

- Approved
- General Conditions/Additional Conditions
- Denied

**RESOLUTION NO. 2021-20
BOROUGH OF STRATFORD JOINT LAND USE BOARD**

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Appeal from Administrative Officer Decision <input type="checkbox"/> Interpretation <input type="checkbox"/> "C" Variance <input type="checkbox"/> "d(1)" Conditional Use Variance <input type="checkbox"/> Waiver of Site Plan Requirements <input type="checkbox"/> Minor Subdivision <input checked="" type="checkbox"/> Amended Major Subdivision, Preliminary <input checked="" type="checkbox"/> Amended Major Subdivision, Final <input type="checkbox"/> Minor Site Plan <input checked="" type="checkbox"/> Amended Major Site Plan, Preliminary <input checked="" type="checkbox"/> Amended Major Site Plan, Final | <p>Applicant: <u>Laurel Mills, LLC</u> Owner: <u>Laurel Mills, LLC</u> Block: <u>116 Lots 14 & 14.04</u> Address: <u>102 Warwick Road, Stratford, New Jersey</u> Action: <u>August 26, 2021</u> Memorialized: <u>September 23, 2021</u> Zone: <u>C-Commercial</u> Project: <u>Amended Preliminary and Final Major Subdivision Approval and Amended Preliminary and Final Major Site Plan Approval</u> Plan Name: <u>The Reserve at Laurel Mills Farm</u></p> |
|---|--|

WHEREAS, the Applicant has applied to the Borough of Stratford Joint Land Use Board (SJLUB) for the following primary approval(s):
Amended Preliminary and Final Major Subdivision Approval and Amended Preliminary and Final Major Site Plan Approval with no variances

WHEREAS, the application was considered by the SJLUB on August 26, 2021; 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

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

WHEREAS, the SJLUB has considered the application and the evidence and arguments submitted by the Applicant in support thereof; and

WHEREAS, the SJLUB has considered the recommendations and comments of its professional staff and the following written reports:

August 20, 2021 review letter of Steven M. Bach, PE, RA, PP, CME, attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, it appears that all requirements necessary to approve the application have been met; and

WHEREAS, the SJLUB has made the following findings of fact and conclusions (see attached);

NOW, THEREFORE, BE IT RESOLVED that the primary approval(s) and waiver(s) applied for be and is/are hereby granted; and

BE IT FURTHER RESOLVED that the approval(s) hereby granted are made subject to the following General Conditions applicable to this type of application (see attached); and

BE IT FURTHER RESOLVED that the approval(s) hereby granted

are made subject to the following Additional Conditions (see attached)

are not made subject to the following Additional Conditions.

The foregoing action was taken by the SJLUB on August 26, 2021, upon the motion of Botterbrodt, seconded by Lommano, with the vote on the motion being as follows:

AYE: Mayor Keenan, Kozeniewski, Lomanno, Swallow, Botterbrodt & McGovern

NAY:

ABSTAIN:

ABSENT:

RECUSED: Mancini, Hall, Morello, Mount, St. Maur

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


AYE: Mayor Keenan, Kozeniewski, Lomanno, Swallow, Botterbrodt & McGovern

NAY:

ABSTAIN:

ABSENT:

The undersigned Secretary of the SJLUB hereby certifies that the above is a true copy of Resolution 2021-20 adopted by the SJLUB on September 23, 2021.


SHARON McCART
Stratford Joint Land Use Board Secretary