

- Approved
- General Conditions
- Additional Conditions
- Denied

**BOROUGH OF STRATFORD JOINT LAND USE BOARD  
RESOLUTION # 2021-08**

- |   |  |
|---|--|
| <input type="checkbox"/> Appeal from<br>Decision  | Application # _____<br>Applicant: _____  |
| <input type="checkbox"/> Interpretation   | Owner: _____   |
| <input type="checkbox"/> "C" Variances  | Block _____ Lot: _____   |
| <input type="checkbox"/> "D" Variance   | Street Address: _____  |
| <input type="checkbox"/> Waiver   | _____  |
| <input type="checkbox"/> Minor Subdivision  | Action: <u>January 28, 2021</u>  |
| <input type="checkbox"/> Site Plan Waiver   | Memorialized: <u>January 28, 2021</u>  |
| <input checked="" type="checkbox"/> Report, Recommendations<br>and Findings on Ordinance 2021:03<br>and 4 <sup>th</sup> Amended Redevelopment Plan for<br>Block 116, Lots 14 and 14.04, the<br>Laurel Mills Rehabilitation Area | Plan Name: <u>Recommendation on<br/>Ordinance 2021:03 and adoption<br/>of 4<sup>th</sup> Amended Redevelopment Plan<br/>for Block 116, Lots 14 and 14.04, the<br/>Laurel Mills Rehabilitation Area</u> |

WHEREAS, pursuant to Resolution No. 2011-32 adopted by the Borough of Stratford on March 3, 2011, the Mayor and Council designated Block 116, Lots 14 and 14.04 as a Rehabilitation Area ("Rehabilitation Area") pursuant to N.J.S.A. 40A:12-1, et seq.; and

WHEREAS, in order to stimulate rehabilitation within the Rehabilitation Area, the Borough adopted on August 9, 2011 by Ordinance 2011:05 the Laurel Mills Redevelopment/Rehabilitation Plan; and subsequently adopted various amendments to the same by Ordinance 2014:02, Ordinance 2017:11 and Ordinance 2018-03; and

WHEREAS, pursuant to Resolution No. 2021:038 adopted by the Borough of Stratford on January 12, 2021, attached as Exhibit "A" hereto, the Mayor and Council authorized the Borough of Stratford Joint Land Use Board to Review a Proposed Amended Redevelopment Plan for the Laurel Mills Rehabilitation Area in the form of Ordinance 2021:03, attached as Exhibit "B"; and

WHEREAS, by Ordinance No. 2021:03, the Proposed Amended Redevelopment Plan was introduced and passed on first reading by the Borough of Stratford on January 12, 2021. The Mayor and Borough Council determined that it is in the best interest of the Borough to adopt the Amended Redevelopment Plan for Block 116, Lots 14 and 14.04; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Ordinance, attached as Exhibit "B", and Amended Redevelopment Plan were referred to the Joint Land Use Board for review and recommendation to Borough Council prior to a second reading on the Ordinance; and

WHEREAS, Ordinance 2021:03 is incorporated herein by reference and is attached as Exhibit "B"; and

WHEREAS, pursuant to the foregoing, the Borough Redevelopment Planner, Pamela J. Pellegrini, P.E., P.P., C.M.E., of Maser Consulting P.A., appeared, was placed under oath and provided sworn testimony. She presented a verbal report at the January 28, 2021 Joint Land Use Board meeting, as to the Ordinance and Amended Laurel Mills Redevelopment Plan and presented the background, the purposes and the benefits of the proposed Amended Redevelopment Plan for the Borough and testified regarding the specifics of said Amended Redevelopment Plan; and

WHEREAS, Ms. Pellegrini testified that the Laurel Mills Redevelopment Plan provides a broad overview for the planning, development, and rehabilitation of the Laurel Mills Rehabilitation Area. She detailed that considering the Borough's affordable housing settlement agreement and interest in the underutilized site, the Redevelopment Plan was previously amended to provide for residential uses on-site as part of a mixed use environment that will help fulfill Stratford's affordable housing quota; and

WHEREAS, she further testified that the Redevelopment/Rehabilitation Plan, as previously amended, must be further amended to refine the Borough's Development Vision for the Laurel Mills Rehabilitation Area as follows:

- 1) Eliminate the commercial phasing requirement. Remove the requirement of the commercial component of any mixed-use development to be constructed and operational prior to the residential portion;
- 2) Make minor adjustments to the minimum lot area (1800 sf vs 1890 sf) and lot frontage (20 ft vs 21 ft);
- 3) Make a minor adjustment to the required bldg. offset dimension (4 ft vs 5 ft);
- 4) Acknowledge that the affordable units may be either dispersed across the residential portion of the site or located in one building near the commercial within same.

