

**ORDINANCE NO 07-2026**

**ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN  
AMENDING TITLE 17 ZONING TO INCLUDE A NEW CHAPTER 17.22 “R-5  
INCLUSIONARY SINGLE FAMILY ATTACHED OVERLAY AS SET FORTH  
HEREIN**

**PUBLIC NOTICE  
NOTICE OF PENDING ORDINANCE**

The ordinance 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 14<sup>th</sup> 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 11<sup>th</sup> day of June, 2026

Copies of the ordinance will be made available in the Borough Hall to the members of the general public who shall request the same.

**EXPLANATORY STATEMENT**

This Ordinance amends Title 17 of the Borough Code to establish a new R-5 Inclusionary Single Family Attached Overlay Zone and apply it to Block 58, Lots 28, 29, 30, 31, 32, 34, 35, and 37. The overlay is required under the Borough’s Fourth Round Housing Element and Fair Share Plan and the pending Fair Share Mediation Agreement, which direct Stratford to permit townhouse development with a 20% affordable housing set-aside on the “Bowling Alley Site.” As stated in the ordinance, the Mediation Agreement requires the Borough to adopt overlay zoning “to permit townhouse development at a density of up to 8 dwelling units per acre with a 20% affordable housing set aside” within the required timeframe.

The R-5 Overlay maintains the underlying C Commercial zoning while providing an optional inclusionary residential redevelopment path. It establishes permitted uses, bulk standards, design requirements, open space and buffer standards, and affordable housing controls consistent with UHAC and the Borough’s adopted housing plans. The ordinance implements Stratford’s compliance obligations and supports coordinated redevelopment of the tract as part of the Borough’s affordable housing strategy.

Attest:  
Michelle Hack, RMC  
Borough Clerk