JOINT LAND USE BOARD OF THE BOROUGH OF STRATFORD

RESOLUTION NO. __2026:14_____

CONCERNING THE APPLICATION OF TIANGANG ZHUANG FOR AMEDNED MINOR SITE PLAN APPROVAL

WHEREAS, Tiangang Zhuang (the "Applicant"), has applied to the Joint Land Use Board of the Borough of Stratford (the "Board") for Amended Minor Site Plan Approval for property located at One Colby Avenue, known as Block 3, Lot 1 (the "Property") on the Official Tax Map of the Borough of Stratford, for the purpose of making changes to a previously approved site plan for the conversion of a vacant office building into twenty (20) 1-bedroom affordable apartments for United States Military Service Veterans; and

WHEREAS, as memorialized by Resolution No. 2018:01, adopted on March 22, 2018, the Board granted Use Variance and Minor Site Plan approval on February 22, 2018 for said affordable apartment use on the Property; and

WHEREAS, the Application for Amended Minor Site Plan approval was deemed complete by the Board on April 23, 2026; and

WHEREAS, a Public Hearing to consider the Application was held by the Board on April 23, 2026, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property and published in the Official Newspaper of the Borough, as required by the land development regulations of the Borough of Stratford and the statutes of the State of New Jersey; and

WHEREAS, the Applicant presented evidence to the Board through testimony, plans and other evidence; and

WHEREAS, the following Exhibits were introduced by the Applicant during the April 23, 2026 Public Hearing:

A-1 Aerial photograph of Property and neighborhood;

A-2 Landscape Plan Rendering; and

A-3 Interior Floor Plan; and

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support the Application for Amended Minor Site Plan approval, and after the

meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the owner of the Property, approximately 47,000 square feet in area, located at One Colby Avenue within the Borough's Office ("O") Zoning District. The Property is improved with a 11,370 square foot building, bituminous parking lot and miscellaneous site improvements.

2. The Board previously granted Use Variance and Minor Site Plan approvals to a prior applicant to develop the Property into twenty (20) 1-bedroom affordable apartment units for United States Military Service Veterans and their spouses or civil union partners.

3. The Applicant is proposing to make changes to the previously approved site plan for the affordable housing use and has submitted the following to the Board:

   a. Borough of Stratford Joint Land Use Application and Site Plan Checklist;

   b. Application Transmittal Letter, prepared by Christopher Morris, PE, ARH Associates, dated March 16, 2026; and

   c. Amended Minor Site Plan for Colby Avenue Apartments, prepared by Christopher W. Morris, PE, dated 06/11/18, revised 03/06/26 (11 sheets);

4. The taxes on the Property are current or exempt.

5. The Applicant has paid and/or posted all required fees and agreed to keep the review escrow current.

6. Proper notice of the application for Amended Minor Site Plan approval has been given, based upon the certified list from the Office of the Stratford Tax Assessor.

7. The Applicant is proposing the following changes to the previously approved minor site plan:

   a. Utilization of the building's existing sanitary sewer connection which ties into the existing Colby Avenue infrastructure rather than the installation of a new main;

   b. Retention of existing concrete walk to the rear of building and not removal of same;

   c. Removal and reduction of proposed landscaping;

   d. Retention of existing pylon sign; and

e. Installation of trash enclosure on existing asphalt behind a privacy fence, leaving existing asphalt as is.

8. The Applicant was represented at the April 23, 2026 Public Hearing by Danielle N. Kinback, Esquire, of Prime Tuvel and Miceli, with Carolyn Feigin, PE, appearing as the Applicant's Professional Engineer, being duly sworn, qualified and recognized as an expert witness in support of the Application.

9. Ms. Kinback made the following representations to the Board and interested members of the public during the April 23, 2026 Public Hearing:

a. The property is located in the "O" Office Zone and received Use Variance and Site Plan approvals in 2018 to convert the vacant office building to 20 Veteran's apartments;

b. The underlining zoning has not been changed since the 2018 grant of the use variance and minor site plan approvals;

c. The Property is included in the Borough's 4th Round Affordable Housing Plan, as adopted by the Board this evening and provides 20 credits towards the Borough's affordable housing obligations;

d. The Property is also identified in the Borough's April 9, 2026 Settlement Agreement with Fair Share Housing Center for twenty (20) affordable units to be developed on the Property;

e. The Borough issued construction permits in 2022 with the Applicant commencing construction thereafter;

f. Due to the passage of time, the increase in cost of materials, and other changes in the conditions on site, the Applicant is seeking to modify some of the components and conditions of the prior minor site plan approval;

g. The Board Engineer determined that the Applicant's proposed changes to the prior site plan proposed were beyond what could be either administratively approved or approved as field changes and informed the Applicant that the requested changes be presented to the Board; and

h. The New Jersey Fair Housing Act and COAH Regulations require the Borough and the Board to eliminate any cost-generative requirements on affordable housing; and

i. The apartments are not furnished nor is the Applicant providing seating for the reconfigured congregation area.