WHEREAS, Ms. Pellegrini further testified that the proposed revisions are necessary to bring the design requirements more in line with current economic conditions and typical builder townhome prototypes. She further testified that it is in the best interest of the Borough to adopt this additional Amendment to the Laurel Mills Redevelopment/Rehabilitation Plan, to effectuate the rehabilitation of the Laurel Mills Shopping Center site and implement a designated mechanism of their affordable housing plan obligation; and

WHEREAS, Ms. Pellegrini further testified that the Land Use Element of the 2006 Master Plan for the Borough of Stratford adopted by the Joint Land Use Board on September 13, 2006 and subsequent reexamination in 2016 discourages blight, vacancies, and further

deterioration. As such, it encourages redevelopment along the Borough's main corridors and their surrounding areas, maintaining a well-balanced community in which to live, work and recreate, and enhancing the business and cultural resources of the community; and

WHEREAS, she went onto detail that the Master Plan recognizes that areas along arterials are important opportunities for redevelopment that can generate ratables, revitalize older neighborhoods and grey fields; as well as accommodate newer development patterns and growth demands. Overall, strengthening and diversifying the composition of the Borough. A determination that the study area was in need of rehabilitation allowed the Borough to prepare the existing Redevelopment Plan, take control and facilitate actions that will mitigate development impediments and further the goals of the Borough's Master Plan. Those goals were:

#### Goals

- Preserve and protect the character of established residential neighborhoods ensuring that future growth compliments and enhances the character of the overall community.
- Encourage economic and employment growth in designated areas of the community thereby balancing new development and ratables with the needs of the community.
- Provide a variety of housing types that meet the housing needs and desires of the community including Stratford's fair share of affordable housing.

She confirmed the Borough's intent through redevelopment planning along with this Amended Redevelopment Plan is to refine the redevelopment criteria for this area in need of rehabilitation and better facilitate new life to an important corridor within the Borough and support the Borough's goals for the community.

She testified that the Redevelopment Plan, as proposed to be amended, will continue to be instrumental in bringing forth the following specific land use element objectives:

- Maintain a balance of land uses within the Borough that encourages living, working and recreation within the community.
- Provide land use opportunities that encourage the connection of living and working within the Borough.
- Providing Stratford's regional share of affordable housing for low- and moderate-income families in concert with our affordable housing obligations.

Specifically, to be facilitated by:

- Further revising the land use plan criteria to ensure compatibility with new growth demands for housing, commercial and industrial uses within the community, reduce the stress on environmentally sensitive lands and reflect uses deemed to be in the long-term best interest of the community.
- Encouraging redevelopment of a longstanding Borough grey field along a county corridor.
- Maintaining the proper balance of units with our affordable housing obligations.

She concluded by noting that in addition to the Borough's goals and objectives, the proposed Redevelopment Plan amendment continues to be consistent with and supportive of the objectives of the County's Comprehensive Plan and Land Use Plan, as well as the Delaware Valley Regional Planning Commission's Long-Range Plan and the State of New Jersey's Development and Redevelopment Plan.

WHEREAS, Ms. Pellegrini recommended the adoption of the Amended Redevelopment Plan as detailed in attached Ordinance 2021:03; and

WHEREAS, the public had an opportunity to comment and be heard with regard to the Amended Redevelopment Plan; and

WHEREAS, Ordinance 2021:03 and the Amended Redevelopment Plan have been reviewed by the Borough of Stratford Joint Land Use Board and the Board is in agreement with the form, substance and intent of the Ordinance and Amended Redevelopment Plan and recommends adoption, without further comment. The Board determined that it is in the best interest of the Borough to adopt the Ordinance and Amended Redevelopment Plan and that they are substantially consistent with the Borough's Master Plan and re-examination; and

