

ORDINANCE # 02- 2026

AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, APPROVING AN AMENDED REDEVELOPMENT PLAN FOR THE DESIGNATED REDEVELOPMENT AREA IDENTIFIED AS BLOCK 62, LOTS 2, 4, 7 & 18 ON THE TAX MAP OF THE BOROUGH OF STRATFORD

WHEREAS, the Borough Council of the Borough of Stratford, County of Camden, New Jersey ("Council"), by Resolution 2016:108, has designated the properties identified on the Tax Maps of the Borough of Stratford as Block 62, Lots 2, 4, 7, & 18 as an "area in need of redevelopment," pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., ("LRHL"); and

WHEREAS, on or about October 12, 2016, by Ordinance 16-12, Council adopted a Redevelopment Plan for Lots 2, 4, 7, and 18 in Block 62 ("Redevelopment Plan"); and

WHEREAS, on or about April 10, 2018, by Ordinance 2018:02, Council amended the Redevelopment Plan to enable redevelopment of the redevelopment area in a manner that would satisfy a portion of the Borough's affordable housing obligations; and

WHEREAS, on or about November 9, 2022, by Ordinance 2022:16, Council amended the Redevelopment Plan to modify the permitted uses and site design requirements within the designated redevelopment area; and

WHEREAS, the Council now intends to further amend the redevelopment plan to ensure a realistic opportunity for the production of affordable housing to partially satisfy the unmet need portion of Stratford's fair share affordable housing obligations ("2026 Amended Redevelopment Plan"); and

WHEREAS, the 2026 Amended Redevelopment Plan specifically permits inclusionary multi-family residential development on Lot 18, consisting of not less than 240 residential units of which 20% would be set aside for family, non-age restricted very-low, low, and moderate income households; and

WHEREAS, the Council has referred the proposed 2026 Amended Redevelopment Plan to the Stratford Borough Joint Land Use Board for review and recommendation; and

WHEREAS, the Council has received the recommendation of the Joint Land Use Board and has conducted a public hearing on the proposed Redevelopment Plan;

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

SECTION 1. Pursuant to the authority granted to the Committee by N.J.S.A. 40A:12A-7, the 2026 Amended Redevelopment Plan for Block 62, Lots 2, 4, 7, and 18, dated March 12, 2026, attached hereto is hereby adopted.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7.c, the 2026 Amended Redevelopment Plan hereby supersedes applicable provisions of the Land Use Ordinance of the Borough of Stratford when a redeveloper has been conditionally designated or designated by the Borough Council. Upon such event, the 2026 Amended Redevelopment Plan shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area regulated by the Redevelopment Plan for Lots 2, 4, 7, and 18 in Block 62. The official Township Zoning Map shall be amended to henceforth coincide with the 2026 Amended Redevelopment Plan.

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 5. This ordinance shall take effect after final approval and publication according to law.

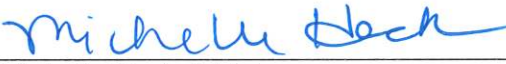


Linda Hall, Mayor

3-13-26

Date

ATTEST:



Michelle Hack, RMC

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

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

STRATFORD BOROUGH

2026 Amended Redevelopment Plan

Block 62 Lots 2, 4, 7, 18
6, 222, and 400 S. White Horse Pike and
1 Medical Center Drive

January 2026

Recommended to Borough Council by the Joint Land Use Board on
February 26, 2026.

Adopted by Ordinance No. 02-2026 on March 12, 2026.

Prepared by Leah Furey Bruder, PP, AICP
NJPP# 585100

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I. Introduction

In 2016 the Stratford Borough Council authorized the Joint Land Use Board to conduct a preliminary redevelopment investigation to determine whether certain identified properties in the Borough qualified as a non-condemnation area in need of redevelopment in accordance with the criteria defined in New Jersey's Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).¹ The Redevelopment Study Area included Lots 2, 4, 7, & 18 in Block 62, commonly referred to as the "Bradlees site" and/or the "Juster site". The area overall includes four lots (and now numerous condominium lots) that are separately owned. The Borough undertook the redevelopment planning initiative after observing that the study area properties were either vacant or underutilized, with obsolete and declining site improvements, and that these conditions had persisted for several years. The preliminary redevelopment needs investigation report dated July 2016, prepared by Bach Associates, provides an overview of the Borough's redevelopment planning process, a detailed description of the study area, an outline of the redevelopment criteria, a review of the relationship of the study area to the Borough's master plan and to the State Plan and explains the conditions that warranted the redevelopment area designation. On August 4, 2016, in accordance with resolution 2016-108, after a public hearing and recommendation from the Joint Land Use Board, the Borough Council designated the study area properties as a Non-condemnation Area in Need of Redevelopment.

A Redevelopment Plan for the designated Redevelopment Area was adopted in 2016 (Ordinance 16-12) and was then amended in 2018 (Ordinance 2018:02) consistent with Stratford's Third Round Fair Share Plan and Settlement Agreement. The 2018 Redevelopment Plan permitted multi-family housing as part of an inclusionary mixed-use development in a horizontal or vertical mixed-use format. In 2022 (Ordinance 2022:16) the Redevelopment Plan was further amended to permit a broader range of commercial uses and to ensure that inclusionary multifamily residential development was set back a minimum of 200 feet from White Horse Pike.

At the time the redevelopment study was conducted, the Bradlees/ Juster site (lot 2 in block 62) was an aging shopping center that was plagued by deferred maintenance and vacancies. In 2017 Lot 2 in Block 62 was split into fifteen (15) commercial condominium units. While all the condominium units were initially owned by Stratford Square Urban Renewal Condominium Association LLC, some of the units have since been transferred to other entities. The commercial condominium ownership complicates the implementation of the mixed-use inclusionary development that was anticipated as part of the Borough's Third Round Fair Share Plan and Settlement. This 2026 Amended Redevelopment Plan replaces the 2016 Redevelopment Plan and the 2018 and 2022 Amendments and is intended to enable the development of inclusionary housing on lot 18 while allowing the continued commercial redevelopment of lots 2, 4, and 7 consistent with the Redevelopment Plan requirements.

¹ Resolution numbers 2016:67 and 2016:103

The properties that are subject to this redevelopment plan are located between South White Horse Pike (US Route 30) to the east and the Rowan University School of Osteopathic Medicine and Jefferson Health Hospital to the west. Redevelopment Area Lots 2, 4, and 7 have a combined +/-2,000 feet of frontage along White Horse Pike, with nine ingress/egress points along the frontage. Rowan University and Jefferson Health are primarily access from Laurel Road (County Route 673). Lot 18 only has direct frontage on Medical Center Drive, which has been extended in recent years to connect the Rowan University and Jefferson Health campuses to lot 2. By extension, Lot 18 may be accessed from White Horse Pike and from Laurel Road.

