

STRATFORD JOINT LAND USE BOARD  
MINUTES  
April 25, 2024

The meeting was called to order by Chairman Mike Mancini at 6:30 pm and the public statement was read that the meeting was advertised in the Courier Post, the Collingswood Retrospect and a notice was posted on the bulletin board at the Borough Hall stating the time and place.

The Chairman led the board in the pledge of allegiance and a prayer.

**ROLL CALL:**

Present

M. Mancini, Chairman           Class IV  
P. McGovern, Vice Chairman   Class IV  
K. Campbell                    Class IV  
T. Hall                         Class IV  
J. Keenan                      Class I  
R. Morello                     Class II  
R. St. Maur                    Class IV

Absent

T. Lomanno                    Class III  
T. Kozeniewski                Class IV  
M. Chicalo, Alternate I

K. Walton, Alternate II

A. Costa, Solicitor  
S. Bach, Engineer, Bach Associates  
S. McCart, Secretary

MINUTES: Motion by Mr. Hall and seconded by Mr. St. Maur to approve minutes of March 28, 2024. All Ayes.

MEMORIALIZATION OF RESOLUTION: 2024:10 Canrea Capital LLC, 10 Webster Avenue, Block 9, Lot 16 D-1 Use Variance

Motion by Mr. Morello and seconded by Mr. McGovern to approve Resolution 2024:10. Roll call vote: Mr. McGovern, yes, Ms. Campbell, yes, Mr. Hall, yes, Mr. Morello, yes, Mr. Mancini, yes. Mr. St. Maur abstained

NEW BUSINESS: Geoffrey & Virginia Baskerville, 107 S. Atlantic Avenue E., Block 35, Lot 9. Front Yard Set Back, Concrete Driveway

Mr. Charles Adams, Architect, Mr. Geoffrey Baskerville, applicant, Mr. Bach, Engineer were sworn in by Mr. Costa.

Mr. Bach stated he would attest to Mr. Adams creditability as an Architect.

Mr. Adams stated the applicant is proposing to add an 8'x20' addition to extend the kitchen and add a powder room. The extension requires a variance for the setback. It stays within the existing house which is already non-conforming. It will enhance the house and neighborhood. It will give the neighborhood a higher tax base. The addition will have an A roof to match existing house.

Mr. Bach stated the property is in the R1 zone. It is a corner lot with two lot frontages. On the Oxford Avenue side, it is already a non-conforming set back. They will just be continuing on existing set back.

Mr. Morello asked if it was going where the deck is. Mr. Adams stated the deck would be removed.

Mr. Baskerville was asked to explain what may happen with the existing driveway. Mr. Baskerville stated it is currently a stone driveway and at some point, could possibly be restoned or paved. It is not part of this project.

Mr. Bach stated the driveway is only two feet from the property line. He stated existing stone or pave are both considered impervious.

Motion by Mr. St. Maur and seconded by Mr. McGovern to open to the public. Hearing none.

Motion by Mr. St. Maur and seconded by Mr. Walton to close public session. All ayes.

Motion by Mr. St. Maur and seconded by Mr. McGovern to approve variance application for 107 S. Atlantic Avenue. Roll call: Mr. McGovern, yes, Ms. Campbell, yes, Mr. Hall, yes, Mr.

Keenan, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. Walton, yes, Mr. Mancini, yes.

BOARD COMMENT: None

PUBLIC COMMENT: Motion by Mr. St. Maur and seconded by Mr. Walton to open to public. Hearing none. Motion by Mr. St. Maur and seconded by Mr. Walton to close public session.

Motion by Mr. St. Maur and seconded by Mr. Hall to go into Executive Session.

Motion by Mr. Walton and seconded by Mr. St. Maur to close Executive Session.

COMMUNICATION/ORGANIZATION: Next meeting will be May 23, 2014 @ 6:30 pm

ADJOURNMENT: Motion by Mr. St. Maur and seconded by Mr. Hall to adjourn. All ayes