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1, et. seq., Borough Ordinances and Municipal Land Use Law have been met; and

WHEREAS, the Borough of Stratford Joint Land Use Board has considered the proposed Ordinance 2021:03 and corresponding Amended Redevelopment Plan; and

WHEREAS, the Borough of Stratford Joint Land Use Board has considered the recommendations and comments of its professional staff.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Joint Land Use Board has reviewed Ordinance 2021:03 and the Amended Redevelopment Plan referenced therein and for the reasons stated in the referenced proposed Ordinance and at the Land Use Board hearing by sworn expert testimony of Pamela J. Pellegrini, P.E., P.P., C.M.E., does recommend that the Council of the Borough of Stratford, New Jersey adopt the Amended Redevelopment Plan and Ordinance 2021:03 attached as Exhibit "B"; and
2. This Resolution, together with its Exhibits, shall be considered the required report and recommendation of the Borough of Stratford Joint Land Use Board. All of the representations set forth in the foregoing paragraphs are hereby incorporated herein as findings of facts and conclusions.

The foregoing action was taken and memorialized by the Joint Land Use Board on January 28, 2021 upon the motion of McGovern, seconded by Lomanno with the vote on the motion and the memorialization of this Resolution being as follows:

AYE: Mayor Keenan, Lomanno, Swallow, Botterbrodt, and McGovern


NAY:

ABSTAIN:

ABSENT: Kozeniewski

DID NOT PARTICIPATE: Mancini, Morello, Hall, St. Maur, and Mount

The undersigned Secretary of the Joint Land Use Board hereby certifies that the above is a true copy of Resolution #2021:08 adopted by the Joint Land Use Board on January 28, 2021.

  
SHARON McCART,  
Stratford Joint Land Use Board Secretary

**EXHIBIT "A"**

RESOLUTION 2021:038

**RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD JOINT LAND USE BOARD TO REVIEW A PROPOSED AMENDED REDEVELOPMENT PLAN FOR THE LAUREL MILLS REHABILITATION AREA, BLOCK 116, LOTS 14 AND 14.04, WITHIN THE BOROUGH OF STRATFORD, CAMDEN COUNTY**

**WHEREAS**, the Borough of Stratford (the "Borough"), in the County of Camden, State of New Jersey, via Resolution 2011-32, adopted on March 3, 2011, has designated an area within the Borough, known as Block 116, Lots 14 and 14.04 as a Rehabilitation Area ("Rehabilitation Area") pursuant to N.J.S.A. 40A:12-1 et seq.; and

**WHEREAS**, in order to stimulate redevelopment within the Rehabilitation Area, which is situated on the south side of Longwood Drive and Warwick Road the Borough adopted, via Ordinance and pursuant to N.J.S.A. 40A:12A-7, a Redevelopment Plan for the Rehabilitation Area ("Original Redevelopment Plan"); and

**WHEREAS**, the Original Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Rehabilitation Area; and

**WHEREAS**, the Borough Council has determined that more specific plans are necessary in order to effectuate the rehabilitation and redevelopment of the Rehabilitation Area given the needs of the Borough to provide commercial opportunities and housing opportunities, including affordable housing, with the Rehabilitation Area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Governing Body hereby refers, upon completion of the draft Amended Redevelopment Plan, the Amended Redevelopment Plan for the Laurel Mills Rehabilitation Area, Block 116, Lots 14 and 14.04 to the Borough of Stratford Joint Land Use Board for review and approval.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey:

1. That the Governing Body does hereby authorize the Joint Land Use Board to review, upon its completion, a draft Amended Redevelopment Plan for the Laurel Mills Rehabilitation Area, Block 116, Lots 14 and 14.04 within the Borough of Stratford, and to report its findings to the Governing Body within forty-five (45) days hereof.

2. This Resolution shall take effect immediately.

BY: Josh Keenan  
JOSH KEENAN, MAYOR

ATTEST:

M.B.  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on January 12, 2021.

