STRATFORD BOROUGH COUNCIL
SPECIAL MEETING AGENDA
JUNE 27, 2025
11:00 A.M.

CALL TO ORDER: THE STRATFORD BOROUGH COUNCIL MEETING FOR JUNE 27, 2025.

PLEDGE OF ALLEGIANCE AND PRAYER:

STATEMENT OF ADVERTISEMENT:
In compliance with The Open Public Meetings Act of 1975, notice of this meeting has been provided to The Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

ROLL CALL:

MAYOR LINDA HALL	JOHN D. KEENAN JR, BOROUGH ADMIN
COUNCIL PRESIDENT MICHAEL TOLOMEO	STEPHENIE CIANFRANI, DEPUTY BOROUGH CLERK
COUNCILMAN PATRICK GILLIGAN	STEVEN BACH, ENGINEER
COUNCILWOMAN TINA LOMANNO	JEFFREY M BRENNAN, SOLICITOR
COUNCILWOMAN DAWN MARTIN	LEAH FUREY BRUDER, PLANNER
COUNCILMAN STEPHEN GANDY	RON MORELLO, POLICE CHIEF/OEM COORDINATOR
COUNCILMAN BOB BOVE	

NEW BUSINESS:

RESOLUTION 25:100 ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE STRATFORD BOROUGH JOINT LAND USE BOARD

Motion: _____ Second: _____ RCV: _____

PUBLIC PORTION FOR AGENDA ITEMS AND GOOD AND WELFARE *(5 min per person)*:
Motion to go to open public portion:
Motion: _____ Second: _____ Voice Vote: _____

Motion to close public portion:
Motion: _____ Second: _____ Voice Vote: _____

ADJOURN:
Motion: _____ Second: _____ Voice Vote: _____

This agenda is subject to change

BOROUGH OF STRATFORD
RESOLUTION 25:100

ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE STRATFORD BOROUGH JOINT LAND USE BOARD

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the 1985 New Jersey Fair Housing Act; and

WHEREAS, for ease in reference, this resolution shall refer to the Fair Housing Act as amended as "FHA II;" and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP") and secure immunity while developing and seeking approval of a HEFSP; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action with 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 with the Affordable Housing Dispute Resolution Program (the "Program") within 48 hours of adoption of the HEFSP; and

WHEREAS, the Stratford Borough Council ("Council") asked its affordable housing planning consultant, Leah Furey Bruder, PP, AICP, to prepare a HEFSP to address the Borough's affordable housing obligations under FHA II; and

WHEREAS, Ms. Furey Bruder prepared a HEFSP and the Stratford Borough Joint Land Use Board ("JLUB") adopted the HEFSP which is attached hereto as Exhibit A; and

WHEREAS, Council now wishes to endorse the HEFSP adopted by the JLUB and seek approval of the HEFSP by the Program and Court.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

1. Council hereby endorses the HEFSP previously adopted by the JLUB and attached hereto.

2. Council hereby directs the Borough's solicitor to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.

3. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.

CERTIFICATION

I, Stephenie Cianfrani, Deputy Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at the public meeting of the Stratford Borough Council held on June 27, 2025.

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Stephenie Cianfrani
Deputy Borough Clerk