

RESOLUTION OF FINDINGS AND CONCLUSION

JOINT LAND USE BOARD

BOROUGH OF STRATFORD

RESOLUTION # 2022:08

**Stratford Diner
Block 52, Lot 4**

WHEREAS, Stratford Diner is the owner of the land and premises located 19 S. White Horse Pike 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 a LED Sign that exceeds the permitted sign area of 58 sq. feet instead of the required 40 sq. feet for the property located upon Block 52, Lot 4 as shown on the Official Map of the Borough of Stratford, located in a C Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 12, 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 19 S. White Horse Pike, as shown on Block 52, Lot 4, on the Official Tax Map of the Borough of Stratford, located in an C 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, the applicant, Mr. Syed Hassan testified he is proposing to add a 33"x 78" freestanding LED sign to his existing sign that has been there for over 20 years. The sign will sit below the existing on the existing pole. He stated in recent years his business has been affected by covid and LED is a new way to communicate with customers and he stated there are other LED signs up and down the pike. The sign would not be flashing or blinking and would not be a distraction to drivers since the message changes at a slow pace. He also agreed to occasionally have the sign read "Welcome to Stratford".

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the a variance for the 58 sq. foot LED Sign, the Board voted nine (9) 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 26th day of January, 2023, the applicant is hereby granted the aforesaid variance for 58 sq. foot Led Sign for the property located upon Block 52, Lot 4 as shown on the

Official Tax Map of the Borough of Stratford of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Mr. Keenan	Yes
Mr. Hall	Yes
Mr. Morello	Yes
Ms. Campbell	Yes
Mr. St. Maur	Yes
Mr. Kozeniewski	Yes
Ms. Lomano	Yes
Mr. Mancini	Yes

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 26th day of January 2023.

Sharon McCart Secretary

Prepared by:
ANTHONY P. COSTA, Esquire