RESOLUTION NO. __2026:19_____

RESOLUTION OF THE JOINT LAND USE BOARD OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN ADOPTING THE 2026 MASTER PLAN REEXAMINATION REPORT

WHEREAS, *N.J.S.A.* 40:55D-89 requires that the Council of the Borough of Stratford, at least every ten (10) years, provide for a general reexamination of the Borough of Stratford Master Plan and Development Regulations by the Borough's Joint Land Use Board (the "Board"); and

WHEREAS, the Board last adopted the Borough's Master Plan in May, 2016;

WHEREAS, the Board has undertaken a general reexamination of the Borough's Master Plan and development regulations and the preparation of a master plan reexamination report by Steven M. Bach, PE, RA, PP, PLS, CME and Candace A Kanaplue, AICP, PP, of Bach Associates, PC; and

WHEREAS, the reexamination report prepared by Mr. Bach and Ms. Kanaplue, entitled "2026 Master Plan Reexamination Report" dated October, 2026, addresses the statutory requirements set forth in *N.J.S.A.* 40:55D-89, including:

a. The major problems and objectives relating to land development in the Borough at the time of adoption of the last re-examination report;

b. The extent to which the problems and objectives have been reduced or have increased subsequent to such date;

c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis of the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, the collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives;

d. The specific changes recommended for the Borough's master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared;

e. The recommendations of the Board concerning the incorporation of redevelopment plans, adopted pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) into the land use plan element of the master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the Borough; and

f. The recommendations of the Board concerning locations appropriate for the development of public electric vehicle infrastructure, including, but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in

the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

WHEREAS, the Board held a public hearing upon notice as required by the Municipal Land Use Law of the State of New Jersey (*N.J.S.A.* 40:55D-13) on October 22, 2026, at which time the Board reviewed the proposed 2026 Master Plan Reexamination Report and provided the opportunity to discuss same with the Borough Planner and members of the public.

WHEREAS, through this Resolution, the Board memorializes its findings concerning the review and analysis of the 2026 Master Plan Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE JOINT LAND USE BOARD OF THE BOROUGH OF STRATFORD, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY, THAT:

1. The 2026 Master Plan Reexamination Report, prepared by Steven M. Bach, PE, RA, PP, PLS, CME, and Candace A. Kanaplue, AICP, PP, and attached to this Resolution, having been previously reviewed by the Members of the Board and the Board's Consulting Engineer, Planner and Solicitor, and no objection having been identified, is in full satisfaction of the master plan reexamination requirements set forth in the Municipal Land Use Law as aforesaid, is hereby ADOPTED.

2. The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action to provide a copy of this Resolution and the 2026 Master Plan Reexamination Report to the Camden County Planning Board and the New Jersey Office of Planning Advocacy. A Notice that the 2026 Master Plan Reexamination Report and this Resolution have been adopted by the Board shall be sent to the municipal clerk of each adjoining municipality.

3. **RECOMMENDATIONS.** The Board's Solicitor, Engineer, Planner and Secretary are hereby further authorized to undertake any and all action that may be required to implement the recommendations listed in the 2026 Master Plan Reexamination Report, including the preparation of an Update to the Township's Land Use Plan Element of the Master Plan, and updating the Township's Land Use Development Regulations and Zoning Map.

4. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

5. **AVAILABILITY OF THIS RESOLUTION.** A copy of this Resolution shall be available for public inspection at the Offices of the Borough Clerk and the Joint Land Use Board of the Borough of Stratford.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

RESOLUTION NO. _____

Board Member	Yes	No	Abstain	Absent	Motion
Paul McGovern, Chairman	✓				
Ken Walton	✓				
Bob Bove, Councilman	✓				✓
Tim Hall				✓	
Tadd Kozeniewski	✓				
S. McBride	✓				
Ronald Morello	✓				
Rich St. Maur	✓				
Michael Chicalo, Alternate				✓	
Michael DiGiacomo, Alternate				✓	

CERTIFICATION

I, SHARON McCART, Administrative Official of the Joint Land Use Board of the Borough of Stratford, County of Camden, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the resolution adopted by the Joint Land Use Board at its regular meeting held on October 22, 2026.

Sharon McCart

SHARON McCART
Joint Land Use Board
Administrative Official