10. Ms. Feigin provided the following sworn testimony during the April 23, 2026 Public Hearing:

a. She is the Applicant's Professional Engineer with Adams Rehmann and Heggan Associates;

b. The Applicant is not requesting changes to the approved affordable apartment use, only changes to the site plan for the use;

c. She described the Property and the prior site plan approval to convert the office building into twenty (20) affordable apartment units for military veterans;

d. The Applicant, after commencing interior improvements, recognized the extent of the improvements required by minor site plan approval and is now proposing to reduce/modify some of the site improvements shown on the approved minor site plan;

e. The biggest change proposed by the Applicant is to utilize the existing sanitary lateral that runs behind the rear of the building rather than installing a new sanitary sewer main. The gallons per day for the twenty (20) apartments was recalculated and it was determined that the existing sewer line has the required capacity to serve the 20 apartment units;

f. The utilization of the existing sanitary sewer line will allow the Applicant to keep a majority of the concrete in the back of the building, a savings to the Applicant;

g. The only exception of concrete removal is the easterly corner of the building due to providing ADA access to the two (2) apartment that have rear door access;

h. The other 18 apartments, the laundry room and office have access from the front of the building;

i. Other changes from the original approved plans proposed by the Applicant include elimination of the flagpole; retaining, but resurfacing, the existing pylon sign; and reducing the amount of landscaping for the site;

j. New LED lights will replace the existing lighting with two (2) new fixtures added;

k. Changes to the parking area are proposed as 42 parking spaces are required for the apartments and employees with 57 parking spaces existing, the site is overparked;

l. The Applicant is proposing to remove parking spaces in order to create an outdoor amenity/congregation area for the residents with 45 parking spaces to remain;

m. The Applicant previously agreed to and will clean out the drainage system;

n. The approved plan included four (4) ADA units and sixteen (16) standard units; the amended plan will have three (3) ADA units and seventeen (17) standard units;

o. The change in the number of ADA units was made to provide an office, workout area, amenities area, and an on-site laundry room;

p. The Applicant is proposing to leave the trash enclosure at the rear of the parking area as it currently exists, rather than as shown on the approved plan; the Applicant will enclose same;

q. The Applicant will work with the Board Engineer to achieve a modest and appropriate landscaping plan for the project;

r. The Applicant will no longer eliminate the flagpole and will coordinate the details with the Board Engineer;

s. Security cameras are not proposed but will be added if necessary;

t. At a minimum, the site is a few months away from tenant occupancy; and

u. The Applicant will have an on-site person at the apartment building on a regular basis for maintenance and monitoring the site.

11. The Board Engineer, Steven M. Bach, PE, RA, PP, CME, offered the following summary/comments/recommendations during the April 23, 2026 Public Hearing:

a. He summarized the relief to the previously approved plan proposed by the Applicant as including changing the front parking configuration to

add ADA parking spaces, eliminating the congregating area (tables, chairs, flagpole), not replacing the sanitary sewer at the back of the Property, keeping the area for trash and recycling as is but enclosing same, and reducing the amount of landscaping;

b. He recommended that the parking area be resurfaced (mill and overlay) as presented by the prior Applicant's site plan and not changed to seal coating and re-striping as now proposed by the Applicant due to the current poor condition of the parking area;

c. The inlet and area around the inlet will need to be reset with the resurfacing of the parking area; no standing ponding of stormwater is permitted and rain checking of the area will be performed prior to the issuance of any CO;

d. The resurfacing of the existing pylon sign will be appropriate and not obtrusive;

e. The existing shrubbery is in a woody and gown out condition and cannot be retained as part of the landscaping plan now proposed by the Applicant;

f. ADA units are required for the site but the number of ADA units is not a site plan consideration, but is to be coordinated with the Borough's Affordable Housing Administrator and the Borough's affordable housing ordinances/requirements;

g. He could support removing three (3) of the proposed seven (7) planting beds to be replaced with concrete sidewalk or pavers, to provide additional space for a resident congregation area; in effect, the landscaped court yard will be relocated from the front of the building to where the parking and handicapped parking is now proposed, pavers will be put in place where the planting beds are removed with one planting bed the location for the mail kiosk and the third planting bed from the east for the flag pole;

h. All installed lights must comply with New Jersey's Uniform Construction Code and all lighting cannot cause glare and must be downward facing with any lights on the rear of the building being no

more than the equivalent of 60 watts and be warm tone; all wall pack lights, including those installed must have shields;

i. For the sanitary sewer, the Applicant has received plumbing approvals, installed new clean outs and air tested the lines; and

j. The resin/plastic planters have been removed from the amended site plan.

12. During the public portion of the April 23, 2026, interested members of the public asked questions or raised concerns regarding sanitary sewer, stormwater, lighting, mailbox location, maintenance, timeline and prospective tenants.

