

**RESOLUTION OF FINDINGS AND CONCLUSION**

**JOINT LAND USE BOARD**

**BOROUGH OF STRATFORD**

**RESOLUTION # 2024:14  
Ronald & Shirley Charlton  
Block 109, Lot 60**

**WHEREAS**, Ronald and Shirley Charlton are the owners of the land and premises located 234 Winding Way 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, for a variance to allow a 240 square foot attached garage with a front yard setback of 26' instead of the required 30', a side yard setback of 5' instead of the required 10' and a side yard aggregate of 19' instead of the required 25' for the property located upon Block 109, Lot 60 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 October 24, 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 234 Winding Way Road, as shown on Block 108, Lot 60, 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 he is adding a 10'x24' garage for his personal use. He has an irregular shaped lot, and the property is skewed to the right. This is the only location to construct the garage.

5. There were no objections to the application.

**UPON MOTION**, duly made and seconded to approve the aforesaid the variances, the Board voted seven (7) 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 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 24th day of October, the applicant is hereby granted the aforesaid variances for the property located upon Block 109, Lot 60 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. Hall	Yes
Mr. Morello	Yes
Mr. St. Maur	Yes
Mr. McGovern	Yes
Mr. Walton	Yes
Ms. Campbell	Yes
Mr. Chicalo	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 11th day of November 2024.

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Sharon McCart Secretary

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