

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

NOTICE OF ADOPTION

PUBLIC NOTICE is hereby given that the aforementioned Ordinance was introduced and passed upon first reading, by title only, at a meeting of the Stratford Governing Body, in the County of Camden, State of New Jersey, held on May 14, 2026 and the same Ordinance was duly noticed.

The same Ordinance was further adopted after a second reading by title only, after a public hearing during a meeting of the Stratford Governing Body to be held on June 11, 2026 commencing at 6:30 pm, prevailing time.

All persons interested can view a full copy of the Ordinances from the Office of the Borough Clerk of Stratford.

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