

STRATFORD JOINT LAND USE BOARD MINUTES
May 28, 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 public statement was read 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
J. Keenan	Class I
R. Morello	Class II
R. St. Maur	Class IV
M. DiGiacomo	Alternate I

T. Reilly, Bach Associates
K. Rauer, Secretary

Absent

T. Kozeniewski	Class IV
M. Chicalo	Alternate I

Mr. McGovern stated for the first item on the agenda, which was for the appointment of the new Board Solicitor, the meeting went into Executive session. Motion to close the meeting was by Mr. Bove & seconded by Mr. St. Maur.

Meeting was then closed for Executive session.

Motion to exit Executive session was by Mr. Bove and seconded by Mr. St. Maur. All Ayes.

Resolution 2026:13 Appointment of Solicitor, Thomas Coleman of Raymond / Coleman / Heinold LLP. Motion to approve by Mr. St. Maur and seconded by Mr. Bove. A roll call was taken – Mr. McGovern – yes; Mr. Walton – yes; Mr. Bove – yes; Mr. Hall – yes; Mr. Keenan – yes; Mr. Morello – yes; Mr. St. Maur – yes; Mr. Digiacomo – yes.

APPROVAL OF MINUTES: Motioned by Mr. Walton and seconded by Mr. St. Maur to approve minutes from April 23, 2026 meeting. All ayes.

NEW BUSINESS –

Ms. Leah Furey Bruder was here to speak in regards to the new business which was divided into 2 sections:

East Laurel Road Redevelopment Plan, Block 36 Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16, Block 40 Lots 2, 3, 4, 5, 7, 8, 9, & 10, Block 41 Lots 2, 2.01, 3, 4, 5, 6, 7, & 8. Governing Body Ordinance 07-2026 consistent with the Master Plan. Ms. Furey Bruder used references to the packet that was sent out titled East Laurel Road Redevelopment Plan. She was stating that the item is implementation of the Housing Element Fair Share Plan, of which the amended Housing Element Fair Share Plan was adopted last month (at the April 23, 2026 JLUB meeting). It was originally adopted in June 2025. There were some amendments that needed to be done based on the settlement mediation agreement. She stated these are implementation items & we are basically under deadlines with the mediation agreement with Fair Share Housing Center to follow through & implement these items. This redevelopment plan is the frontage along E. Laurel Rd across from the Medical School & the Hospital. Said area was designated as an area in need of redevelopment in 2024. Ms. Furey Bruder stated this plan supersedes zoning for those blocks & it is only for the frontage of the blocks. It is a commercial area & its currently in the professional office zoning district so the residential behind it is unaffected. This redevelopment plan enables housing in addition to other commercial uses in the redevelopment area. She stated there are a lot of smaller lots & a consolidation of said lots would be encouraged. She also stated that there are varying states of repair & vacancy for said area. Ms. Furey Bruder stated the plan allows a 3-story maximum & 20% of said housing would be affordable. She stated that the redevelopment law, local housing redevelopment law, requires that the redevelopment plan, its adopted by ordinance, but it'd be referred to the Land Use Board for review & recommendation for consistency with the Master Plan. And it was noted that the Master Plan is the Housing Element Fair Share Plan.

Mr. Morello questioned if there was a component stating that it had to be 3 lots together. Ms. Furey Bruder stated it's a lot size minimum of 10,000 square feet, which in most cases is at least 2 lots.

Ms. Furey Bruder stated she knows of 1 interested developer in area of 119 or 109 Jefferson Ave (property is dark grey in color & sits sideways). She stated it is an office & has been vacant for some time & that they are interested in converting it into residential. She stated they would have to comply with the redevelopment plan, make some improvements, and 20% of their units would have to be affordable.

Mr. Bove questioned the size of the lot as being 10,000 sq. ft & Ms. Furey Bruder stated it was. Mr. Bove also questioned / stated that it would be a standalone if someone wanted to do that & she agreed that yes they can do that.

Mr. Bove questioned if someone wanted to do something in this current location & the bowling alley area could the affordable housing be at just one site instead of in both areas? Ms. Furey Bruder stated no that the zoning does not allow it that way & a special deal with the town would have to be worked out for that type of scenario.

There were no more questions by the Board.

Resolution 2026:12 - For the Governing Body Ordinance 07-2026 consistent with the Master Plan. Motioned by Mr. St. Maur and seconded by Mr. Bove. A roll call was taken all ayes.

