

RESOLUTION OF FINDINGS AND CONCLUSION

JOINT LAND USE BOARD

BOROUGH OF STRATFORD

RESOLUTION # 2024-10

Canrea Capital, LLC

Block 9, Lot 16

WHEREAS, Conrea Capital, LLC is the owner of the land and premises located 10 Webster Avenue in the Borough of Stratford, New Jersey having made application to the Stratford Joint Land Use Board in the Borough of Stratford, Camden County, a Use Variance , Bulk variances and Site Plan waiver to convert the existing single family home and dance studio into I single family home and 4 apartments and a bulk variances for the property located upon Block 9, Lot 16 as shown on the Official Map of the Borough of Stratford, located in a R-1 , said application being represented by Mark Rinaldi, Esquire ; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 28, 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 owner of the land and premises located at 10 Webster Avenue, as shown on Block 9, Lot 16 on the Official Tax Map of the Borough of Stratford.

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. Mollohilli, principal of Conrea, and Mr. Bruce McKenna, a Professional Engineer and Planner.

Introduced into evidence were A-1, photos of the property.

Mr. Mollohlli, testified he purchased the property about a year ago and has the single-family home rented to a tenant. He is requesting to convert the existing dance studio into two 2-bedroom apartments on the first floor and one two-bedroom apartment and one studio apartment on the second floor. He stated there would be no changes to the exterior of the property and he would be doing some landscaping and finishing the front sidewalk on the property and would remove the shed to allow for one more parking space.

Mr. McKenna testified he has familiarized himself with the property and in 1957/1959 the owners asked to expand the site with an addition to have a dance studio and in 2005 requested an expansion for a second story dance studio and that is what is there today and approved by the Board and as a result he assumed the bulk variances existing today were also approved. He reviewed the Municipal Land Use Law and said the idea is to provide additional use of property, to utilize existing site and the applicant wants to reuse this site in its entirety and all remodeling is inside. He also looked at the Master Plan and said the past problems and objectives may apply to this site, balancing development with environmental integrity, promoting business, provide affordable housing opportunities and maintain the unique physical attributes that contribute to quality of life, one of the proposed goals and objective was to maintain a balance of land uses. He said here we have an existing building that has been there for over 50 years and the improvements have been there for more than 20 years and RSIS equates to about 7 trips a day compared to at least 50 trips a day for the 200 students at the dance studio. He went on to say that one of the goals of the Borough's Housing Plan is to provide a variety of housing and over 70% is single family in the Borough. Mr. McKenna stated the special reason would be that this is specifically suited for this type of development given the fact that it already has the site

improvements, all the impervious coverage, all the parking is there, and this is a less intense use than the dance studio use.

Mr. Bach, the Borough Engineer and Planner, stated the property is not within inclusionary of affordable housing as Mr. McKenna testified. Mr. Bach testified that the 2016 Master Plan includes a lot of the 2006 Master Plan and under land use goals preserve the character of established residential neighborhoods. It goes on to say encourage economic growth in designated area., the R-1 zone is not a designated area. Mr. Bach stated the housing goal to provide a variety of housing is talking about single family and this proposed development would not contribute any qualifying use in our affordable plan. He also said under proposed land uses, the residential area of the Borough should remain consistent with existing land uses. Mr. Bach stated the apartments are not permitted in an R-1 zone and this is not similar to the previous dance studio, and the site may have site improvements but that doesn't mean that the site is particularly suited for a proposed use. No where in our Master Plan or Reexamination report does it say variety of varying uses in any individual zone, it says in designated zones and the R-1 is not so designated. In terms of particularly suited for the site, across the street is a lot 120'x130', directly across the street is 120'a130' lot with a single-family home dwelling of significant size and another single-family home on a 180'x130' lot. Mr. Bach said you must look at the surrounding area and the area is all R-1.

5. Seven residents spoke against the application. Many of them lived in the neighborhood for over 20 years and did not want the character of the street to change and wanted to have it remain single family homes. Others disputed the applicant's testimony about the dance studio having 200 students and stated they never had any problems with traffic.

UPON MOTION duly made and seconded to deny the applicant the aforesaid Use Variance, bulk variances, and Site Plan Waiver, the Board voted six (6) in favor none (1) against and zero (0) abstentions, thus denying the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may not 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, the applicant lacked the required proofs that the application advanced the purposes of the Municipal Land Use Law, the application would not preserve the character of the neighborhood and the site is not particularly suited for multi-family units and the Board was of the opinion that the detriments exceed any benefit; and

WHEREAS, the statutory purposes will not 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 28th of March, 2024, the applicant Canrea Capital is hereby denied the aforesaid Use Variance, bulk variances, and Site Plan waiver for the property located upon Block 9, Lot 16 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

Mr. McGovern	Yes
Mr. Hall	Yes
Mr. Morello	Yes
Mr. St. Maur	No
Ms. Campbell	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 25th day of April, 2024.

Secretary

Sharon McCart ,

Prepared by:
ANTHONY P. COSTA, Esquire