

**STRATFORD JOINT LAND USE BOARD MINUTES
FEBRUARY 26, 2026**

The meeting was called to order by Chairman Paul McGovern at 6:30 pm. The Chairman led the board in the pledge of allegiance and a prayer. The Chairman then read the public statement 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.

ROLL CALL:

Present

P. McGovern, Chairman	Class IV
K. Walton, Vice-Chairman	Class IV
B. Bove	Class III
T. Hall	Class IV
R. Morello	Class II
R. St. Maur	Class IV

M. DiGiacomo	Alternate II
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T. Costa, Solicitor
T. Reilly, Bach Associates
K. Rauer, Secretary

Absent

J. Keenan	Class I
T. Kozeniewski	Class IV
M. Chicalo	Alternate I

APPROVAL OF MINUTES: Motioned by Mr. Hall and seconded by Mr. Walton to approve minutes from February 26, 2026 meeting. All ayes.

****** Due to time constriction of Leah Furey Bruder, PP, AICP. Ms. Furey Bruder was sworn in by Tony Costa, the solicitor. Ms. Furey Bruder did her presentation on review of Ordinance 02-2026; to adopt an Amended Redevelopment Plan for the Designated Non-condemnation Redevelopment Area identified as Block 62, Lots 2, 4, 7, and 18 (222 and 400 S. White Horse Pike and 1 Medical Center Drive) on the Tax Map of the Borough of Stratford. This area also commonly referred to as the “Bradlees Site” and the “Juster Site”. Ms. Furey Bruder read the Memorandum, which has been given to all board members labeled “Stratford Joint Land Use Board Review of Ordinance 02-2026”. (see attached document). The 2026 Amended Redevelopment Plan packet, which Ms. Furey Bruder references too, was a printed packet & was available to any / all board members to read during the meeting.

Mr. McGovern questioned that if this is voted on & approved fair share can’t come back & say this doesn’t meet something because we kind of got ourselves in some trouble last time where Council changed some things. Ms. Furey Bruder stated as the affordable housing & redevelopment planner she wasn’t involved in that back then &

stated if we try to stay on the same page in implementing these various items, we should be able to yes fend off Fair Share Housing Center & do the right thing. Ms. Furey Bruder stated there are other implementations that need to happen on other sites, not this site, and she would be back in the upcoming months but this one was the one that we were most under pressure to get done right away. Mr. McGovern questions if this was the 3rd round, or 4th round that Ms. Furey Bruder has been working on & she stated this site was part of the 3rd round of compliance stating that Stratford is called a vacant land town, vacant land adjustment town, which means the numbers that we calculate for fair share, the borough can really never meet & efforts are made when redevelopment opportunities come about. Mr. McGovern questions how many actual rounds are there & Ms. Furey Bruder stated there is a 10 year round & that round four goes until 2035. She stated that once things are done to enable the compliance there is a midpoint review in 2030. Mr. Walton questioned how 240 houses are put onto said piece of property & asked if they would be high-rise. Ms. Furey Bruder stated no there is a 4 story maximum. She stated there has been no survey completed yet, there are wetlands on the site, and that if said number can't fit then they just can't fit but that bridge will be crossed when they get to that point but 4-story is the maximum. Mr. Costa stated that a good point here is that the Fair Share has agreed to this & if there is a problem it has been agreed to already. Ms. Furey Bruder stated that Brandywine has asked & the Borough agreed to do a redevelopment study of the adjacent lots on Laurel Road – the hospital & medical school because there are some unused spaces & underused buildings. Mr. Morello commented said study was just for the Rowan side of Laurel Road. Ms. Furey Bruder stated the Borough has agreed to undertake this study & she will be preparing a study & distributing it well in advance & hoping to have it at the public hearing in April. Said study will be looking at whether or not the mentioned properties meet the criteria for designation & if the 240 doesn't fit on lot 18 maybe the overspill onto some underused parking lots or something as she was just spitballing. No one had any other questions. Mr. McGovern asked that Ms. Furey Bruder to read into the record the opinion she gave on her memorandum sheet. Ms. Furey Bruder then read her statement, which included her professional opinion (again see attached document).

NEW BUSINESS – none

OLD BUSINESS – none

MEMORIALIZATION OF RESOLUTIONS – Resolution 2026:07 Appointing Leah Furey Bruder to undertake a preliminary investigation on Block 62, Lots 4, 5, 6, 10, and 18.

Motion by Mr. St. Maur and seconded by Mr. Walton to approve Resolution 2026:07. Roll call was taken and all ayes.

Mr. Costa then read a resolution that was prepared, which he stated would normally be done at next month's meeting, but this resolution will be sent to Council finding that Ordinance #02-2026 substantially is consistent with the master plan recommendations,

amending the redevelopment plan which coincides with what Ms. Furey Bruder has said. See attached for said Resolution. Roll call was then taken & all votes were Ayes.

BOARD ACTION: Recommendation back to Borough Council 2026 Amended Redevelopment Plan Block 62, Lots 2,4,7,18

Motion by Mr. St. Maur and seconded by Mr. Bove to approve Resolution 2026:08. Roll call was taken and all ayes.

CORRESPONDENCE: none

PUBLIC PORTION – Motion by Mr. Hall and seconded by Mr. Bove to open to the public. No one to speak. Motion to close by Mr. Bove and seconded by Mr. Hall. All ayes.

ADJOURNMENT – Motioned by Mr. Walton and seconded by Mr. Bove. All ayes.

Meeting closed & adjourned at 6:51pm