The designated Block 62 Redevelopment Area properties are critical to facilitating investment and improvement to the Borough’s commercial corridor and to enabling inclusionary residential development that will provide new housing opportunities and support the surrounding commercial and institutional uses.

II. Redevelopment Plan Requirements

The redevelopment planning process allows the Borough to take a proactive approach to supporting creative development and high-quality design, by identifying opportunities that may otherwise be overlooked in the private market or that may be particularly challenging, and by working with property owners and redevelopers to create mutually beneficial development opportunities and outcomes. The Borough aims to utilize the tools provided in the Local Redevelopment and Housing Law (LRHL) to provide a design and organizational framework to enhance opportunities for adaptive reuse, rehabilitation, and redevelopment in the designated redevelopment area in support of the Borough’s goals for revitalization of the White Horse Pike corridor, redesign of obsolete sites, provision of inclusionary housing opportunities, and improvement of pedestrian comfort and safety.

Following the designation of an area in need of redevelopment, the Borough Council may prepare, or direct the Joint Land Use Board to prepare, a Redevelopment Plan for the Redevelopment Area. The Redevelopment Plan must contain an “outline for the planning, development, redevelopment or rehabilitation of the project area” sufficient to cover the items set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7). The requirements include:

- a. Relationship to local objectives as to land uses, population density, improved traffic and transportation, utilities, recreation, and other public improvements
- b. Proposed land uses and building requirements
- c. Identification of any land to be acquired
- d. Relationship to Master Plans of adjacent towns, County, and State Plan
- e. Affordable housing inventory, relocation, and replacement provisions (if applicable)
- f. Proposed locations of public electric vehicle charging infrastructure
- g. Relationship to municipal Master Plan

- h. Relationship to Borough’s land development regulations (supersede existing or optional overlay)

The redevelopment planning process empowers the Borough to establish standards that set the stage for the type of development that the Borough wants to facilitate in terms of types of uses, streetscape, coordinated improvements, architectural and site design, and integration of uses.

III. Property Description

The properties that are the subject of this redevelopment plan, lots 2, 4, 7, and 18 in block 62, are located between South White Horse Pike (US Route 30) to the east and the Rowan University School of Osteopathic Medicine and Jefferson Health Hospital to the west. Lots 2, 4, and 7 have a combined +/-2,000 feet of frontage along White Horse Pike, with nine ingress/egress points along the frontage. Rowan University and Jefferson Health are primarily accessed from Laurel Road (County Route 673). Lot 18 only has direct frontage on Medical Center Drive, which has been extended in recent years to connect the Rowan University and Jefferson Health campuses to lot 2. By extension, Lot 18 may be accessed from White Horse Pike and from Laurel Road.

The White Horse Pike is the most heavily traveled roadway through Stratford, connecting the Borough to surrounding municipalities and regional highways. Properties along the White Horse Pike also make up the Borough’s primary business district. The redevelopment area lots with direct frontage on White Horse Pike (lots 2, 4 7) have historically played an active and important role in the local economy, with retail and service businesses that served the surrounding residential areas in addition to regional pass-through traffic. Over the last two decades the properties have declined and evolved in a manner that diminished the Borough’s vibrancy rather than enhancing it. By 2016 when the redevelopment study was completed, the properties had fallen into various states of obsolescence, disuse, and disrepair. While there have been some investments (such as Dollar General) and some changes to ownership structure, the problems persist. The revitalization and redevelopment of the Redevelopment Area will bring the properties back to fully productive use, will enable the integration of uses, and will enhance pedestrian and vehicular connections between spaces and uses in the Borough.

IV. Current Zoning and 2022 Redevelopment Plan Requirements

The underlying zoning designations for the redevelopment area are set forth in the table below. There are 15 condominium lots within lot 2, and each is listed in the table. Throughout this plan references to lot 2 include all of the condominium lots unless specifically indicated otherwise.

Block	Lot	Address	Owner	Zoning District
62	2 C0101	222 S. White Horse Pike	Stratford Square Urban Renewal Stratford Sq Condo 1 Ur Rnwl	C Commercial

	C0102 C0103 C0104 C0105 C0106 C0107 C0108 C0109 C0110 C0111 C0112 C0113 C0114 C0115		Stratford Square Urban Renewal Stratford Square Urban Renewal Stratford Square Urban Renewal Global Signal AcquisitionsIV LLC Stratford Square Urban Renewal Stratford Square Urban Renewal Stratford Sq Condo 8 Urb Rnwl Stratford Sq Condo 8 Urb Rnwl Stratford Sq Condo 8 Urb Rnwl Stratford Sq Condo 8 Urb Rnwl Stratford Sq Condo 12 Urb Rnwl Stratford Sq Condo 13 Urb Rnwl Stratford Sq Condo 14 Urb Rnwl Stratford Sq Condo 15 Urb Rnwl	
62	4	6 S. White Horse Pike	Rowan University	C Commercial
62	7	400 S. White Horse Pike	400 Stratford Realty LLC	C Commercial
62	18	1 Medical Center Drive	Rowan-School of Medicine	SED Special Economic Development

In accordance with section 17.24 of the Borough Code, the **Commercial (C) zoning district** is intended to accommodate business, office, service, and professional uses that serve the community. The permitted uses include a range of retail, restaurant, personal service, office and institutional uses. The zoning district specifically prohibits stand-alone commercial parking lots, wholesale and warehouse facilities, lumberyards, junk yards, and autobody repair and painting.

The **Special Economic Development District (SED)** standards, set forth in Borough Code section 17.36, is intended to encourage the efficient and economic use and development of a unique area of land, and to provide design criteria that enables a creative and attractive physical environment as an alternative to “common suburban sprawl”. The SED permits retail, restaurant, personal service, indoor recreation and entertainment, professional and business offices, indoor automobile display and sales, and hotels.

