

RESOLUTION OF FINDINGS AND CONCLUSION

JOINT LAND USE BOARD

BOROUGH OF STRATFORD

RESOLUTION # 2024:07

Velocity Venture Partners

Stratford Square Condo 8 Urban Renewal Entity, LLC

Block 62, Lot 2

WHEREAS, Velocity Venture Partners and Stratford Square Condo 8 Urban Renewal Entity, LLC are the owners of the land and premises located 222 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, Preliminary and Final Major Site Plan and a bulk variances and waivers enumerated in Mr. Bach's letter dated January 24, 2024 to allow 119,300 square feet of warehousing in the existing Bradley's building for the property located upon Block 62, Lot 2 as shown on the Official Map of the Borough of Stratford, located in a Commercial zone and the Borough's Redevelopment Plan for Block 62 Lots 2,4,7 & 18, said application being represented by Amy Farrell, Esquire ; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 25, 2024, 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 applicants are the owners of the land and premises located at 222 S. White Horse Pike, as shown on Block 62, Lot 2 on the Official Tax Map of the Borough of Stratford, located in a Commercial and Redevelopment 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 produced John Fiore, representative of the applicant, Mr. Robert Stout, a Professional Engineer, Mr. Andrew Feranda, a Traffic Engineer, Mr. James Kyle, a Professional Planner

Introduced into evidence were A-1, an aerial view of the site and surrounding areas, A-2, a site plan, A-3 an architectural rendering of the front façade.

Mr. Stout, a Professional Engineer, testified the site is 22 acres and this project is 4.7 acres consisting of the 40-year Bradlees building containing 119,300 square feet, The applicant will be modernizing the interior and exterior of the existing building that will be used for warehousing and will have 5 loading docks on each side that will be dug into the ground with retaining walls on both sides. There will be 41 parking spaces and only 40 are required, one trash enclosure landscaped on both sides and adding a sidewalk all the way out to the front of their property as well as 10' instead of 25' of landscaping around the front of the building. There will be new lights, box style lights 25' high and LED lights along the front. Storm water management is already on site, and they will maintain it. He explained there are six options for the tenants to choose from for the façade.

John Fiore, a Representative of the applicant, stated they expect to have two tenants in the building and the choice of the façade will happen when they obtain a building permit and Mr. Bach stated that this project is subject to a redevelopment zone and final architectural will be subject to review by Mayor and Council. The applicant agreed with all the comments of Mr.

Bach's letters of January 17, 2024, and January 24, 2024 except for the storm water management part as there is already management on site and the engineers will work out the details. He also agreed as a condition of approval that they will not use the two existing loading docks at the rear of the building.

James Kyle, a Professional Planner, explained the bulk variances and stated they are driven by the condo lot. The parking dimensions of 9x 18' as opposed to 10x 20', and the drive aisle of 24' where 25' is required, the overall design requires a variance for perimeter buffer 25' required 10' provided, no need for a courtyard, the requirement for streetscape is not needed since the lot is in the back of the property, the new trash enclosure requires 15' setback it will be 5' on the west and 10 on the north and the final variance is lot frontage and they are not creating a new lot and technically a variance for the façade treatment around the building.

Andrew Feranda, a Traffic Engineer, explained his study and his report and concluded there would be no significant impact on traffic. The am peak would be forty trips and the pm trips would be 45 trips and of the 40 trips in the morning there would be only two truck trips and there would be only 4 truck trips in the pm. He said because this is a small warehouse trips would be less than other permitted uses and parking is also less. The applicant agreed to place directional signs on their property and would ask permission to place signs on adjoining properties. A discussion was held regarding placing a Do Not Block the Box on the DOT portion of the ramp and the applicant agreed to ask for permission, however this is not a condition of approval.

5. One resident expressed concern about traffic and another thought this was a good use for the site.

UPON MOTION duly made and seconded to grant the applicant the aforesaid bulk variances, Preliminary and Final Site Plan and waiver for Environmental Impact report, 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;

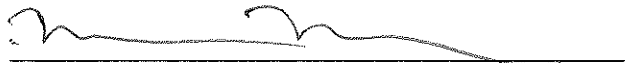
NOW THEREFORE BE IT RESOLVED, by the Joint Land Use Board of the Borough of Stratford on this 25 th of January, 2024, the applicant Velocity Ventures and Stratford Square Condo 8 Urban Renewal Entity, LLC are hereby granted the aforesaid bulk variances, Preliminary and Final Site Plan and waiver for environmental Impact Report for the property located upon Block 62, Lot 2 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 and conditioned upon the applicant not using the two existing loading docks in the rear of the building.

ROLL CALL:

LIST NAMES

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

Stratford Joint Land Use Board



Mike Mancini **Chairperson**

I, Sharon McCart, Secretary of 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 Board of on the 22nd day of February, 2024.



Sharon McCart

Secretary

Prepared by:
ANTHONY P. COSTA, Esquire