

STRATFORD JOINT LAND USE BOARD
MINUTES

March 27, 2025

The meeting was called to order by Chairman Paul McGovern at 6:30 pm and the public statement was read that the meeting was advertised in the Courier Post, the Collingswood Retrospect and a notice was posted on the bulletin board at the Borough Hall stating the time and place.

The Chairman led the board in the pledge of allegiance and a prayer.

ROLL CALL:

Present

P. McGovern, Chairman Class IV
K. Walton, Vice-Chairman Class IV
T. Hall Class IV
J. Keenan Class I
T. Kozeniewski Class IV
R. Morello Class II

Absent

K. Campbell Class IV
T. Lomanno Class III
R. St. Maur Class I
M. Chicalo, Alternate I

M. DiGiacomo, Alternate II

A. Costa, Solicitor
C. Riley, Engineer, Bach Associates
S. McCart, Secretary

MINUTES: Motion by Mr. St. Maur and seconded by Mr. Keenan to approve minutes of January 23, 2025. All Ayes. Mr. Kozeniewski and Mr. DiGiacomo abstained.

NEW BUSINESS: James Heiser, 23 Evergreen Road, Block 96, Lot 5, 16' x 12' shed. Rear and side yard set back and height of shed.

Mr. Heiser and Mr. Riley were sworn in by Mr. Costa. Mr. Costa stated Mr. Heiser constructed a shed where a ten foot side yard setback is required and he only had three feet, a rear yard setback is five feet and he only has three and the height cannot be higher than twelve feet and he has fourteen.

Mr. Heiser stated on the right side of his property is a slope on the back right side. The far left is not parallel with property lines. The back left, because of the slope, was the best place to be able to put a storage shed. Since the areas aren't level, can't use the back yard to fullest extent. The neighbor's property has a shed so the shed was erected next to her shed with similar setbacks. There is a garden in the back and that would have had to come out. Our neighbor did a lot of work and didn't want to block her view with the shed.

Mr. Morello asked about the height of the shed. Mr. Heiser stated it is a barn style shed. A six-foot person can stand. There is a four-foot loft in front and an eight-foot loft in the year. The height is thirteen to thirteen and half feet high.

Mr. McGovern asked if he had a garage. Mr. Heiser stated a one car garage.

Mr. Walton asked if shed was already installed. Mr. Heiser stated yes. He had looked up to see if he needed a permit and because of size, he did not, but he never applied for zoning.

Mr. Reilly from Bach office stated all comments from letter had already been addressed.

Motion by Mr. Walton and seconded by Mr. Keenan to open to public. Hearing none. Motion by Mr. Keenan and seconded by Mr. Hall to close public portion. All ayes.

Motion by Mr. Hall and seconded by Mr. Morello to approve variance for 23 Evergreen Road. Roll call vote: Mr. Walton, yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. DiGiacomo, yes, Mr. McGovern, yes

OLD BUSINESS: None

MEMORIALIZATION OF RESOLUTIONS: none

BOARD COMMENT: None

PUBLIC COMMENT: Motion by Mr. Walton and seconded by Mr. Kowziewski to open for public comment. Hearing none. Motion by Mr. Keenan and seconded by Mr. Hall to close the public portion. All ayes

COMMUNICATION/ORGANIZATION: Next meeting is April 24, 2025 at 6:30 pm

ADJOURNMENT: Motion by Mr. Hall and seconded by Mr. Morello to adjourn. All ayes.