The **2016, 2018, and 2022 Redevelopment Plans** for this site provide that the development regulations in the Redevelopment Plan constitute an overlay zoning district and shall supersede the underlying zoning when a redeveloper has been designated and a redevelopment agreement has been entered into by the Borough and the redeveloper. These redevelopment plans intended to regulate development in the designated area and to stimulate revitalization, investment, and redevelopment activities within the designated area. The Redevelopment Plans altered the permitted uses for the area but were intended to maintain design standards that were generally consistent with the Commercial and Special Economic District to unify and relate it to the surrounding area. Following the adoption of earlier Redevelopment Plans for the designated area, a few applications for commercial uses have been approved on a piecemeal basis (i.e. Dollar

General) and a new roadway connection has also been completed between the Rowan School of Medicine (lot 5) and the “Black Tie” property (lot 4).

As explained above, the lots have been subject to Redevelopment Plan standards since 2016. The 2016 and 2018 Redevelopment Plans permitted a variety of retail, personal and business service, professional, business, and medical uses, car washes, hotels, private education uses, and private indoor recreation, along with multi-family inclusionary residential uses as part of a mixed-use development (with residential use set back a minimum of 200 feet from White Horse Pike). In 2022 the Redevelopment Plan was amended to permit light industrial uses as set forth in section 17.32.020 of the Borough Code. These uses include light manufacturing, fabrication, research laboratories, wholesale, warehousing, and lumberyards. **Though the primary purpose of this amended redevelopment plan is to ensure opportunity for inclusionary residential development on lot 18 in a manner compatible with redevelopment on the adjacent lots, this redevelopment plan supersedes the prior redevelopment plans for the entire area.**

V. Redevelopment Plan Goals and Objectives

This redevelopment plan is intended to carry out Stratford’s goals related to appropriate land uses, population density, provision of a variety of housing opportunities including affordable housing, improved pedestrian and traffic circulation, and the continued preservation of the Borough’s economic base and neighborhoods.

- A. Enable adaptive reuse, redevelopment and development within the redevelopment area to facilitate investment in the properties, enliven and improve the area, connect various complementary uses, promote commercial development along White Horse Pike, and ensure the production of inclusionary housing.
- B. Halt the deterioration of buildings and site improvements in the redevelopment area, eliminate the negative impacts of empty buildings, and allow alternate uses to enable creative redevelopment.
- C. Encourage an inviting, connected, and continuous streetscape that connects the site with the Lindenwold train station, Rowan University, Jefferson Hospital, and the White Horse Pike.
- D. Encourage cooperation among adjacent property owners to enable coordinated design and connectivity among adjacent properties and neighborhoods.
- E. Provide opportunities for the creation of new housing units to diversify the Borough’s housing stock, including deed restricted affordable units.
- F. Integrate compatible stormwater management and green infrastructure into redevelopment plans.
- G. Provide for maximization of private investment through the attraction of qualified redevelopers capable of securing private financing commitments and utilizing the tools provided in the NJ Local Redevelopment and Housing Law and the NJ Long Term Tax Exemption Law, and capable of demonstrating a financial commitment upon the execution of a redevelopment agreement with the Borough

VI. Applicability of Redevelopment Plan and Relationship to Municipal Development Regulations

The requirements and standards set forth below for lots 2, 4, 7, and 18 in Block 62, (including all condominium lots in lot 2) shall supersede the underlying zoning for the property upon the conditional or unconditional designation of a redeveloper by Borough Council in accordance with N.J.S.A. 40A:12A-8. A conditionally designated or designated redeveloper may proceed with a site plan application consistent with the redevelopment plan overlay standards and enter into a redevelopment agreement as a condition of the Joint Land Use Board approval, which condition must be satisfied prior to initiating site work. Where the regulations and standards in the redevelopment plan are silent, the standards of the Borough Code (Title 16 and Title 17) applicable to site development and subdivision shall apply to the redevelopment area properties. The adoption of this redevelopment plan shall constitute an amendment to the Stratford Borough Zoning Map to illustrate the redevelopment plan overlay.

All applications for development within the redevelopment area shall be submitted to the Joint Land Use Board for site plan and/or subdivision approval as required by Municipal Land Use Law and Borough Code. The redeveloper may apply to the Joint Land Use Board for “C” variances or design waivers when it can be demonstrated that the relief will not substantially impair the intent of the Fair Share Plan, Master Plan, and Redevelopment Plan, and will not have a substantially detrimental impact upon the surrounding properties or on the public health, safety, and welfare. A designated redeveloper may not request a “D” variance. Requested deviations from the redevelopment plan standards related to use, height, or floor area ratio requirements must be addressed to Borough Council for consideration, and if agreeable shall be addressed via an amendment to the Redevelopment Plan.

VII. Redevelopment Plan Uses and Standards

The land use, site, and building requirements in this section are intended to provide a framework that permits and promotes the redevelopment of the area into an efficient and vibrant mixed or multi-use area that includes commercial and multi-family residential uses consistent with smart growth principles such as walkability, connectivity, compact design, and varied land use. The standards acknowledge land development approvals already granted for portions of lot 2, while continuing to encourage the redevelopment of the overall area as interconnected parts of a whole.

A. Redevelopment Requirements.

1. Development and construction within the redevelopment area and off-site where required, shall be undertaken in accordance with the contractual Redevelopment Agreement between the Borough and the designated redeveloper.
2. The development shall be inclusionary, with a minimum of 20% of the total number of housing units reserved as deed restricted affordable housing as set forth in section H below.

3. The development of Lot 18 shall include a minimum of 240 residential units, with a minimum of 20% of all residential units being affordable to low and moderate income households.
4. The residential development shall consist of family (non-age-restricted) rental units.
5. Subdivisions and lot line adjustments are permitted within the redevelopment area for the purposes of ownership transfer, financing, or leasing arrangements provided that the overall redevelopment area functions as a unified development with coordinated site planning, access, and infrastructure.
6. When adjacent lots are interconnected by vehicular driveways or streets and pedestrian pathways, with cross access easements, the parking setbacks from internal lot lines may be reduced to zero. Setbacks to adjacent commercial uses from internal property lines may be reduced to ten feet to ensure coordinated and unified design. This does not apply between residential and light industrial uses (see section G below).
7. All development within the redevelopment area, including development occurring at different times, in multiple phases, or by different redevelopers, shall be planned and constructed with interconnected roadways and sidewalks to provide continuous vehicular and pedestrian circulation through the redevelopment area and to adjoining streets and roads.
8. A complete pedestrian network shall be installed within the site and with connections to adjacent sites and existing or planned off-site paths where feasible.
9. All onsite utilities shall be located underground.

B. Permitted Uses for Lots 2, 4, 7 in Block 62. Multiple permitted principal buildings, multiple permitted principal uses within a building, and multiple tenants within a principal building shall be allowed within the redevelopment area.