M.B.  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**EXHIBIT "B"**



**ORDINANCE 2021:03**

**ORDINANCE ADOPTING AN AMENDMENT TO THE  
LAUREL MILLS REDEVELOPMENT PLAN  
FOR BLOCK 116, LOTS 14 AND 14.04**

**WHEREAS**, the Borough of Stratford (the "Borough"), in the County of Camden, State of New Jersey, has designated an area within the Borough, known as Block 116, Lots 14 and 14.04 (the "Laurel Mills Site") as being in need of rehabilitation pursuant to N.J.S.A. 40A:14-1 *et seq.*; and

**WHEREAS**, a redevelopment plan for the Laurel Mills site was adopted by way of Ordinance 2011:05 on August 9, 2011 and was amended by Ordinance 2014:02, adopted on February 11, 2014 and was further amended by Ordinance 2017-11 and 2018-03 ("Laurel Mills Redevelopment/Rehabilitation Plan"); and

**WHEREAS**, the Laurel Mills Redevelopment/Rehabilitation Plan provides a broad overview for the Joint Land Use, development, redevelopment and rehabilitation of the Laurel Mills Site; and

**WHEREAS**, the Borough Council has determined that amendment to the Laurel Mills Redevelopment/Rehabilitation Plan is necessary to effectuate the redevelopment of the Laurel Mills Site and to satisfy the Borough of Stratford's affordable housing obligations; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of rehabilitation"; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Joint Land Use Board has reviewed the Amended Laurel Mills Rehabilitation Area Redevelopment Plan and made their determinations and recommendations; and

**WHEREAS**, the Borough Council has reviewed the recommendation of the Joint Land Use Board and has determined that it is in the best interest of the Borough to adopt the following amendment to the Laurel Mills Redevelopment/Rehabilitation Plan.

**NOW THEREFORE BE IT ORDAINED** by the Borough Council of the Borough of Stratford as follows:

**Section 1.** The Laurel Mills Redevelopment/Rehabilitation Plan is hereby amended as follows:

- I.** Section III.C.2.M shall be deleted in its entirety.
- II.** The table set forth in Section III.C.5.B.1 shall be amended as follows:

<b>Standard</b>	<b>Dimension</b>
Maximum Density <sup>1</sup>	14 du/acre
Minimum Tract Size	5.7 acres
Minimum Lot Size	1800 sq. ft.
Minimum Lot Frontage	20 feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet
Minimum Side Yard-Attached	0 feet
Minimum Side Yard (End Unit)	10 feet
Maximum Building Height <sup>2</sup>	35/42 feet
Maximum Modules per Building	8
Maximum Building Coverage <sup>3</sup>	50 % or 56%
Maximum Impervious Coverage	67%
Minimum Distance between-Buildings (side to side)	20 feet
Minimum Distance between Buildings (rear to rear)	40 feet
Minimum setback between dwelling unit and municipal/county/state road right-of-way	30 feet
Common Open Space Requirement	5%
<sup>1</sup> Maximum 80 units total (64 market rate/16 affordable) <sup>2</sup> Market rate modules: maximum 2-story and 35' Affordable modules: maximum 2-story and 35' if adjacent to single family dwelling units, maximum 3-story and 42' if adjacent to commercial <sup>3</sup> 56% maximum building coverage is only permitted with the specific written approval of the Redevelopment Entity following submission to the Redevelopment Entity of a Site Plan depicting the 56% building coverage.	

**III.** Section III.C.5.C.1. is hereby amended as follows:

1. The architectural style of buildings shall be designed in such a manner to 1) incorporate different building façade materials; 2) provide interesting variations to the roof lines; 3) provide decorative elements and building trim; 4) provide for staggered front building facades with a minimum townhome module offset of 4 feet ; and 5) style compatibility with surrounding uses. At a minimum, at least 2 different building façade materials shall be incorporated in each building, and a minimum of 3 building façade materials shall be used on the overall project. Any redeveloper shall obtain Borough Council approval of an architectural rendering prior to the filing of any land use application with the Joint Land Use Board.

**Section 2.** The Borough Council declares and determines that said plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

**Section 3.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 4.** The Laurel Mills Redevelopment Plan, as amended, shall supersede any other local development regulation and the Borough of Stratford Zoning Map is hereby amended to conform with the provisions of the Laurel Mills Redevelopment Plan.

**Section 5.** This Ordinance shall take effect after final adoption and publication according to law.

**ATTEST:**

**BOROUGH OF STRATFORD**

\_\_\_\_\_  
Michaela Bosler, Acting Borough Clerk

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Josh Keenan, Mayor