

ORDINANCE-05-2026

**ORDINANCE AMENDING CHAPTER 8, ENTITLED HEALTH & SAFETY OF THE
CODE OF THE BOROUGH OF STRATFORD**

WHEREAS, the Borough of Stratford (the “Borough”) is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Governing Body is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Municipality by law; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford is hereby amended, revised and/or supplemented as follows:

SECTION X. Amend Section 8.40.090 to include temporary storage pods and portable outdoor toilets

8.40.090 – Demolition/construction containers; temporary storage pods; portable outdoor toilets.

A. For purposes of this chapter, Demolition/construction containers, temporary storage pod containers, and portable outdoor toilet units are regulated as temporary accessory structures requiring Borough approval for placement on any residential property, sidewalk, street, or public place within the Borough of Stratford.

B. The placement of a demolition/construction container, temporary storage pod container, or portable outdoor toilet upon any residential property, sidewalk, street, or highway within the Borough of Stratford by persons other than agents or employees of the Borough is prohibited unless:

1. When placed upon a public street, the container or unit is properly illuminated by at least one reflector on each side, at least six inches in diameter, visible at night.
2. No container larger than 30 yards with dimensions that exceed 8Wx4HX16 shall be permitted in the roadway
3. The container shall be based upon plywood or other sheathing to prevent sinking or weight impressions into the municipal roadway.
4. The container or unit has no defect or faulty design that would create a hazard to the general public or damage to a public street.
5. Placement shall not block vehicular traffic, sight views, or pedestrian traffic and shall not be loaded or maintained in a manner that causes contents or waste to spill onto the street or sidewalk.
6. The use of the container or unit shall not create offensive odors or a health hazard.
7. The container or unit is conspicuously marked with the name and address of its owner or vendor.
8. A permit is obtained from the Zoning Official pursuant to this chapter.

ORDINANCE-05-2026

9. In a residential zone, all containers and portable toilets shall be placed on private property unless placement on the street is justified and approved on a case-by-case basis.

C. The movement of a loaded demolition/construction container onto other than construction property or Borough Street is prohibited.

D. All containers and portable outdoor toilets shall be placed at least 12 feet away from any combustible structures.

E. **Application for permit.** An application for a permit pursuant to this section shall be made on forms approved by the Zoning Official and shall include:

1. The name, address, and phone number of the applicant and, if applicable, the name and address of the lessor of the container or portable toilet.
2. A description or diagram of the proposed placement location.
3. A description of the unit, including manufacturer, capacity (if applicable), and reflector information when required.
4. The circumstances necessitating the use of the container or portable toilet.
5. The length of time the applicant plans to place the unit on the site, not exceeding 30 days.

F. **Issuance of permit.** The Zoning Official shall issue a permit if the applicant demonstrates a reasonable need for temporary placement. Prior to issuance, the Zoning Official shall consult with the Chief of Police to ensure no traffic or safety hazard exists. No permit shall be issued until the applicable fee is paid.

G. **Fees.**

1. The fee payable for a permit pursuant to this chapter shall for off street placement shall be \$25.00 for each demolition/construction container, temporary storage pod container, or portable outdoor toilet, which includes inspections by police, fire, and code enforcement.
2. Containers placed in the street shall require additional review, and shall be subject to a \$100.00 fee.

H. **Expiration; renewal.**

1. No permit shall be granted for longer than 30 days, but may be renewed for an additional 30 days for good cause shown. An additional fee of \$25.00 shall be collected for each extension.
2. Upon expiration, the permit holder shall remove or cause removal of the unit.

SECTION Y. Amend Chapter 1.12 "Fees" to reflect the updated fees

1.12.640 Temporary container and portable toilet permit fees (Section 8.40.090).

The fee payable for a permit pursuant to Section 8.40.090 shall be \$25.00 for each demolition/construction container, temporary storage pod container, or portable outdoor toilet

ORDINANCE-05-2026

placed off-street, which includes inspections by police and code enforcement and an additional \$100.00 due for on street placement.

Linda Hall
Linda Hall, Mayor

5/14/26
Date

ATTEST:

Michelle Hack
Michelle Hack, RMC

| Record of Council Vote on Introduction | Aye | Nay | Abstain | Absent |
|--|-------------------|-----|---------|--------|
| Councilman Gilligan | ✓ | | | |
| Councilman Bove | ✓ | | | |
| Councilwoman Farrell | ✓ | | | |
| Councilman Gandy | ✓ | | | |
| Councilwoman Martin | ✓ | | | |
| Councilman Tolomeo | ✓ (MH) | | | ✓ |

| Record of Council Vote on Introduction | Aye | Nay | Abstain | Absent |
|--|-----|-----|---------|--------|
| Councilman Gilligan | | | | |
| Councilman Bove | | | | |
| Councilwoman Farrell | | | | |
| Councilman Gandy | | | | |
| Councilwoman Martin | | | | |
| Councilman Tolomeo | | | | |

CERTIFICATION

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 14th day of May, 2026 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 11th day of June, 2026.

Michelle Hack
MICHELLE HACK, RMC
MUNICIPAL CLERK

ORDINANCE-05-2026

PUBLIC NOTICE

Explanatory Statement – Ordinance O-05-2026

This ordinance amends Chapter 8, *Health & Safety*, to update Stratford's regulations governing temporary accessory structures placed on private property or within the public right-of-way. The amendment formally adds temporary storage pod containers and portable outdoor toilets to the existing rules for demolition and construction containers, ensuring all three of each said unit types are subject to consistent safety, placement, and permitting standards.

The ordinance establishes clear requirements for illumination, size limits, safe placement, odor and health protections, traffic visibility, and distance from combustible structures. It also requires applicants to obtain a permit from the Zoning Official, provide placement details, and demonstrate a temporary need for the unit. The ordinance sets a \$25 off-street permit fee for each unit type and a \$100 fee for on-street placement, reflecting the additional review required by police and public safety officials. Permit durations are limited to 30 days, with one 30-day extension available for good cause.

Finally, Chapter 1.12 is amended to update the Borough's master fee schedule to reflect these revised permit fees.