

BOROUGH OF STRATFORD JOINT LAND USE BOARD  
RESOLUTION No. 2026:06

ADOPTION OF RULES OF PROCEDURE

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-8, permits a land use board to adopt and amend reasonable rules and regulations, not inconsistent with the Municipal Land Use Law or with any applicable ordinance, for the administration of its functions, powers and duties;

WHEREAS, the Borough of Stratford Joint Land Use Board ("Board") has determined that it is necessary to adopt certain rules of procedure pursuant to N.J.S.A. 40:55D-8;

NOW, THEREFORE, upon motion duly made and seconded and passed by a vote of nine (9) in favor and zero (0) opposed, BE IT RESOLVED by the Board, County of Camden, State of New Jersey, that the following rules of procedure shall govern all applications, proceedings, and/or matters before the Board:

1. Time Limitations. The Board shall be under no obligation to consider new testimony, new evidence or proofs or new matters after 10:00 pm. These time limits may be extended in the discretion of the Board Chair upon request and for good cause shown.
2. Parliamentary Procedure. Roberts Rules of Order, latest edition, shall be followed whenever a particular procedure or practice is not contemplated or set forth in these rules or the New Jersey Municipal Land Use Law.
3. Testimony.
  - a. For the Applicant: Statements, witness and expert testimony, cross examination and redirect are subject to reasonable limitations in the discretion of the Board Chair.
  - b. For the Objector: Statements, witness and expert testimony, cross examination and redirect are subject to reasonable limitations in the discretion of the Board Chair.
4. Public Comment. The Board shall recognize public commentary on applications pending before the Board by interested parties appearing pro se or represented by an attorney, and each such interested party shall be subject to cross-examination. All such public commentary will be limited to five (5) minutes, which may be extended in the discretion of the Board Chair upon request and for good cause shown. Members of the public, interested parties appearing pro se or represented by attorney, are precluded from yielding time to another. Only relevant objections shall be considered by the Board and the Board shall not consider unreasonable, repetitive, irrelevant, or disorderly objections. The meeting is a quasi-judicial proceeding. Any questions or comments are to be limited

to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

5. Continuances. All cases may be continued to another date certain, which generally shall be the next regularly scheduled meeting, unless otherwise determined by the Board. . Generally, no further notice shall be needed to be given by the applicant in that event if announcement of the specific date of the continued hearing is provided, unless the Board Chair determines that notice be given.
6. Refusal to Consent to Continuance. Where a hearing on an application has not concluded by 10:00 pm, or such other time as extended by the Board Chair for good cause, and an applicant refuses to consent to a continuance, so that the presentation and anticipated Board vote can continue at a subsequent hearing date, so that objectors can be heard, and/or so the Board has sufficient opportunity to consider the matter, such refusal by the applicant shall be presumptively deemed "arbitrary and capricious" by the Board, and the applicant shall be at risk of a denial of the application for failure to sustain the burden of proof and failure to afford the Board an opportunity to reach an informed decision.
7. Letters & Petitions of Objection. Letters of objection or support and petitions shall not be admissible, except as provided by N.J.A.C. 5:39-1, et seq., though the writer of a letter or the signer of a petition may appear and testify. If unable to attend, a licensed attorney in the State of New Jersey may appear on behalf of the absent public member.
8. Dismissal Without Prejudice. The Board, on its own motion, may dismiss any action without prejudice if neither the applicant nor anyone on his or her behalf appears at the time set for the hearing of said application or for other good cause, including, but not limited to, an applicant refusing to consent to a continuance as detailed in paragraph #6 above.

MOVED BY:

SECONDED BY:

THOSE IN FAVOR:

THOSE OPPOSED:

ABSTAINED:

Date Approved and Memorialized: January 22, 2026

ATTEST:

\_\_\_\_\_  
, Secretary  
Borough of Stratford Joint Land Use Board

CERTIFICATION

The undersigned, Recording Secretary of the Borough of Stratford Joint Land Use Board, does hereby certify that the foregoing Resolution was adopted by said Board at its meeting held on January 22, 2026.

Dated: \_\_\_\_\_

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, Secretary  
Borough of Stratford Joint Land Use Board