

**RESOLUTION NO. 2021-19  
BOROUGH OF STRATFORD JOINT LAND USE BOARD**

**A RESOLUTION REPORTING TO BOROUGH COUNCIL THAT PROPOSED  
ORDINANCE NO. 2021-16 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 August 10, 2021 proposed Ordinance 2021-16, attached as Exhibit A, amending Chapter 17.48 of the Borough of Stratford Ordinances to revise the Zoning for the R-1 Single Family Detached Residential District. The amendment is to add a maximum height of 35' for residential homes; and

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

WHEREAS, Ordinance 2021-16 has been reviewed and considered by the Borough of Stratford Joint Land Use Board. The Board Professional Engineer and Planner Mr. Bach testified that the amendment is to add the maximum residential home height of 35'. He testified further that the height restriction was previously in the Ordinance at one point, removed and that it is appropriate to put the height restriction back in the Ordinance. He also confirmed that the Ordinance is consistent and in accordance with the Borough's Master Plan; and

WHEREAS, the Board is in agreement with the form, substance and intent of Ordinance 2021-16, 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

NOW, THEREFORE, BE IT RESOLVED that:

1. The Joint Land Use Board has reviewed the proposed Ordinance 2021-16, finds that it is consistent and in accordance with the Borough's Master Plan 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 by the SJLUB on August 26, 2021, upon the motion of Morello, seconded by Hall with the vote on the motion being as follows:

AYE: McGovern, Mayor Keenan, Hall, Kozeniewski, Morello, Mount & Mancini

NAY:

ABSTAIN: Lomanno & St. Maur

ABSENT:

The foregoing action was memorialized by the SJLUB on September 23, 2021 upon the motion of McGovern, seconded by Hall, with the vote on the motion being as follows:

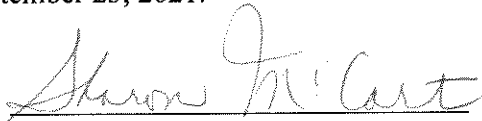
AYE: McGovern, Mayor Keenan, Hall, Kozeniewski, & Mancini

NAY:

ABSTAIN:

ABSENT:

The undersigned Secretary of the SJLUB hereby certifies that the above is a true copy of Resolution #2021:19 adopted by the SJLUB on September 23, 2021.



SHARON McCART

Stratford Joint Land Use Board Secretary

**EXHIBIT "A"**

ORDINANCE 2021:16

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	
1-bedroom dwelling	700 square feet
2-bedroom dwelling	800 square feet
3-bedroom dwelling	900 square feet
Each additional bedroom	100 square feet per bedroom
<b><u>Residential Structure</u></b>	
<b><u>Maximum Height</u></b>	<b><u>35 feet</u></b>
Accessory use or building	
Maximum area of structure	100 square feet
Maximum height	10 feet

Side yard setback	3 feet
Rear yard setback	3 feet
Front yard setback	25 feet
Minimum area of structure	101 square feet
Maximum height	12 feet
Side yard clearance minimum	10 feet
Side yard clearance aggregate	25 feet
Rear yard setback	5 feet
Front yard setback	25 feet

**SECTION 2**

All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**SECTION 3**

If any section, subsection, part, sentence, clause or phrase of this Ordinance shall be declared invalid of judgment by any court of competent jurisdiction, such section, subsection, part, sentence, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

**SECTION 4**

This Ordinance shall take effect immediately upon passage and publication according to law.

\_\_\_\_\_/\_\_\_\_\_/2021  
 Mayor Josh Keenan                      Date

ATTEST:

\_\_\_\_\_  
 Bill Bray, Borough Clerk

**PUBLIC NOTICE**

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 11<sup>th</sup> day of August, 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 14<sup>th</sup> day of September, 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.

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 Bill Bray, Borough Clerk