

**BOROUGH OF STRATFORD JOINT LAND USE BOARD
RESOLUTION # 2026:07**

WHEREAS, N.J.S.A. 40A:12-6 authorizes the governing body of any municipality, by Resolution, to have its Joint Land Use Board undertake a preliminary investigation to determine Whether any area of the municipality is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to Resolution No. 2025:189 adopted by the Borough of Stratford on December 13, 2025 (attached as Exhibit “A”), the Mayor and Council authorized and directed the Borough of Stratford Joint Land Use Board to undertake a preliminary investigation to determine whether the proposed “Study Area,” which includes Block 62, Lots 4,5,6,10 and 19 qualifies as an Area in Need of Non- Condemnation Redevelopment pursuant to the local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*); and

WHEREAS, the Borough directed the Land Use Board to undertake that preliminary Investigation utilizing Leah Furey Bruder, PP, AICP to prepare that preliminary investigation to determine whether the Proposed Study Area qualifies as an Area in Need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Borough of Stratford Joint Land Use Board conducted a public meeting. on February 27, 2026, and decided to follow the recommendations of Borough Council that it direct the undertaking of the aforesaid preliminary investigation with the professional recommended;

NOW, THEREFORE, with the provisions of the WHEREAS clauses set forth above being incorporated herein by reference and made part hereof, BE IT RESOLVED that the The Borough of Stratford Joint Land Use Board does hereby authorize Leah Furey Bruder, PP, AICP, to conduct a preliminary investigation in order to recommend to the Borough Council whether that certain area listed in Council Resolution 2025:189 comprising of the Study Area is an Area in Need of Non-Condemnation Redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5,with the Joint Land Use Board eventually providing a written report to the Mayor and Borough Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Borough Council whether said properties are an “Area in Need of Non- Condemnation Redevelopment” under the meaning and intent of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, in the form of a Resolution with supporting documents.

The foregoing action was taken and memorialized by the Joint Land Use Board on February 26, 2026, with the vote on the motion being as follows:

AYE:

NAY:

ABSTAIN:

The undersigned Secretary of the Joint Land Use Board hereby certifies that the above is a true copy of Resolution #2026: adopted and memorialized by the Joint Land Use Board on February 26, 2026.

TINA RAUER,
Stratford Joint Land Use Board Secretary