1. Retail stores and shops, including but not limited to supermarkets/grocery stores.
2. Restaurants including but not limited to full service, fast casual, and fast food with or without liquor license. Fast food restaurants with drive-through shall comply with the standards below.
3. Banks and financial institutions
4. Personal and business services such as salons and spas, health and fitness centers, dry cleaners, copy and shipping centers, technology repair, and the like.
5. Professional, medical, and business offices, medical services, veterinarians, urgent care centers.
6. Car wash
7. Convenience stores with or without gasoline filling stations.
8. Telecommunication towers and antennas (mounted on a building, or on a monopole tower). Any new tower shall be a minimum of 150 feet from any residential structure.
9. Private instructional and educational facilities such as dance studios, martial arts, music studio, academic tutoring, and day care/child development centers.
10. Private indoor recreation facilities

11. Small scale production such as clothing, jewelry, soap and skincare, health and wellness products, 3D printing, brewing and distilling, local food production and packaging, not to exceed 10,000 square feet per tenant.
12. Contractors' offices, flex space, and inside storage, set back a minimum of 400 feet from White Horse Pike.
13. Warehouse, distribution, and storage facilities, setback a minimum of 400 feet from White Horse Pike and not exceeding 150,000 square feet in area.
14. Freestanding parking structures a maximum of 50 feet in height and set back a minimum of 200 feet from White Horse Pike.

C. Permitted Principal Uses for Lot 18 in Block 62.

1. Multifamily residential (apartment) dwellings
2. The following non-residential uses are permitted on lot 18 only when a minimum of 240 residential units are approved and constructed on the site either prior to the construction of the non-residential uses or as part of a mixed-use building with commercial uses on the first floor and at least two floors of residential units above:
 - a. Retail stores and shops, not exceeding 15,000 square feet in floor area.
 - b. Personal and business service uses
 - c. Restaurants and cafes
 - d. Professional and business offices

D. Prohibited Uses. Any use not permitted above is prohibited.

E. Permitted Accessory Uses.

1. Off street parking shall be provided as required by Borough Code section 17.68 for nonresidential uses and as per RSIS (N.J.A.C 5:21) for residential uses, except as modified in section I(9) below.
2. Ancillary leasing and management office use incidental to a multi-family residential use.
3. Multi-family residential tenant amenities including but not limited to:
 - a. Indoor lobby
 - b. Outdoor courtyard with seating
 - c. Pool
 - d. Fitness Area
 - e. Playground
 - f. Co-working Space
4. Signs in accordance with section 17.60 and the requirements in section M below.
5. Enclosures for trash and recyclables as set forth in section K below.
6. Pavilions, gazebos, picnic tables and other outdoor furniture as shown on a site plan.

7. Mailbox clusters and package drop off locations.
8. Fire suppression equipment and sheds to shield and contain such equipment as necessary for multi-family residential structures.
9. Off street loading areas. For residential and non-residential uses, the site plan shall demonstrate how delivery vehicles will access and serve the site.
10. Fences and walls as permitted and only in side and rear yards.
11. Stormwater management structures and facilities, and green development structures and techniques in accordance with N.J.A.C. 7:8
12. Energy generation infrastructure and equipment, such as, but not limited to, a solar energy facility or emergency stand-by electric generation equipment used to generate electricity to serve a principal use or structure within the Redevelopment Area.

F. Bulk and Area Regulations for Standalone Non-residential Structures

Standard	Retail, Restaurant, Office B(1) through B(10)	Light Industrial B(11) through B(14)
Minimum lot size	20,000 square feet	4 acres
Minimum lot width	100 feet	200 feet
Minimum street frontage	100 feet	200 feet
Minimum front yard building setback from property line	25 feet	200 feet from WHP
Minimum side yard setback for principal building	25 feet	25 feet
Minimum rear yard setback for principal building	25 feet	25 feet
Minimum setback between buildings	25 feet 40 feet if a drive aisle present	25 feet 40 feet if drive aisle present
Minimum rear and side yard setback for accessory structures	15 feet	15 feet
Minimum front yard parking setback	10 feet to WHP	200 feet to WHP
Minimum side and rear yard parking setback	15 feet	15 feet
Maximum Impervious Cover/Lot Coverage	85%	85%
Pervious green space	15%	15%
Maximum Building Height	2 stories or 30 feet within 200 feet of White Horse Pike 4 stories or 50 feet beyond 200 feet from White Horse Pike	2 stories or 50 feet

G. Bulk and Area Regulations for Multi-family Residential or Mixed-Use Structures

Standard	Multi-family	Mixed-Use residential and commercial
Minimum lot size	5 acres	1 acre
Minimum lot width	250 feet	200 feet
Minimum lot depth	250 feet	200 feet
Minimum street frontage ²	200 feet on internal roadway or public street	200 feet on internal roadway or public street
Minimum front yard building setback from property line	200 feet from White Horse Pike ROW 25 feet to internal streets	
Minimum building setback from parking or internal street	15 feet from curb	15 feet from curb
Minimum side yard setback for principal building	25 feet	30 feet
Minimum rear yard setback for principal building	25 feet	30 feet
Minimum rear and side yard setback for accessory structures	15 feet	15 feet
Maximum Building Length	300 feet on a single plane	300 feet on a single plane
Minimum parking setback	15 feet	15 feet
Maximum Impervious Cover/Lot Coverage	80%	85%
Maximum Building Height	4 stories or 55 feet	4 stories or 55 feet
Minimum distance between buildings on site	25 feet	25 feet
Minimum landscaped buffer to residential use in Laurel Springs	25 feet	25 feet
Minimum building setback to building and loading space associated with warehouse and contractor uses	100 feet	100 feet
Minimum landscaped buffer to permitted warehouse and	50 feet	50 feet

² Lot 18 does not have frontage on a public right-of-way. The site should be designed to create frontage on new internal roadways connecting to the public road network including White Horse Pike and Laurel Road.

contractor uses (including building and loading spaces) ³		
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H. Affordable Housing Requirements

1. All affordable housing units will be subject to affordability controls consistent with Uniform Housing Affordability Controls (“UHAC” regulations at N.J.A.C. 5:80-26.1 et seq). Draft affordability restrictions shall be provided for review by the Borough as a condition of major subdivision or major site plan approval for any residential development. The affordability restrictions shall be filed prior to the issuance of a Certificate of Occupancy for each affordable housing unit.

