

- Approved
- General Conditions/Additional Conditions
- Denied

**RESOLUTION NO. 2021-16
BOROUGH OF STRATFORD JOINT LAND USE BOARD**

**A RESOLUTION REPORTING TO BOROUGH COUNCIL THAT PROPOSED
ORDINANCE NO. 2021-12 IS CONSISTENT WITH THE MASTER PLAN**

WHEREAS, the Borough of Stratford Joint Land Use Board pursuant to the provisions of the Municipal Land Use Law at N.J.S.A. 40:55D-26 is required, prior to the adoption of a development regulation, revision or amendment thereto by the governing body, to transmit to the said body within 35 days of referral therefrom, a report including identification of any provisions in the proposed development regulations, revision or amendment which are inconsistent with the Master Plan and recommendations concerning those inconsistencies and any other matters the Board deems appropriate; and

WHEREAS, the governing body has introduced on first reading and adopted at its regular meeting on June 8, 2021 proposed Ordinance 2021-12, attached as Exhibit A, amending Chapter 17.48 of the Borough of Stratford Ordinances to revise the Zoning Setbacks for Zone R-1 Single Family Detached Residential District; and

WHEREAS, the Borough Council finds it necessary to amend certain provisions of the Borough Code; and

WHEREAS, Ordinance 2021-12 has been reviewed and considered by the Borough of Stratford Joint Land Use Board.

WHEREAS, the Board is in agreement with the form, substance and intent of Ordinance 2021-12, finds the Ordinance substantially consistent with the Master Plan and recommends its adoption, without further comment; and

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Borough Ordinances have been met; and

WHEREAS, a public hearing () was not required; or

WHEREAS, a public hearing () was required and the SJLUB has considered that public comments

- were not made by the public
- were made in favor of all or some aspect of the application

were made against all or some aspect of the application; and

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NOW, THEREFORE, BE IT RESOLVED that:

1. The Joint Land Use Board has reviewed the proposed Ordinance 2021-12 and recommends that the Borough Council adopt the proposed Ordinance as introduced.

2. This Resolution shall be considered the report and recommendation of the Joint Land Use Board as required by N.J.S.A. 40:55D-26.

WHEREAS the foregoing action was taken and memorialized by the SJLUB on June 24, 2021, upon the motion of Hall, seconded by St. Maur, with the vote on the motion being as follows:


AYE: McGovern, Hall, Keenan, Kozeniewski, Lomanno, Morello, St. Maur, Swallow and Mancini

NAY:

ABSTAIN:

ABSENT:

The undersigned Secretary of the SJLUB hereby certifies that the above is a true copy of Resolution 2021-16 adopted by the SJLUB on June 24, 2021.



SHARON McCART
Stratford Joint Land Use Board Secretary

EXHIBIT "A"

ORDINANCE 2021:12

AN ORDINANCE TO AMEND CHAPTER 17.48

ZONING – R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

BE IT ORDAINED by the Mayor and Council of the Borough of Stratford:

SECTION 1

Delete 17.48.030 in its entirety and replace with the following:

17.48.030 – Area, yard and building requirements – Schedule I – R-1 residential district.

ITEM	DIMENSION
Minimum lot areas	
Corner lots	9,900 square feet
Inside lots	8,250 square feet

Minimum lot width	
Corner lots	90 feet
Inside lots	70 feet
Maximum occupied area of lots	30%

Front yard setback line for inside lots **25 feet**

Front yard setback line for corner lots **25 feet**

Side yard clearance	
Minimum aggregate	25 feet
Minimum required	10 feet

Rear yard clearance	
For enclosed principal	15 feet
All other structures	5 feet

Minimum floor area of dwelling

Adopted:

NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at the Regular Meeting of the Governing Body of the Borough of Stratford, in the County of Camden, State of New Jersey, held on the 8th day of June, 2021. It will be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held in the Borough Hall, in the Borough of Stratford on the 13th day of July, 2021 at 7:00 PM. Copies of the ordinance will be made available during the week prior to and up to and including the date of such meeting at the Clerk's Office in the Borough Hall to the members of the general public who shall request the same.

Bill Bray, Borough Clerk