

**TEMPORARY RESOLUTION OF FINDINGS AND CONCLUSION**

**JOINT LAND USE BOARD**

**BOROUGH OF STRATFORD**

**RESOLUTION # 2024:15**

**Realty Whitehorse, LLC**

**Block 52, Lot 30**

**WHEREAS**, Realty Whitehorse, LLC is the owner of the land and premises located 42 South 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, for a Minor Site Plan to allow a vacant building to be used for a 5,000 square foot retail store and a 3,250 square foot restaurant, and bulk variances for 36 parking spaces instead of the required 48 spaces, parking stall size 9’x18’ instead of the required 10’x20’, and for one way drive aisles with adjacent 90 degree parking of 14.5’ instead of the required 25’ for the northern or rear one way drive aisle for the property located upon Block 52, Lot 30 as shown on the Official Map of the Borough of Stratford, located in a “C”- Commercial Zone, said application being represented by Kevin Diduch, Esq.; and

**WHEREAS**, the Board, after carefully considering the representations made by the applicant at the public hearing held on November 11, 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 43 South White Horse Pike, as shown on Block 52, Lot 10, on the Official Tax Map of the Borough of Stratford, located in an “C” 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 the building has been vacant and they are proposing a 5,000 square foot retail store and a 3,250 square foot restaurant with 75 seats, both uses are permitted in the zone and agreed with all the comments in Bach Associates letter dated October 23, 2024.

The applicant produced expert testimony as to the reasons for the bulk variances and the Board found the testimony to be credible.

5. After hearing from the public, if any, the Board.

**UPON MOTION**, duly made and seconded to approve the aforesaid the variances, the Board voted in favor, 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 11th day of November, 2024, the applicant is hereby granted the aforesaid Minor Site Plan and bulk variances for 36 parking spaces, 9'x18' parking stalls and the 14.5 drive aisle for the property located upon Block 52, Lot 30 as shown on the Official Tax Map of

the Borough of Stratford, consistent with the testimony, application and exhibits, some of which are incorporated herein and it is agreed this resolution is intended to be a temporary resolution which will be amplified by a new resolution to be adopted at the next Board meeting in January, 2025.

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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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SharonMcCart Secretary

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