

ORDINANCE NO. 25:06
BOROUGH OF STRATFORD, COUNTY OF CAMDEN
AN ORDINANCE CREATING CHAPTER 5.40
ORDINANCES OF THE BOROUGH OF STRATFORD, CREATING AN ORDINANCE
ENTITLED "SELF STORAGE FACILITIES"

WHEREAS, the Borough Council has reviewed current ordinances governing Self- Storage Facilities, and their uses within the Borough of Stratford.

WHEREAS, the Borough Council, in consideration of the construction of a self- storage facility it finds that the rules, restrictions and certain requirements are appropriate to protect the health, safety and welfare of the community and to comply with existing zoning requirements and restrictions. And to further facilitate compliance with The "Self-Service Storage Facility Act" in New Jersey which is codified under Title 2A, Article 9, Sections 2A:44-187 through 2A:44-195 of the [New Jersey Statutes](#)

NOW THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Stratford, in the County of Camden, State of New Jersey as follows:

SECTION 1. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in storage. Storage units shall not be used for the following activities:

1. Residences, offices, workshops, studios, hobby or rehearsal areas.
2. Sleeping, resting, bathing, cooking.
3. Storing of any domesticated animal or livestock of any kind.
4. Manufacturing, fabrication, or processing of goods; service or repair of vehicles, engines, or any other similar activities. Indoor storage of internal combustion engines or motor vehicles' fuels or combustible fluids or dangerous or hazardous substances.
5. Conducting retail sales of any kind, including garage or estate sales or auctions, or any other commercial activity; provided that the operator of the self-storage unit may conduct a sale or otherwise liquidate the contents of any storage unit to satisfy and settle an account of unpaid rent or other charges, through public or private sales, in a manner provided by law.
6. Storage of flammable, perishable, or hazardous materials or the keeping of animals.
7. The rental of trucks, trailers, or moving equipment, as well as the installation of trailer hitches.
8. Sub-leasing of any area or space.

SECTION 2. Hours of Operation – Other Requirements - Other Prohibitions:

1. Self-storage facilities shall not operate or allow tenant access between the hours of 10:00pm and 6:00 a.m.
2. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping such fixtures for other purposes.
3. Use of any portable generator, or power source is prohibited.

4. All goods and property in a self-storage facility shall be stored in an enclosed building. No outdoor storage of any kind, including but not limited to storage of boats, RVs, vehicles, trailers or similar vehicles, or storage in outdoor storage pods or shipping containers, shall be permitted.
5. Access Card or password access shall be provided to the Stratford Police, Fire and Ambulance for emergency access or crime suppression patrols.

SECTION 3. Enforcement:

1. Enforcement of this chapter may be taken against the property owner, leaser, or both.
2. Enforcement actions may be taken by the Stratford Police Department, or Code Enforcement Officer or designee.
3. When enforcement action is taken, the Stratford Police Department and or property owner are authorized to whatever action is necessary to abate the condition in violation of this chapter.

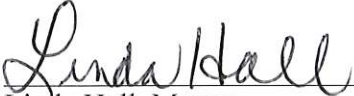
SECTION 4. Penalty:

The penalty for any violation of this chapter shall be up to \$1,250.00 per day, with each day being a separate offense.

SECTION 5. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 6. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 7: This ordinance shall take effect immediately upon passage and publication according to law.


Linda Hall, Mayor 10/9/2025
Date

ATTEST:


John Keenan, RMC

PUBLIC NOTICE
NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at the Regular Meeting of the Governing Body of the Borough of Stratford, in the County of Camden, State of New Jersey, held on the 10th day of September, 2025 at 6:30 PM. It shall be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held in the Public Safety Building, in the Borough of Stratford on the 9th day of October, 2025 at 6:30 PM.

Copies of the ordinance will be made available during the week prior to and up to and including the date of such meeting at the Clerk's Office in the Borough Hall to the members of the general public who shall request the same.

Record of Council Vote on Introduction	Aye	Nay	Abstain	Absent
Tolomeo, Michael	x			
Gilligan, Patrick	x			
Farrell, Jessica	x			
Martin, Dawn	x			
Gandy, Stephen	x			
Bove, Bob	x			

Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
Tolomeo, Michael				x
Gilligan, Patrick	x			
Farrell, Jessica	x			
Martin, Dawn	x			
Gandy, Stephen	x			
Bove, Bob	x			