2. Phasing of the affordable housing units shall be consistent with UHAC requirements (N.J.A.C. 5:80-26.5) as follows:
 - a. No more than 25 percent of the market-rate units plus one, may be completed prior to the completion of 10 percent of the restricted units;
 - b. No more than 50 percent of the market-rate units may be completed prior to the completion of 50 percent of the restricted units;
 - c. No more than 75 percent of the market-rate units may be completed prior to the completion of 75 percent of the restricted units; and
 - d. No more than 90 percent of the market-rate units may be completed prior to the completion of all of the restricted units.

3. Bedroom distribution of the affordable housing units will be consistent with UHAC requirements (N.J.A.C. 5:80-26.4(e)) as follows:
 - a. At a minimum, the number of bedrooms within the restricted units shall equal twice the total number of restricted units;
 - b. At least 30 percent of all restricted units, rounded up or down to the nearest whole number in either direction, shall be two-bedroom units;
 - c. At least 20 percent of all restricted units, rounded up or down to the nearest whole number in either direction, shall be three-bedroom units;
 - d. No more than 20 percent of all restricted units, rounded up or down to the nearest whole number in either direction, are efficiency or one-bedroom units;
 - e. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;

4. Income breakdown for the affordable housing units will be consistent with UHAC requirements (N.J.A.C. 5:80- 26.4(g)).
 - a. At least 13% of restricted units are very-low income units

³ This buffer area may straddle a property line (for example partly on residential lot and partly on a warehouse lot) and shall be contained within a buffer easement shown on an approved site plan. The easement shall specify maintenance responsibility for the buffer.

- b. At least 50 percent of all restricted units are low-income or very-low-income units
- c. At least 50 percent of all restricted one-bedroom units, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units
- d. At least 50 percent of all restricted two-bedroom units, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units;
- e. At least 50 percent of all restricted three-bedroom units are low-income units or very-low-income units
- f. Any very-low-income units are distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.

I. Site Design Standards

1. Building frontages shall be oriented toward existing streets or internal streets in order to define the streetscape and the public realm and to promote the creation of a pedestrian friendly atmosphere.
2. Sidewalks are required along all street frontages, along building frontages, along access driveways, and shall be designed to provide logical connection points with adjacent properties.
3. Crosswalks shall be provided at points where streets intersect, where main driveways intersect, or where an access driveway meets the public right-of-way. Cross walks shall be constructed with textured pavement or a longitudinal bar design, as appropriate to the location and at the discretion of the Joint Land Use Board.
4. A bicycle rack (post and ring rack, color black) shall be provided within 100 feet of each principal use.
5. Redevelopment shall provide outdoor pedestrian gathering space with landscape, hardscape, and street furniture. Such space should be provided in both residential and commercial areas and may be within the right-of-way when permitted by NJDOT.
6. Crosswalks at points where an access driveway meets the right-of-way, at main intersections within the site, and pedestrian crossings between buildings within the site, must be constructed with textured pavement.
7. Fencing shall be set back a minimum of 10 feet from the edge of truck and tractor parking areas.

8. Driveways.
 - a. New or realigned driveways must be designed to align with existing roadway or driveway intersections where possible and practical.
 - b. All driveways on the site must be interconnected, except for those intended only for loading and delivery access.
 - c. The visual terminus of main entrance drives and other significant driveways within the site should include architectural or landscape features to create a sense of arrival and to define the character of the site.

9. Parking. Off street parking shall be provided as required by Borough Code section 17.68 for nonresidential uses and as per RSIS (N.J.A.C 5:21) for residential uses, except as modified below:
 - a. The required parking ratio for commercial center (shopping center) space is 4 spaces per 1,000 square feet. Restaurants may occupy up to 25% of the gross floor area of the commercial center without increasing the parking requirements.
 - b. The required parking ratio for permitted light industrial uses shall be 1 space per 250 square feet of office space and 1 space per 3,000 square feet of floor area for warehouse or contractor space. Small-scale production uses shall provide a parking report to demonstrate parking need for the particular use.
 - c. Parking stalls for passenger vehicles shall be a minimum of 9 feet wide and 18 feet long.
 - d. Drive aisles for passenger vehicles shall be a minimum of 24 feet in width.
 - e. Drive aisles for trucks and trailers shall be a minimum of 28 feet in width.
 - f. Parking and circulation areas intended for trucks and trailers shall be constructed with heavy duty pavement. The pavement section shall be provided on the site plan.
 - g. Parallel parking is permitted along newly constructed internal streets within the redevelopment area. Parallel parking spaces shall be a minimum 23 feet long and 8 feet wide.
 - h. Required parking for residential units must be dedicated for the use of the residents between 7pm and 7am at a minimum.
 - i. Garage parking is permitted for residential buildings, but shall not be accessed from the front façade of the building.
 - j. Electric vehicle charging stations and make ready spaces are permitted and are required in accordance with P.L. 2021 c. 171.

10. Loading areas may not be located within the front yard setback areas and shall be screened from view using decorative fencing and landscaping to the extent possible.

11. Landscaping and Trees. The redevelopment plan shall comply with the requirements of chapter 17.64 except as modified within the redevelopment plan.

- a. Shade trees shall be provided along the right-of-way, along internal streets, and along main access drives within the site at intervals of approximately 40 feet. Trees shall be installed four feet behind the sidewalk. Along the right-of-way if trees must be installed outside the right-of-way, the applicant shall provide a street tree easement.
- b. Where 40 foot spacing is impractical, the applicant may provide an alternative plan with clustering of trees.
- c. Street tree species shall be chosen to ensure variety, to provide native species, and with consideration for local conditions such as location of overhead wires and proximity of structures.
- d. Areas where soil has been compacted should be amended with engineered soil, structured soil, or soil support cells.
- e. A ten foot wide landscaped buffer is required along the White Horse Pike frontage. Street trees may be within this buffer area. The area should include ornamental trees, evergreen shrubs, and perennials within mulched landscape beds.
- f. A perimeter buffer, 25 feet in width, shall be provided along the tract perimeter. The buffer shall be planted with a combination of evergreen (minimum 8 feet tall at time of planting) and deciduous trees where existing vegetation does not provide a year round visual screen.
- g. Landscape buffers between multi-family and warehouse or contractor uses shall consist of at least the following for each 100 linear feet of buffer area:
 - i. Four shade trees (minimum 2.5' caliper), two ornamental or evergreen trees (minimum 6' height), and 30 shrubs. Shade trees may be replaced with evergreen trees at a ratio of two evergreen for every one shade tree.
 - ii. Buffer plantings may be grouped together in a landscape design and do not need to be evenly spaced.
 - iii. If existing vegetation must be cleared, an irrigated berm may also be required.
- h. Screening buffers are not required between different commercial uses within the Redevelopment Area.
- i. Foundation landscaping shall be provided adjacent to the facades of commercial and residential buildings where practical given the design and function of the particular building.
- j. Parking Lot Landscaping.
 - i. Landscaped islands, a minimum of 8 feet wide shall be provided for each 25 parking spaces, to reduce impervious coverage, improve stormwater management, and provide shade.
 - ii. One shade tree shall be provided for each 25 spaces in a parking lot.
- k. A minimum of 75% of all landscape materials shall be native species. More than 75% is preferred, but some species may be adaptive species. No invasive species are permitted.

