms and conditions:

PROJECT NAME: _____

PROJECT LOCATION: 103 Central Avenue, Stratford NJ 08084

BLOCK(S): 43 LOT(S): 5.03

APPLICANT NAME: Michael Santoro

APPLICANT FED. ID #: _____ SS#: 149-94-7142

APPLICANT ADDRESS: 103 Central Avenue
Stratford NJ 08084

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.

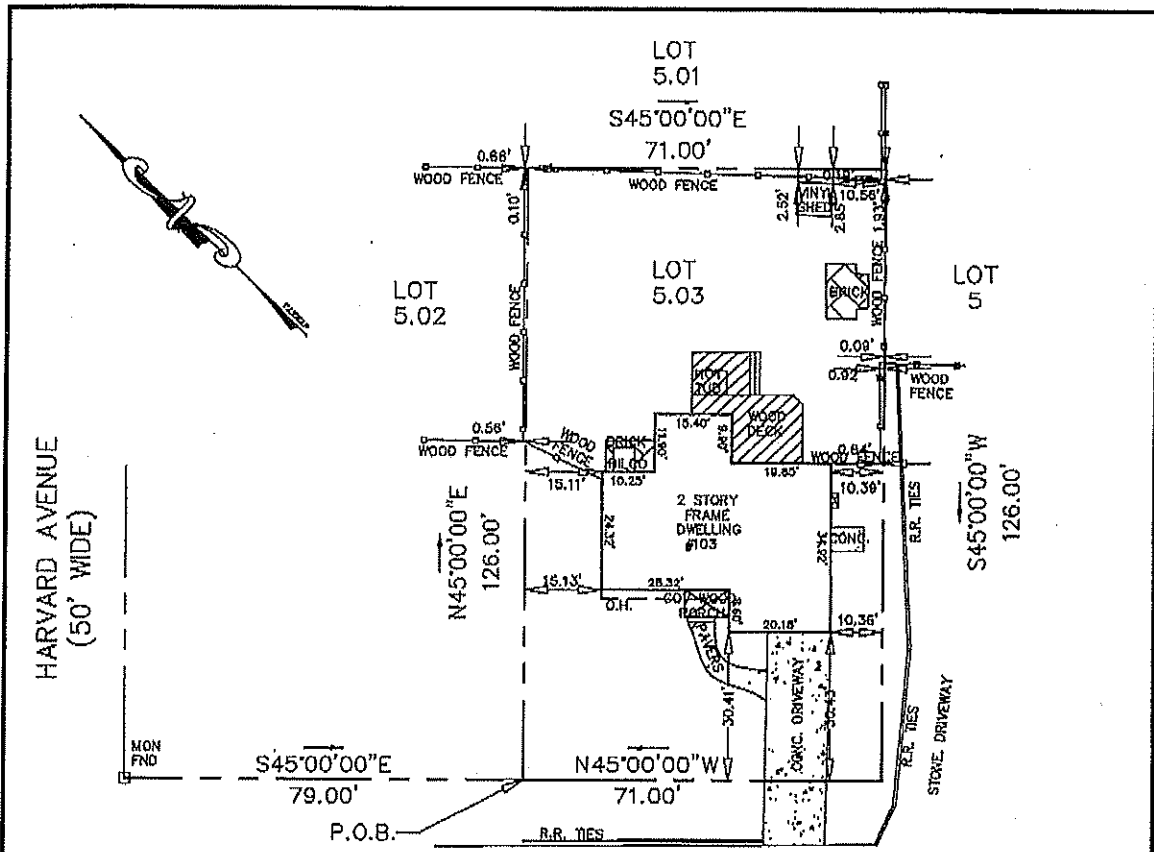
3. **ADDITIONAL PAYMENTS:** The Developer agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the Borough. The Developer understands and agrees to pay such sum notwithstanding 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:

6. **TRANSFERABILITY:** Developer understands and agrees that this Agreement is not transferable, in whole or in part, nor can the Developer be relived 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

10-27-2021
DATE



CENTRAL AVENUE
(50' WIDE)

THIS SURVEY WAS PREPARED ONLY FOR THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE FOR HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED HEREIN, EITHER DIRECTLY OR INDIRECTLY. SURVEY MAY NOT BE USED FOR CONSTRUCTION OR SUBDIVISION PURPOSES WITHOUT WRITTEN CONSENT OF THIS SURVEYOR.

To:
MICHAEL D. SANTORO AND KRISTIE A. McNALLY
TRIDENT LAND TRANSFER COMPANY (NJ) LLC
TRIDENT MORTGAGE COMPANY LP
Its successors and/or assigns, ATIMA

THIS SURVEY PLAN, FLAGS AND/OR PINS SET ARE NOT VALID UNTIL FEE IS PAID IN FULL. IF FEE NOT PAID, THIS SURVEY IS INVALID. ANY OTHER USE OF THIS PLAN OR A COPY OR ALTERATION OF IT NOT SIGNED AND SEALED BY THE SURVEYOR WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

TO ALL PERSONS AND PARTIES OF INTEREST I HEREBY DECLARE THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

SURVEYOR RESERVES THE RIGHT TO REVISE THIS SURVEY AT ANY TIME AFTER SUBMISSION IF ADDITIONAL PERTINENT INFORMATION IS RECEIVED.

THIS PLAN OF SURVEY IS NOT AN ALTA SURVEY.

LIMITS OF LIABILITY: SURVEYOR'S LIABILITY IS LIMITED TO AMOUNT OF FEE PAID

NOTES:

- 1) TAX MAP REFERENCE: BOROUGH OF STRATFORD, BLOCK 43, LOT 5.03
- 2) CONTAINING: 8,844 +/- SF.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 4) SUBJECT TO SUCH EASEMENTS AND RESTRICTIONS THAT MAY BE REVEALED BY A TITLE REPORT.
- 5) PLAN DEPICTS CONDITIONS AS OF 2/28/19

PLAN OF SURVEY
BLOCK 43 LOT 5.03

LOCATED IN
BOROUGH OF STRATFORD
CAMDEN COUNTY, NEW JERSEY

Avi Luzon DATE 3/1/19
AVI LUZON
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE # 36745

AVI LUZON
PROFESSIONAL LAND SURVEYOR
83 KENSINGTON DRIVE
MT. HOLLY, NEW JERSEY 08060
(609) 281-4947

REVISION/DATE	DESIGNED: CD/MH/OT	DRAWN: AL	CHECKED: AL
	SCALE: 1"=30'	DATE: 3/1/19	DWG. NO.: 19AL1096

