

**RESOLUTION OF FINDINGS AND CONCLUSION**

**JOINT LAND USE BOARD**

**BOROUGH OF STRATFORD**

**RESOLUTION # 2024:13**

**Nicole Read  
Block 100, Lot15**

**WHEREAS**, Nicole Read is the owner of the land and premises located 27 Longwood Drive 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 variance to allow a 20x12x12 shed with impervious coverage of 38% instead of the required 39%, a side yard setback of 5' instead of the required 10' and a rear yard setback of 3' instead of the required 5' for the property located upon Block 100, Lot 15 as shown on the Official Map of the Borough of Stratford, located in a R-1 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 July 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 applicant is the owner of the land and premises located at 27 Longwood Drive, as shown on Block 100, Lot 15, on the Official Tax Map of the Borough of Stratford, located in an R-1 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, testified that she is placing the shed in the right back corner of the property right behind the neighbor's shed. The shed is for storage of personal items otherwise they would be stored in the open and the shed is a better alternative.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to approve the applicant the variances, the Board voted five (5) in favor, none (0) against and zero (0) abstentions, thus denying 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 detriments exceed any benefit ; 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 25th day of July, the applicant is hereby granted the aforesaid variances for the property located upon Block 100, Lot 15 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.Keenan	Yes
Mr. Kozeniewski	Yes
Mr.St. Maur	Yes
Mr.McGovern	Yes
Mr.Walton	Yes
Mr. Mancini	Yes

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Paul McGovern                      Vice **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 24th day of October 2024.

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Sharon McCart Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**