- l. Stormwater Management Areas. Stormwater management areas designed consistent with chapter 247 of the Township Code and N.J.A.C. 7:8 shall incorporate native plant species into the design to the greatest extent possible. Adaptive species may supplement native plant species.
- m. Tree replacement and removal within the redevelopment area shall be governed by Borough Code section ____ with the following exception:
 - i. Tree replacement is not required within the Lot 18 development area, except within 25 feet of the tract boundary.
 - ii. This exception is intended to acknowledge the need for the inclusionary development and the substantial installation of street trees, buffering, and landscaping that will be required in accordance with this redevelopment plan.
 - iii. This exception is also intended to encourage the protection of healthy trees within the perimeter buffer.
 - iv. The limits of disturbance shall be provided with the site plan and tree protection fencing shall be provided to ensure the protection of trees within the perimeter buffer that are intended to be retained.

J. Building Design and Architecture

- 1. Buildings at corners of intersecting streets or primary driveways shall be designed to respond to the roadways and define the streetscape.
- 2. Buildings shall be designed to have an attractive, finished appearance from all public spaces and public streets. The high visibility side and rear walls facing public streets and spaces should employ similar modulation, character, materials, and colors as the front façade elevations.
- 3. Representative architectural elevations showing all four sides of proposed buildings and typical floor plans shall be provided with a subdivision/site plan application.
 - a. Elevations shall include exterior dimensions, materials, and color palette options.
 - b. Floor plans shall include the square footage of the tenant spaces (for commercial) or individual units (for residential), and residential buildings shall indicate the number of bedrooms in each unit.
 - c. Community and accessory buildings shall be designed to complement the architectural style of the residential community.
 - d. Architectural elevations and floor plans shall be prepared by a New Jersey licensed architect.
- 4. Parking structures that are not wrapped with residential or commercial buildings shall have exterior designs that obscure the visibility of headlights and provide interest in the building façade, such as screening elements, louvres, or other artistic features.

5. Roof mounted mechanical equipment, penthouses, stair towers, elevator overruns, and other similar features shall be permitted to exceed the maximum permitted height by up to ten feet provided that such features are set back from the building edge by a minimum of ten feet, and provided that the aggregate area of such features shall not exceed 20% of the roof deck area. Parapets or architectural screening shall be permitted to extend above the permitted height by up to two feet.
6. All building mechanical equipment and rooftop appurtenances shall be screened with architectural features consistent with the overall architectural design of the development.
7. Standards specific to commercial and light industrial buildings:
 - a. The main access doors to each commercial use shall have a prominent entryway flanked by windows.
 - b. Entryways for commercial buildings shall provide defining features and shelter for pedestrians such as awnings, canopies, and porticos.
 - c. Outdoor seating for restaurants or cafes shall be delineated with decorative fencing or other structural features such as bollards or concrete planters and landscaping.
 - d. For buildings longer than 100 feet, building wall offsets, projections and/or recesses shall be provided to create visual interest and the impression of a series of individual attached buildings.
8. Standards specific to residential and mixed-use buildings:
 - i. Water meters, gas meters, electric meters, and ground mounted mechanical units shall be located on the short end of buildings and must be hidden from public view with structural or landscape screening. The location shall be shown on the utility plan and landscape plan.
 - ii. Balconies a minimum of 6 feet deep are encouraged and shall be provided for a minimum of 40% of residential units. Balconies are permitted to project into the required yard areas listed in section VIIF of this plan.
 - iii. Storage space shall be provided for residential tenants to store personal items. This can be provided in individual units or in a common area (such as basement) but shall be in addition to typical bedroom closets and shall be identified on the architectural plan.
 - iv. Buildings shall be designed to avoid long uninterrupted walls or roof planes. Offsets, projections, and recesses shall be used to add architectural interest and variety.
 - v. Color palette for residential and mixed-use buildings shall include grays, whites, earthtones, and other similar muted colors. Where multiple colors or materials are used on a single façade, heavier materials and darker colors shall be below lighter materials and colors.

- vi. Indoor and outdoor amenities and recreation space shall be provided to serve the residential community. Indoor and outdoor amenities may include fitness facilities, lounges, community rooms, swimming pool, picnic areas, dog parks, bocce courts, etc.
- vii. The redeveloper shall coordinate with the USPS postmaster to determine the appropriate location for mailboxes to serve the development. The mailbox location(s) shall be shown on the site plan.

K. Enclosures for Trash and Recyclables

1. Trash and recycling storage areas must be enclosed and sufficiently sized to contain the dumpsters or containers for both trash and recyclable materials. Dumpsters or other trash containers are not permitted to sit in the open anywhere on the site.
2. If outside of the building footprint, trash and recyclables enclosure areas must be closed fence or masonry structures designed to complement the building and site design with an exterior façade to match the building, in a location accessible by residents, commercial tenants, and collection vehicles.
3. Trash enclosures must be a minimum of six feet in height and a maximum of eight feet, as needed to shield the trash containers.
4. Trash enclosure gates shall be constructed with a steel frame. Chain link gates must be black vinyl coated.
5. Trash enclosures that are outside the principal building footprint must be set back a minimum of 100 feet from the White Horse Pike right-of-way and 15 feet from side and rear property lines.
6. The applicant shall submit an operations statement to outline the plan for solid waste and recyclables management and collection.

L. Lighting. Lighting fixtures throughout the redevelopment area, within the parking areas, along access drives and streets, and along internal pedestrian pathways shall be consistent and designed to complement the architectural character of the site and to provide for public safety, while minimizing light pollution. Lighting requirements are set forth in Borough Code section 16.36.160 and 17.68.

1. Any newly installed lighting along pedestrian-oriented streetscapes shall be post-top fixtures a maximum of 16 feet high, color black.
2. Bollard lighting (color black) may be utilized along pedestrian pathways.

