



December 8, 2022

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

Attn: Joint Land Use Board Members

Re: Minor Subdivision Review
Charles V. Insalaco
105 Princeton Avenue
Block 37, Lot 7
Review No. 1
Bach Project No. STRATLUB2022-5

Dear Joint Land Use Board Members:

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

- Borough of Stratford Joint Land Use Board Application Form and associated documents.
- Plan entitled "Minor Subdivision Plan; 105 Princeton Avenue [sic]; Block 37, Lot 7; 105 Princeton Avenue; Borough of Stratford, Camden County, New Jersey", prepared by Peterman Maxcy Associates, LLC., dated 11-04-22, revised 11-11-22.

SITE INFORMATION:

Applicant: Charles V. Insalaco
P.O. Box 635
Mt. Laurel, NJ 08054
609-685-6191

Owner : Lana Vasetski
105 Princeton Avenue
Stratford, NJ 08084

PROJECT SUMMARY:

This application is for the subdivision of an existing residential lot into two (2) new lots. The project site is located on the northeasterly corner of Princeton Avenue and Grand Avenue in the Borough's R-1 Zoning District. Existing Lot 7 is a 22,500 sf parcel of land containing an existing two-story single family home, detached masonry garage and associated site improvements. The application proposes the creation of two new lots labeled as "Proposed Lot A" and "Remaining Lot B" on the plan provided.

It shall be noted that no new construction is proposed at this time for either lot. The applicant is seeking a Minor Subdivision approval with bulk variances for the lot width of Proposed Lot B..

SUBMISSION REQUIREMENTS / COMPLETENESS:

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

ZONING / BULK STANDARDS:

1. The lots are located within the R-1 Zoning District and are surrounded on all sides by similar residential properties in the R-1 Zoning District.
2. The following sets forth the bulk standards for corner lots in the R-1 the zone per §17.12.030:

Proposed Lot A

	<u>Required</u>	<u>Existing Lot 7</u>	<u>Proposed Lot A</u>	<u>Complies</u>
Min Lot Size (SF)	9,900	22,500	13,500	Yes
Min Lot Width (Ft)	90	150	90	Yes
Max Occupied Area (%)	30	16	30	Yes
Min Setbacks (Ft)				
Front (Princeton Ave)	25	24.8*	25	Yes
Front (Grand Ave)	25	110.3	25	Yes
Side	10	7.2*	10	Yes
Side, Aggregate	25	N/A	N/A	N/A
Rear	15	80.1	15	Yes
Accessory Structure				
Min Rear Setback (Ft)	5	3.5*	N/A	N/A
Min Side Setback (Ft)	10	0.5*	N/A	N/A

*Existing Non-conformance

3. The following sets forth the bulk standards for inside lots in the R-1 zone per §17.12.030:

Proposed Lot B

	<u>Required</u>	<u>Proposed Lot B</u>	<u>Complies</u>
Min Lot Size (SF)	8,250	9,000	Yes
Min Lot Width (Ft)	70	60**	No
Max Occupied Area (%)	30	29	Yes
Min Setbacks (Ft)			
Front	25	24.8*	No
Side	10	7.2*	No
Side, Aggregate	25	27.5	Yes
Rear	15	80.1	Yes
Accessory Structure			
Min Rear Setback (Ft)	5	3.5*	No
Min Side Setback (Ft)	10	0.5*	No

**Variance Required

* Existing Non-conformance

4. Remaining Lot B proposes the following non-conforming bulk standards:

- a. Lot Width - Per §17.48.030 a minimum lot width of 70 feet is required where the applicant is proposing a lot width of 60 feet. **Variance required.**
- b. Front Yard Setback – Per §17.48.030 a minimum front yard setback of 25 feet is required where the applicant is proposing a front yard setback of 24.8 feet. *It shall be noted that this is an existing non-conformance.*
- c. Side Yard Setback – Per §17.48.030 a minimum side yard setback of 10 feet is required where the applicant is proposing a side yard setback is 7.2 feet. *It shall be noted that this is an existing non-conformance.*
- d. Accessory Structure Side Yard Setback - Per §17.48.030 an accessory structure over 101 sf shall have a minimum side yard setback of ten (10) feet where the side yard setback to the existing garage is 0.5 feet. *It shall be noted that this is an existing non-conformance.*
- e. Accessory Structure Rear Yard Setback - Per §17.48.030 an accessory structure over 101 sf shall have a minimum rear yard setback of five (5) feet where the side yard setback to the existing garage is 3.3 feet. *It shall be noted that this is an existing non-conformance.*

REVIEW COMMENTS:

1. 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.
2. A note shall be added to the plan stating the number of lots to be created by the subdivision.
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 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.
6. A permanent marker shall be installed at the intersection of the new lot line and the right of way line of Princeton Avenue.
7. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
8. The plan shall show the required Stratford Borough Signature Blocks as required by §16.24.020(13).
9. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
10. 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.

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Page 5 of 5

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: Anthony P. Costa, Esq., JLUB Solicitor
Sharon McCart, JLUB Secretary
Charles V. Insalaco, Applicant
Joseph W. Maxcy, PLS, Applicant's Professional

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