

ORDINANCE # 03-2026

ORDINANCE OF THE BOROUGH OF STRATFORD AMENDING CHAPTER 17.05 "AFFORDABLE HOUSING", TO REPEAL THE EXISTING SECTION 17.05.10 AND REPLACE IT IN ITS ENTIRETY AND TO REPEAL THE EXISTING SECTION 17.05.020 ENTITLED "AFFORDABLE HOUSING DEVELOPMENT FEES" AND REPLACE IT IN ITS ENTIRETY TO INCLUDE UPDATED STANDARDS AND REQUIREMENTS AS SET FORTH HEREIN

**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 12th day of February 2026. It will 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 12^h day of March, 2026 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.

EXPLANATORY STATEMENT

This ordinance updates Stratford Borough's Affordable Housing regulations to comply with the amended New Jersey Fair Housing Act (P.L. 2024, c.2) and current State requirements. It repeals and replaces Sections 17.05.010 and 17.05.020 of the Borough Code to establish comprehensive standards for the creation, administration, and long-term oversight of very low-, low-, and moderate-income housing units.

The ordinance incorporates updated State rules governing affordability controls, mandatory set-asides, income eligibility, monitoring, affirmative marketing, administrative agent responsibilities, and accessibility requirements. It also replaces the Borough's development fee provisions to align with State law and ensure proper collection, management, and expenditure of Affordable Housing Trust Fund revenues.

These amendments are required to maintain Stratford's compliance certification and to implement the Borough's Fourth Round Housing Element and Fair Share Plan.

Attest:
Michelle Hack, RMC
Borough Clerk