13. The Board recognizes that the neither the apartments nor outdoor congregation area will be furnished.

AND WHEREAS, based upon the above factual findings, the Joint Land Use Board of the Borough of Stratford has come to the following conclusions:

1. The Applicant has submitted a complete set of plans, representations from Applicant's Attorney and testimony from Applicant's Professional Engineer so that the Board has the necessary information to render a decision on the application for Amended Minor Site Plan Approval.

2. This Application for Amended Site Plan Approval will help the Borough fulfill its affordable housing obligations, which advances zoning purposes (i) and (p) of the New Jersey Municipal Land Use Law.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Stratford, on the 23rd day of April, 2026, that this Board hereby grants Amended Minor Site Plan Approval to the Applicant for the development of the Property to include twenty (20) 1-bedroom affordable apartment units for military veterans, as proposed by the Applicant, in accordance with the Plans, Testimony and Exhibits submitted by the Applicant, with Amended Minor Site Plan Approval subject to the following conditions

a. Subject to the Applicant obtaining all other approvals that may be required for the development, including, but not limited to Camden County Planning Board approval and Camden County Soil Conservation District approval.

b. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property shall be filed with the Borough's Land Use Coordinator.

c. The fulfillment of all conditions precedent shall forthwith be reported in writing to the Borough, which may cause such reports to be verified in an appropriate manner. Only upon the fulfillment of the conditions shall the required subdivision plat or deed, and site plan be executed and building permits, certificates of occupancy or zoning permits be issued.

d. Subject to the sworn testimony and representations of the Applicant's witnesses and representatives at the April 23, 2026 Public Hearing, whether formalized in this Resolution or not.

e. Subject to the submission of revised plans complying with the comments of the Board Professionals and with this Resolution, as required, including details for the congregation area, mail kiosk, flagpole (20' in height with solar light), trash enclosure and landscaping.

f. Subject to the Applicant posting all required inspection fees and performance and maintenance guarantees, required by the Municipal Land Use Law of the State of New Jersey for construction of the development, as approved, unless waived or reduced in any agreement between the Applicant and the Borough

g. Subject to the Applicant's escrow account for the review of its Application being current. Failure of the escrow account to be current may result in the non-issuance of permits or certificates of occupancy.

h. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

i. Subject to the Applicant applying for and receiving all permits that may be required for the development of the Property as proposed. This Approval does not guarantee the issuance of any permit as the Applicant is required to comply with all other applicable codes, ordinances, rules, regulations and statutes for the issuance of permits and certificates of occupancy.

j. Subject to the review comments of the Board Engineer as contained in the April 16, 2026 Review Letter of Bach Associates, by Steven M. Bach, PE, RA, PP, CME, except as may be otherwise modified herein.

k. Subject to the Applicant working with the Board Engineer to achieve am appropriate landscape plan for the project.

l. Subject to the Applicant being advised that he will have to reappear before the Board for resolution if the Board Engineer does not approve or is not satisfied with the revised plans, required details and landscaping.

m. Subject to the entire parking area being resurfaced (mill and overlay) and restriped; seal coating is not a permissible repair of the parking area. The inlet adjacent to Colby Avenue shall be reset in conjunction with the resurfacing of the parking area.

n. Subject to the Applicant taking all measures necessary to ensure that the stormwater management facilities are in good working order. The Applicant is hereby advised that the Board Engineer will conduct a rain test regarding stormwater ponding with a successful rain test a condition precedent to the issuance of certificates of occupancy for the project.

o. Subject to all lighting, including those already installed, being non-glaring, downward facing and shielded; this shall be a continuing obligation for all lighting, including pole mounted, wall packs and wall mounted at the site. Any lighting installed on the building's rear façade shall be warm toned and the equivalent of a 60 watt bulb.

p. Subject to the Applicant limiting the furniture in the outdoor congregation area to outdoor furniture only.

q. Subject to the "Colby Commons" copy being removed from the pylon sign.

r. Subject to the Applicant complying with the requirements of the Borough's affordable housing ordinances and coordinating with the Borough's affordable housing administrator regarding the unit breakdown (ADA/non ADA), rents, utilities, fees, veteran occupancy, qualifying tenants and maximum unit occupancy.

s. Subject to the Applicant complying with the previously approved Minor Site Plan, memorialized by Resolution No. 2018:06, except as otherwise modified by this Amended Minor Site Plan approval.

ROLL CALL VOTE

Those in Favor: 9

Those Opposed: 0

Those Abstaining: 0

CERTIFICATION

I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Joint Land Use Board of the Borough of Stratford in accordance with its decision at its regular meeting on April 23, 2026.

THE JOINT LAND USE BOARD OF THE BOROUGH OF STRATFORD

PAUL McGOVERN, CHAIRMAN

Attested:

Kristina Rauer, SECRETARY

Dated: 06/25/26

Date of Approval: April 23, 2026

Date of Memorialization: June 25, 2026