

**RESOLUTION OF FINDINGS AND CONCLUSION**

**JOINT LAND USE BOARD**

**BOROUGH OF STRATFORD**

**RESOLUTION # 2022:12**  
**Atlantic City Electric Company**  
**Block 69, Lot 10**

**WHEREAS**, Atlantic City Electric Company is the owner of the land and premises located 306 S. Atlantic West in the Borough of Stratford, New Jersey having made application to the Stratford Joint Land Use Board in the Borough of Stratford, Camden County, for Preliminary and Final Major Site Plan to upgrade and replace the Stratford Substation , a bulk variance allowing the Substation landscaping not to be required to have an irrigation; a bulk variance to allow the screened portable facility to be 23’ from the front property line and 12’ from the side property line; and waivers to allow limited landscaping screening at the front of the property and a waiver to allow a 7’ chain link fence with barb wire, waiver to allow a 4’ decorative fence and a waiver to allow a portable facility for the property located upon Block 69, Lot 10 as shown on the Official Map of the Borough of Stratford, located in a I Zoning district, said application being represented by Niall J. O’Brien, Esquire, Archer & Greiner, P.C.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 23, 2022 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant is the owner of the land and premises located at 306 S. Atlantic West, as shown on Block 69, Lot 10, on the Official Tax Map of the Borough of Stratford, located in an I- Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, John DeClemente, a senior project manager with Atlantic City Electric Company stated that the substation allows the transmission to be controlled and monitored and flow from electrical power source to the user. He testified the goal is to have safe and reliable power and to be a good neighbor. The present equipment is past its useful life and they will be using as much as the existing footprint as possible. He stated the Church surrounding the site requested better landscaping and they agreed to work with Mr. Bach's office and also agreed to construct a 4' decorative fence around the basin. He stated the site will be unmanned and upkeep will be on an as needed basis, there is no need for parking since the site is not manned, and there are no real deliveries and there is no noise that will exceed State decibel levels .Demolition is expected to start in August 2022 and the entire replacement anticipated to be completed by April 2023 and during construction a mobile unit will be in place to continue service and will be removed upon completion of the project. He stated the 7' fence with an additional foot of barb wire is required for security and since there is no water on site a variance for the irrigation system is being requested.

After being sworn, Stephen Beavan, a Professional Engineer, introduced into evidence-1 a site plan and A-2 an aerial photo. He showed where the transmission lines enter and exit the property and said they have underground duct banks in the northeast corner as well as from the Southeast. He testified there is one access point and they are proposing a second access at the Northeast corner. He said the property is 1.47 acres and the fenced substation is about .81 acres, there is an existing 7' fence with barb wire and there is no parking on site and two 50' lighting masts are

proposed for emergency use only. He agreed with all the comments in Mr. Bach's report dated June 17, 2022. He said the portable facility is needed for when employees come to the site, it is locked and is 23' from the front property line and 12' from the side, requiring a Variance. Mr. Beavan asked the Board to recognize that a reliable electric supply promotes the public health, safety and morals and general welfare as recognized by the Municipal Land Use Law. He also discussed lighting, stormwater and landscaping and agreed to additional landscaping and a 4' decorative fence as requested by the Pastor of the adjoining Church.

Mr. Bach's letter of January 17, 2022 was reviewed and the applicant agreed with all his comments and as a condition of approval the applicant agreed to work with Mr. Bach's office regarding the landscaping and the 4' decorative fence and agreed to submit evidence of a lease or easement from adjoining property owners regarding the relocated outfall basin.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid Preliminary and Final Site Plan, bulk variances and waivers, the Board voted eight (8) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Borough of Stratford because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

**WHEREAS**, the statutory purposes will be advanced by the granting of the relief requested;

**NOW THEREFORE BE IT RESOLVED**, by the Joint Land Use Board of the Borough of Stratford on this 23rd day of June, 2022, the applicant Atlantic City Electric is hereby granted the aforesaid Preliminary and Final Site Plan, bulk variances, and waivers for the property located upon Block 69, Lot 10 as shown on the Official Tax Map of the Borough of Stratford, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

P. McGovern	Yes
J. Keenan	Yes
K. Campbell	Yes
T. Hall	Yes
T. Lomano	Yes
R. Morello	Yes
R. StMaur	Yes
M. Mancini	Yes

**JOINT LAND USE BOARD  
BOROUGH OF STRARFORD**

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Michael Mancini **Chairperson**

I, Sharon McCart, Secretary of the Joint Land Use Board of the Borough of Stratford, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Joint Land Use Board of the Borough of Stratford on the 28th day of July, 2022.

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, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
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