

ORDINANCE 06 - 2026

AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, APPROVING A REDEVELOPMENT PLAN FOR THE DESIGNATED REDEVELOPMENT AREA REFERRED TO AS THE "EAST LAUREL ROAD REDEVELOPMENT AREA" AND IDENTIFIED AS BLOCK 36 LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16; BLOCK 40 LOTS 2, 3, 4, 5, 7, 8, 9, & 10; and BLOCK 41 LOTS 2, 2.01, 3, 4, 5, 6, 7 & 8 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 2024:63, has designated the properties identified on the Tax Maps of the Borough of Stratford as Block 36 Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16; Block 40 Lots 2, 3, 4, 5, 7, 8, 9, & 10; and Block 41 Lots 2, 2.01, 3, 4, 5, 6, 7 & 8 as an "area in need of redevelopment," pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"); and

WHEREAS, on June 25, 2025 the Stratford Borough Joint Land Use Board adopted a Fourth Round Housing Element and Fair Share Plan (HEFS Plan) that included the East Laurel Road Redevelopment Area as a component of the Borough's Fourth Round compliance plan and the HEFS Plan was endorsed by Borough Council on June 27, 2025; and

WHEREAS, on April 23, 2026 the Stratford Joint Land Use Board adopted the Amended Fourth Round Housing Element and Fair Share Plan that continues to include the East Laurel Road Redevelopment Area as a component of the Borough's Fourth Round compliance plan; and

WHEREAS, the Mediation Agreement between Stratford Borough and Fair Share Housing Center requires that the inclusionary redevelopment plan for the East Laurel Road Redevelopment Area be adopted within 90 days of the Program's compliance recommendation; and

WHEREAS, the East Laurel Road Redevelopment Plan encourages coordinated planning and lot consolidation and specifically permits inclusionary multi-family residential development through redevelopment and adaptive reuse, creating a realistic opportunity for the production of affordable housing to partially satisfy the unmet need portion of Stratford's fair share affordable housing obligations; and

WHEREAS, the Council has referred the East Laurel Road Redevelopment Plan to the Stratford 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:

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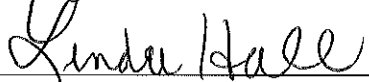
SECTION 1. Pursuant to the authority granted to the Committee by N.J.S.A. 40A:12A-7, the East Laurel Road Redevelopment Plan for Block 36 Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16; Block 40 Lots 2, 3, 4, 5, 7, 8, 9, & 10; and Block 41 Lots 2, 2.01, 3, 4, 5, 6, 7 & 8, dated April 2026, attached hereto is hereby adopted.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7.c, the East Laurel Road 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. In so doing the East Laurel Road Redevelopment Plan shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area regulated by the Redevelopment Plan for the referenced lots. The official Stratford Borough Zoning Map shall be amended to henceforth coincide with the East Laurel Road Redevelopment Plan.

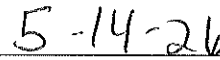
SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

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



Date

ATTEST:



Michelle Hack, RMC

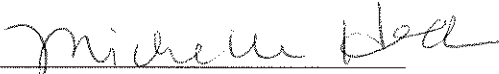
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Record of Council Vote on Introduction	Aye	Nay	Abstain	Absent
Councilman Gilligan	✓			
Councilman Bove	✓			
Councilwoman Farrell	✓			
Councilman Gandy	✓			
Councilwoman Martin	✓			
Councilman Tolomeo				/

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, RMC
 MUNICIPAL CLERK

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Explanatory Statement This ordinance adopts the *East Laurel Road Redevelopment Plan* for the properties previously designated as an Area in Need of Redevelopment. The Plan advances Stratford's state-mandated affordable housing obligations by permitting inclusionary multi-family redevelopment and adaptive reuse, consistent with the Borough's Fourth Round Housing Element and Fair Share Plan. Adoption of the Plan also amends the Borough Zoning Map to reflect the designated Redevelopment Area and supersedes applicable zoning provisions when a redeveloper is designated.

Attest:

Michelle Hack, RMC