STRATFORD JOINT LAND USE BOARD

RESOLUTION NO. 2026:09

RESOLUTION ADOPTING AN Amended FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, by Court Order following a declaratory judgment action under Camden County Superior Court Docket No.CAM-L-2613-15 ,and a Consent Order dated December 22, 2016 and modified July 2017, the Borough of Stratford enjoys a Third Round Judgment of Compliance and Repose ("JOR") which provides the Borough Third Round immunity from builder remedy lawsuits through July 1st, 2025; and

WHEREAS, on March 20, 2024, P.L. 2024, c.2, was signed into law which amended the FHA at N.J.S.A. 52:27D-301 *et seq*., ("Amended FHA"); and

WHEREAS, in addition to the Amended FHA, the Acting Administrative Director of the Administrative Office of the Courts issued Directive #14-24, dated December 13, 2024 ("Administrative Directive #14-24"); and

WHEREAS, in response to the Amended FHA and the Administrative Directive #14-24, the Borough of Stratford adopted a binding resolution on January 9, 2025 committing to address the DCA Fourth Round Present Need or Rehabilitation Obligation of ten (10) units and the Fourth Round Prospective Need Obligation of twenty-five (25) units; and

WHEREAS, pursuant to the requirements of the amended FHA and Administrative Directive #14-24, on January10, 2025, the Borough of Stratford filed a Fourth Round DJ action (which included its January 9, 2025 adopted binding resolution) with the Superior Court/ Affordable Housing Dispute Resolution Program ("Program") under Docket No. CAM-L-000101-25, asking the Court to declare Borough of Stratford's Fourth Round HEFSP constitutionally compliant, and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period (July 1, 2025 to June 30, 2035); and

WHEREAS, no objections were filed challenging the Borough's calculations provided for in the Borough's adopted January 9, 2025 binding resolution; and

WHEREAS, pursuant to Administrative Directive #14-24, "After the entry of an order determining present and prospective fair share obligations, the municipality must file with the Program its adopted housing element and fair share plan … within 48 hours after adoption or by June 30, 2025, whichever is sooner."; and

WHEREAS, a Court Order, dated March 28, 2025, was issued which accepted and determined the Borough's Fourth Round Present Need or Rehabilitation Obligation of ten (10) units and the Borough's Fourth Round Prospective Need Obligation of twenty-five (25) units; and

WHEREAS, the Amended FHA provides that "All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, on June 27,2025 Stratford Borough filed its adopted Fourth Round Housing Element and Fair Share Plan with the Affordable Housing Resolution Program; and

WHEREAS, Fair Share Housing Center filed a challenge on August 28, 2025, and Koke Properties filed a challenge on August 26, 2025; and

WHEREAS, settlement conferences were held on December 1,2025 and December 31, 2025, and the Program decision recommendation was filed on February 27, 2026; and

WHEREAS, Stratford's Joint Land Use Board's Planner, Leah Furey Bruder, PP, AICP, has prepared an Amended Fourth Round HEFSP, dated April 2026, that addresses the Borough's Fourth Round affordable housing obligations as per the Mediation Agreement with Fair Share Housing and the Borough of Stratford for the 3rd and 4th Round; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Land Use Board held a public hearing on the Amended Fourth Round HEFSP on April 23, 2026; and

WHEREAS, the Land Use Board has determined that the Amended Fourth Round HEFSP is consistent with the goals and objectives of the Borough of Stratford's Master Plan and Master Plan Re-examination Report, and that the adoption and implementation of the Amended Fourth Round HEFSP is in the public interest, protects public health and safety and promotes the general welfare.

NOW THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Stratford, Camden County, State of New Jersey, that the Joint Land Use Board hereby adopts the Amended Fourth Round Housing Element and Fair Share Plan on this 23rd day of April 2026.

BE IT FURTHER RESOLVED the Joint Land Use Board of the Borough of Stratford hereby directs its Board Attorney and Board Secretary to assist the Borough Attorney of the Borough of Stratford to file this adopted resolution and this adopted Amended Fourth Round HEFSP as part of the Borough's Fourth Round Declaratory Judgment action under Docket No. CAM-L-000101-25, in Camden County Superior Court and with the Program within 48 hours after adoption of this Fourth Round HEFSP via E-Courts per Directive #14-24.

Tina Rauer, Board Secretary

Paul McGovern, Board Chairman

I hereby certify that this is a true copy of the resolution adopting the Amended Fourth Round Housing Element and Fair Share Plan of the Borough of Stratford, Camden County, on April 23, 2026.

Tina Rauer, Board Secretary

Ayes	Nays	Abstain
Mr. McGovern	Mr. Morello	
Mr. Walton		
Mr. Bove		
Mr Hall		
Mr. Keenan		
Mr. St. Maur		
Mr Chicalo		
Mr. DiGiacomo		