3. Within parking areas, light fixtures may be shoebox-style anodized aluminum posts (color black) with a consistent fixture model that complements the decorative posts throughout the redevelopment area.
4. Fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall be shown on the architectural plans
5. The color temperature of LED lights should be 2,700 to 3,300 kelvins to promote a “warm” glow.
6. The color temperature of LED lights in loading areas and under fueling canopies may be 4,000 kelvins if needed for clarity and safety.

M. Signs. Signs shall be in conformance with the requirements of Borough Code section 17.60, except as modified below.

1. Along the White Horse Pike frontage there may be a total of four free standing signs, and all shall be designed as part of a coordinated signage plan.
 - a. One multi-tenant sign not to exceed 30 feet in height is permitted. The base of the sign shall be constructed with brick or stone to complement the architectural character of the redevelopment. The total area of the sign may not exceed 200 square feet.
 - b. The remaining freestanding signs along White Horse Pike shall have a brick or stone base and shall not exceed 22 feet in height and 80 square feet.
 - c. One freestanding sign is permitted along Laurel Road with appropriate and necessary easements. Such sign shall have a brick or stone base and shall not exceed 22 feet in height and 80 square feet.
 - d. Freestanding signs shall be separated by at least 300 feet.
 - e. Freestanding signs shall be setback from the right-of-way a minimum of 5 feet and shall be outside of sight triangles.
 - f. Freestanding signs shall be a minimum of 50 feet from side tract boundaries.
 - g. Freestanding signs shall be surrounded by a landscaped area and shown on the landscape plan.
2. Each principal commercial building and tenants that has direct access to the outside, may have an attached façade sign not exceeding 15% of the principal façade area of the use, or 80 square feet, whichever is smaller. Commercial uses of 10,000 square feet in area or more may have a façade sign not to exceed 120 square feet.
 - a. Commercial buildings with more than one public-facing façade may have a second façade sign not to exceed 80 square feet in area.
3. Façade signs shall be channel letters or similar designs, and shall not be internally illuminated box signs. Façade signs may be internally illuminated or halo lit.

4. A multi-family residential development may have up to two monument style signs up to 30 square feet in area and 8 feet in height. Such signs shall be set back a minimum of 5 feet from the roadway or sidewalk and outside of sight triangles.
5. One façade sign is permitted adjacent to or above each residential access, which shall include the address and may include the name of the building. The façade sign shall not exceed 6 square feet.
6. Directional and wayfinding signs are permitted within the site and shall be included with the site plan and sign package.
 - a. Directional signs shall not exceed 4 square feet in area.
 - b. Directional signs shall be setback a minimum of 100 feet from the White Horse Pike right-of-way.

N. Standards for Fast Food Restaurant with Drive-through or Drive-up

1. A freestanding fast food or fast casual restaurant that includes a drive-through or drive-up lane(s) shall be setback a minimum of 100 feet from residential buildings.
2. One freestanding menu board sign and one preview board sign, each a maximum of 24 square feet in area is permitted for the drive-through in addition to other permitted signs.
3. Fast food restaurants must comply with the design requirements for the area overall and the building design, materials, color, lighting, and height shall be consistent with the architectural theme of the overall tract.
4. Fast food restaurants must provide trash and recycling receptacles both inside and outside the building for use by patrons. Those receptacles placed outside must be secured and visually compatible with the overall development.
5. If outdoor seating is proposed, the applicant must demonstrate that a clear sidewalk area a minimum of six feet in width will be maintained.

VIII. Municipal Master Plan Consistency

Stratford Borough's most recent Master Plan Reexamination Report was adopted in May 2016 and sets forth a vision of Stratford as a balanced community of residential, and business uses and provides a framework for land use and development in the Borough. The Master Plan supports the Borough's revitalization and redevelopment initiatives. When the 2016 Reexamination was prepared and adopted, the Borough had already designated this redevelopment area and encouraged creative redevelopment in coordination with the

surrounding area. Further, in 2011 the Borough prepared a Revitalization planning Study to review multiple regional and local planning efforts that the White Horse Pike area of Stratford have been a part of. All the surveyed studies and plans pointed to a need for redevelopment in the designated area.

The Borough's Master Plan documents aim to ensure the availability of a range of housing types, including affordable housing, within the context of redevelopment and the overall land use plan. The 2025 Housing Element and Fair Share Plan identify this site as an inclusionary redevelopment site that will contribute to the satisfaction of the Borough's Prior Round and Third Round "unmet need". The site is specifically identified and is part of a settlement between Fair Share Housing Center, the property owners, and the Borough. This redevelopment plan aims to enable redevelopment of the designated Block 62 properties, in order to counteract and turn the tide on years of stagnation and decline. Inclusionary residential development on lot 18 will support, complement and enhance the redevelopment of adjacent properties. This redevelopment project will provide 48 affordable housing units in support of the Borough's ongoing fair share compliance efforts.

This redevelopment plan utilizes the tools provided in the Local Redevelopment and Housing Law (LRHL) to enhance opportunities for redevelopment and revitalization of underutilized, vacant properties that have the potential to contribute to the vitality of the Borough and to support the provision of improved land use and design including housing, services, and jobs within the area.

IX. Relationship to Master Plans of adjacent towns, County, and State Plan

A. Surrounding Municipalities

Stratford Borough is bordered by the following municipalities: Hi-Nella Borough and Somerdale Borough to the north, Lindenwold Borough to the east and south, Laurel Springs Borough to the south, and Gloucester Township to the west. The properties that are the subject of this redevelopment plan (lot 18) touch the municipal boundary with Laurel Springs, specifically residential properties in the R-1 zoning district on Chestnut Avenue. There is not and will not be a direct vehicular connection between the redevelopment area and the adjacent residential neighborhood in Laurel Springs. A landscaped buffer will be required to mitigate direct impacts to the residential neighbors in Laurel Springs. Similar to Stratford, Laurel Springs has existing stable residential neighborhoods and has designated a number of redevelopment areas to encourage revitalization along the White Horse Pike, along Atlantic Avenue, and along Stone Road.

The redevelopment area does not touch the border with Lindenwold, but lot 4 is only +/- 500 feet from the municipal border, which is also the Lindenwold PATCO train station. The proximity to the train station is a characteristic that supports the redevelopment plan, as

redevelopment near transit stations fundamentally supports local, regional, and state plan goals and objectives.

Overall, the changes brought by the redevelopment plan will support regional and local planning efforts and will not undermine the zoning, redevelopment plans, or master plans of the surrounding municipalities.

