JOINT LAND USE BOARD OF THE BOROUGH OF STRATFORD

RESOLUTION NO. _2026:20_____

REVIEWING PRELIMINARY REDEVELOPMENT NEED INVESTIGATION FOR DESIGNATION OF AN AREA BLOCK 62, LOTS 4, 5, 6, 10 AND 19 AND DETERMINING THAT BLOCK 62, LOTS 4, 5, 6, 10 AND 19 QUALIFY AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT AND RECOMMENDING TO BOROUGH COUNCIL THAT THIS AREA BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, on December 11, 2025, by adoption of Resolution 2025-189, the Borough Council of the Borough of Stratford, Camden County, New Jersey, authorized the Joint Land Use Board of the Borough of Stratford to undertake a preliminary investigation to determine whether the following area of the Borough qualifies as an "Area in Need of Non-Condemnation Redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-1 et seq., the Local Redevelopment and Housing Law ("LRHL"):

NON-CONDEMANTION AREA IN NEED OF REDEVELOPMENT

Block 62, Lots 4, 5, 6, 10 and 19 – Rowan School of Medicine Study Area; and

WHEREAS, as requested by the Borough Council, the Joint Land Use Board's Redevelopment Planner, Leah Furey Bruder, PP, AICP (NJPP #585100) prepared a written report, entitled "Preliminary Redevelopment Need Investigation Block 62, Lots 4, 5, 6, 10 and 19 - Rowan School of Medicine Study Area" dated October, 2026 (the "Investigation Study") which contains maps showing the boundaries of the potential Non-Condemnation Area in Need of Redevelopment and the location of the properties included therein and provided findings and recommendations setting forth the basis for and results of the investigation; and

WHEREAS, as required by the LRHL, N.J.S.A. 40A:12A-6, after the required public notice of the Board's October 22, 2026 regular meeting was published in the Oct 5, 2026 and Oct 10, 2026 editions of the Courier Post, and mailed, by Certified Mail, to the owners of Lots 4, 5, 6, 10 and 19 of Block 62, the Joint Land Use Board conducted a public hearing on October 22, 2026, to review and consider the Findings and Recommendations as set forth in the Investigation Study, and heard public comments from any person who was interested

in or would be affected by a determination that Lots 4, 5, 6, 10 and 19 in Block 62, qualify as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Planning Board agrees with the Findings and Recommendations of the Investigation Study and finds that the Rowan School of Medicine Study Area (Block 62, Lots 4, 5, 6, 10 and 19) does qualify as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Planning Board adopts the Findings and Recommendations of the Investigation Study that the Rowan School of Medicine Study Area meets the statutory criteria for a Non-Condemnation Redevelopment Area, as set forth in N.J.S.A. 40A:12A-5; and

NOW, THEREFORE, BE IT RESOLVED, by the Joint Land Use Board of Borough of Stratford, County of Camden, State of New Jersey, that, pursuant to the authority of the LRHL, N.J.S.A. 40A:12A-6b(5)(a), having reviewed the Investigation Study Area and determined that the Investigation Study Area of Block 62, Lots 4, 5, 6, 10 and 19, the Rowan School of Medicine Study Area, meets the statutory criteria for a Non-Condemnation Area in Need of Redevelopment, does hereby recommend that the Borough Council of the Borough of Stratford designate Block 62, Lots 4, 5, 6, 10 and 19 as a Non-Condemnation Area in Need of Redevelopment.

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
Joint Land Use Board
Administrative Official