RESOLUTION OF FINDINGS AND CONCLUSION

JOINT LAND USE BOARD

BOROUGH OF STRATFORD

RESOLUTION # 2026:10
Gator Stratford, LLC
Block 52, Lot 6

WHEREAS, Gator Stratford, LLC is the owner of the land and premises located 25-41 S 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 and variances to construct a Stratford Façade Sign of 23 SF for a building with a front wall area of 0' where the sign shall not exceed an area equal to either 15% of the front wall area, or 200 SF and where façade signs shall not be located more than 17 feet above grade level: a Gagan Place Indian Restaurant Façade Sign and a Tenant Space Façade Sign (which are currently placeholder names), of 30 SF each for a building with a front wall area of 0' where the sign shall not exceed an area equal to either 15% of the front wall area, or 200 SF and the Waivers listed in Mr. Bach's letter dated April 16, 2026 for the property located upon Block 52, Lot 6 as shown on the Official Map of the Borough of Stratford, located in a C Zone, said application being represented by Luke R. Grabiak, Esq.; and

WHEREAS, the Board, after carefully considering the representations made by the applicant at the public hearing held on April 23, 2026, 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 25-41 S. White Horse Pike, as shown on Block 52, Lot 6, 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. Mr. Grabiak, Attorney for the applicant, introduced into evidence, A-1, a Survey, A-2, a Rendering and Elevation, and A-3 Photos of the front and rear facades of the existing buildings. He stated there are two buildings and the façade signs would be constructed on new facades above existing open entrances between the two buildings. He stated the lot is unique in that it fronts on both White Horse Pike and Berlin Road and by revamping the property it will promote a desirable visual environment and safe traffic movement and there is no negative impact on the area. He also agreed to all the comments in Mr. Bach's letter dares April 16, 2026. Richard Heeb, Director of Property Management for the applicant, stated they are improving the property by painting it and the signs are consistent with other signs in the area and he agreed to add 2 bollards near the open entrance between the buildings on the White Horse Pike side.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the Minor Site Plan, Bulk variances, and Waivers the Board voted nine (9) in favor, none (0) 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 23rd day of April, 2026, the applicant is hereby granted the aforesaid Minor Site Plan, Waivers and Bulk variances for sign area and sign height for the property located upon Block 52, Lot 6 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. Hall	Yes
Mr. Morello	Yes
Mr. Bove	Yes
Mr.St. Maur	Yes
Mr.DiGiacomo	Yes
Mr.Walton	Yes
Mr. Chicalo	Yes
Mr. McGovern	Yes

Paul McGovern **Chairperson**

I, Tina Rauer, 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 28th day of May 2026.

Tina Rauer Secretary

Prepared by:
ANTHONY P. COSTA, Esquire