B. Camden County

Camden County's 2014 Master Plan identifies Stratford as a Priority Investment Area. The priority investment areas are those best suited for future investment in growth, development, and redevelopment. The redevelopment envisioned by this redevelopment plan is consistent with the intent to provide housing opportunities and to attract and direct growth and investment to priority growth areas.

C. New Jersey State Development and Redevelopment Plan

New Jersey's State Planning Act at N.J.S.A. 52:18A-200 provides that the purpose of the State Development and Redevelopment Plan (State Plan) is to coordinate planning activities and establish statewide planning objectives related to land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, suburban and urban redevelopment, historic preservation, public facilities and services and intergovernmental coordination. New Jersey's updated State Development and Redevelopment Plan was adopted in December 2025. The State Plan is intended to guide state agencies, counties, and municipalities toward coordinated growth and infrastructure, economic development, housing, transportation, climate resilience, and equity. The State Plan identifies "Planning Areas" as masses of land that share certain characteristics and are the subject of strategic planning intentions based on natural and built conditions.

All of Stratford Borough is located within the Metropolitan Planning Area (PA-1) on the State Plan policy map. According to the State Plan, Planning Area 1 is intended to provide for much of the state's future growth through compact development and redevelopment, revitalize cities, towns and neighborhoods, prevent displacement and gentrification, promote growth in areas that are pedestrian friendly and in compact transit-oriented forms, rebalance urbanization with natural systems, stabilize and enhance older inner ring suburbs, redesign and revitalize auto oriented areas, and protect and enhance the character of existing stable communities.

The redevelopment of Juster/Bradlees site is consistent with the State Plan policies for the area and will specifically advance some of the goals and objectives of the State Plan. The site is primarily a greyfield shopping center that has been plagued by economic stagnation and decline. The redevelopment plan will set the stage for the restoration of the site's vitality and

will promote pedestrian oriented development in close proximity to jobs, existing commercial development, institutions and a commuter train station.

X. General Provisions

- A. **Redevelopment Entity.** The Stratford Borough Council shall act as the Redevelopment Entity pursuant to N.J.S.A. 40A:12A-4c for the purpose of implementing this redevelopment plan and carrying out redevelopment projects. The Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-8 to effectuate the execution and implementation of this redevelopment plan, except that the Borough shall not utilize the power of eminent domain since this area is a non-condemnation redevelopment area.⁴
- B. **Selection and Designation of Redeveloper.** The Borough Council shall designate a redeveloper based on the entity's experience, project proposal, financial capacity, ability to meet deadlines, ability to meet market demands within the Redevelopment Plan framework, and other relevant criteria that demonstrate the redeveloper's ability to implement the goals and objectives of the Redevelopment Plan.
- C. **Redevelopment Agreement.** The Borough Council acting as the Redevelopment Entity may enter into a redevelopment agreement with the designated redeveloper as set forth in N.J.S.A. 40A:12A-9. Prior to entering into a redevelopment agreement, the redeveloper shall submit a concept plan to the Borough Council and the Borough's professional consultants to determine general consistency with the redevelopment plan. Once consistency is certified, the redevelopment agreement may be executed with the concept plan as an exhibit. Any development or construction within the redevelopment area shall be undertaken in accordance with the contractual agreement between Stratford Borough and the designated redeveloper. The execution of the redevelopment agreement shall convey the right to develop the property in accordance with the terms of the agreement and this redevelopment plan. In addition, the agreement may establish the time period for development under the terms of the redevelopment plan. The redevelopment agreement may be amended from time to time or at any time when mutually agreed by the redeveloper and the Borough Council.
- D. **Time Limits.** The redevelopment plan does not have an expiration date. Once the redevelopment project(s) has/have been completed in accordance with the redevelopment plan and redevelopment agreement, and the Redevelopment Entity has affirmed that all obligations have been satisfied; the conditions that warranted the redevelopment area

⁴ Only properties that have been designated as an Area in Need of Redevelopment and that have been determined to be blighted are subject to acquisition through eminent domain by the Redevelopment Entity. The Block 62 Lots 2, 4, 7, 18 Redevelopment Area was found to be a non-condemnation area in need of redevelopment and therefore is not subject to acquisition through eminent domain. The properties subject to this redevelopment plan are not identified for acquisition.

designation shall be deemed to no longer exist. However, the Redevelopment Plan shall continue to apply as the operative zoning for the property until such time as it is specifically repealed or replaced.

- E. Relocation Provisions. No relocation requiring assistance is anticipated for property subject to this redevelopment plan and therefore a Workable Relocation Assistance Program (WRAP) is not necessary. The redevelopment area that is the subject of this redevelopment plan does not currently contain any affordable housing units. Therefore, no replacement units are required.
- F. Outside Agency Approvals. The redeveloper shall be responsible for obtaining any and all necessary outside agency approvals including but not limited to NJDEP, NJDOT, Camden County Planning Board, and Soil Conservation District Approval.

XI. Development Review and Approval

- A. All applications for development on property subject to this redevelopment plan shall be submitted to the Joint Land Use Board for site plan and/or subdivision review and approval pursuant to the requirements of Municipal Land Use Law and the Borough Code.
- B. Prior to making a formal application to the Joint Land Use Board the designated redeveloper shall submit a concept plan for review by the Borough Council and the Borough's professional engineer and planner to confirm general consistency with the redevelopment plan.
- C. The Borough shall facilitate a fast-track review process for designated redevelopers proposing projects that are consistent with the redevelopment plan by reviewing applications for completeness as quickly as is practical and by prioritizing such applications for placement on the planning board agenda.
- D. A Redeveloper must establish an escrow account in accordance with N.J.S.A. 40:55D-53.2 and the Borough's fee schedule. The escrow shall be used to pay the Borough's consultants for the review of the redevelopment project.
- E. Exceptions to the regulations and standards of this redevelopment plan may only be granted by the Stratford Borough Joint Land Use Board. Relief may not be granted by the Joint Land Use Board to permit a use that is not permitted, an increase in building height that exceeds the maximum permitted height by 10 feet or 10%, or any other relief that would be considered a "D" variance pursuant to N.J.S.A. 40:55D-70.d. Any such deviation shall require an amendment to the redevelopment plan. "C" variances or design waivers from the zoning standards in this plan or within Titles 16 and 17 of the Borough Code may be granted by the Board. Consideration of exceptions from the redevelopment plan standards in section VII above or the zoning regulations should be considered in the same manner as a "C" variance pursuant to the requirements and criteria set forth in N.J.S.A. 40:55D-70c.