Next to be spoken about by Ms. Furey Bruder was amending Borough Code to establish a new R-5 Inclusionary Single Family Attached Overlay Zone and apply it to Block 58, Lot 28, 29, 30, 31, 32, 34, 35, and 37 also known as 501 S. White Horse Pike.

Ms. Furey Bruder stated the first version of the Housing Element and Fair Share Plan did not include this site. After the negotiations with the challenger, which was Koch's Properties & Fair Share Housing Center, the Borough's mediation agreement requires that an overlay zone be put on this in case it is ever redeveloped for up to 8-units per acre. She stated that Koch's was purposing 22-units per acre. She also stated that Koch's isn't part of this settlement, it is only the Borough & the Fair Share Housing Centers. Koch's had brought it to the Fair Share Housing attention but the Fair Share Housing Center did not push the Borough to accommodate their demand. Fair Share stated it's a potential redevelopment site so if it ever redevelops they should enable housing on the site. Ms. Furey Bruder stated so there are 8-units to the acre, which would be the least possible units permitted. She stated there are townhouses that are permitted & stated all the commercial uses are still allowed to the extent that the business operates or some other business wants to come along at 8-units per acre & could make an agreement with the bowling alley. There are still standards in this plan like density, setbacks, design standards, and parking requirements. Ms. Furey Bruder made a comparison of the townhouses on Berlin Rd stating how they are somewhat cramped & that this new area would have more room, have a better shape, and an overall better flow stated the bar was raised for this ordinance for design.

Mr. Morello questioned if they could put apartments in this area & Ms. Furey Bruder stated no only townhouses stated they would still be attached but not on top of each other.

Mr. McGovern questioned the Bradlees shopping center's agreement prior where the Board allowed there to be some changes & said changes caused problems where there was a trucking warehouse outfit to go in. He asked if someone were to buy the property, knock down the bowling alley, build a warehouse / sub warehouse, like an Amazon, for more local deliveries would the Board would not get in trouble for saying yes? Ms. Furey Bruder stated correct because it is commercial & a different type of situation. She stated that she doesn't believe the commercial zone allows the warehouse so they would still need to use a variance. Commercial zone is more like retail or restaurant type of place. She stated that in this development housing is not mandatory on said site it's possible. Mr. Walton questioned if there is a mixed use, part commercial, which could take up a bulk of the area, which lessens the residential units as going off the acreage. Ms. Furey Bruder stated they do not specifically allow mixed use. The Borough has been clear that they would like it to stay commercial so if anyone

does buy the area they have to make full townhouses affordable. Mr. Morello questioned the area on the side of the bowling alley that backs to Lindenwold. Stating about 100 yard x 200 yard & wondered how that would work, would the zoning be able to cross the town boarder. Ms. Furey Bruder stated the towns would have to adopt said zoning proposal. Mr. Morello questioned would it be a Stratford issue as far as traffic. Ms. Furey Bruder stated it would be more a utilities issue where the sewer may end up coming into Stratford. Mr. Morello stated its mostly in Lindenwold the area in question. He stated/questioned the school district for children. Ms. Furey Bruder was not aware of said area & stated she did not include that area in the acreage for this plan. She stated she did whatever was in Stratford. Ms. Furey Bruder stated if the whole land (including the piece in Lindenwold) they would have to go to Lindenwold & have them on an agreement. Mr. Coleman spoke about a similar incident in another municipality. Ms. Furey Bruder stated she would look further into said situation & look at zoning of Lindenwold.

Mr. McGovern requested a motion to adopt the Ordinance 2026:11. Motioned by Mr. Walton & seconded by Mr. Bove. Roll call was taken – all ayes.

OLD BUSINESS – none

MEMORIALIZATION OF RESOLUTIONS –

Resolution 2026:10 – Gator Stratford, 25-41 S. White Horse Pike, Block 52 Lot 6 minor site plan, waivers and bulk variances for sign area and height. Roll call was taken – all ayes.

Resolution 2026:11 – East Laurel Road Redevelopment Plan. Roll call was taken – all ayes.

Resolution 2026:12 – Amending Borough Code to establish new R-5 Inclusionary single Family Attached Overlay Zone and apply it to Block 58, Lots 28, 29, 30, 31, 32, 34, 35, and 37 also known as 501 S. WHP. Roll call was taken – all ayes.

CORRESPONDENCE -

BOARD ACTION - none

PUBLIC PORTION – Motioned by Mr. Hall and seconded by Mr. Walton to open to the public. All ayes. No one was present for the public portion. Motion to close by Mr. Bove and seconded by Mr. St. Maur. All ayes.

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

Meeting closed at 658pm.