

RESOLUTION OF FINDINGS AND CONCLUSION

JOINT LAND USE BOARD

BOROUGH OF STRATFORD

**RESOLUTION # 2024:09
RSG Stratford Urban Renewal, LLC
Block 52, Lot 15**

WHEREAS, RSG Stratford Urban Renewal, LLC is the purchaser of the land and premises located 72 Berlin Road 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 enumerated in Mr. Bach's letter dated March 14, 2024 to allow a 3 story 35,700 square foot storage facility for the property located upon Block 52, Lot 15 as shown on the Official Map of the Borough of Stratford, located in an Industrial zone and the Borough's Redevelopment Plan for Block 52 Lot 15, said application being represented by Jonathan Goodelman, Esquire ; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 18, 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 applicant is the purchaser of the land and premises located at 72 Berlin Road, as shown on Block 52, Lot 15 on the Official Tax Map of the Borough of Stratford, located in an Industrial 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, Mr. Joshua Sewald, a Professional Engineer and Planner.

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

Mr. Sewald testified the site is 2.25 acres and contains an existing 8,000 square foot auto repair garage, bituminous parking lot, and related site improvements. The applicant proposes demolishing the existing building and removing all the existing improvements in order to construct a 35,700 square foot 3-story self-storage facility. He stated the plan conforms to the redevelopment plan except for the bulk variance for the front yard setback of 72.6' instead of the required 75' and this is because of the canopy in front of the building and the variance for the 25' drive aisle on the western and southern drive up and this will include the fire mark up of 4' to 24'. The applicant agreed as a condition of approval that the curbing on the fire lane will be painted yellow and additional signage will say "fire lane no parking". The applicant also agreed as a condition of approval that all lighting will be completely shielded, and the loading area will be 24' exclusive of the fire lane. He explained the site and the open space provided, over 300 plantings will be provided, the impervious coverage will be reduced by 20,000 square feet and there will be no impact on traffic in the area. The hours of operation will be from 6 am to 10 pm Monday to Friday and the weekends will be part-time hours. There will be 1 to 2 employees and they work from 9 am to 5 pm. He stated the project meets the Stratford Storm Management Ordinance and the Local Soil Conservation requirements and will need approval from the Camden County Planning Board. He was of the opinion that because of the reduction in impervious from 90% to 70% there is less runoff onto Berlin Road. Mr. Bach, Board Engineer, stated the project complies with current NJDEP regulations and the Stratford Storm Water

Management Ordinance. The applicant also agreed with the comments in Mr. Bach's letter dated March 14, 2024, except for the 2 variances requested.

5. Mark Asselta, an Attorney for the DRPA, stated he is not opposed to the project, but his client has concerns about water running onto their property. He asked if the Board would consider placing a condition on the approval to allow his client to retain an Engineer to review and make any possible recommendations to the Board. The Board denied this request because the applicants Engineer presented credible testimony that water would not enter onto the DRPA property and also the DRPA could present any new information to the Camden County Planning Board.

UPON MOTION duly made and seconded to grant the applicant the aforesaid bulk variances, Preliminary and Final Site Plan, 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 28 th of March, 2024, the applicant RSG Stratford Urban Renewal is hereby

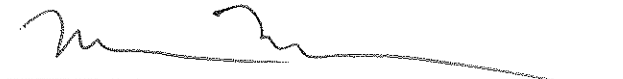
granted the aforesaid bulk variances, Preliminary and Final Site Plan for the property located upon Block 52, Lot15 as shown on the Official Tax Map of the Borough of Stratford, consistent with the testimony, application and exhibits, same of which are incorporated herein and conditioned upon the applicant painting the curbing on the fire lane yellow and additional signage to read ‘ Fire Lane No Parking”, that all lighting will be completely shielded and the loading area will be 24’ exclusive of the fire lane and a 2% fee to the COAH Fund.

ROLL CALL:

LIST NAMES

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


Stratford Joint Land Use Board



Mike 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 Board of on the 28th day of March, 2024.


Sharon McCart Secretary

Prepared by:
ANTHONY P. COSTA, Esquire