

RESOLUTION # 2025:189

**BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY
AUTHORIZING AND DIRECTING THE STRATFORD BOROUGH JOINT LAND USE
BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT
TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW AS TO
WHETHER CERTAIN PROPERTIES (LOTS 4, 5, 6, 10, AND 19 IN BLOCK 62)
QUALIFY AS AN "AREA IN NEED OF REDEVELOPMENT"**

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., ("the Act") allows municipalities to identify certain areas within their geographical boundaries as "Areas in Need of Redevelopment", or "Areas in Need of Rehabilitation", one of the purposes of which, among others, is to encourage private investment in certain properties through, for example, the demolition, clearance, or removal of deteriorated or unused site improvements and buildings, the rehabilitation of existing buildings, the construction of new buildings, the provision of affordable housing, the creation of new job opportunities and ratables within municipalities, etc.; and

WHEREAS, the Act empowers municipalities to authorize and direct their Planning Boards (or Joint Land Use Boards) to cause preliminary investigations to be made to determine whether areas exist within the municipality that are "in need of redevelopment", N.J.S.A. 40A:12A-6; and

WHEREAS, the Borough of Stratford has utilized and intends to utilize the tools available to municipalities under the Act to encourage and facilitate private redevelopment of underutilized, declining, contaminated, and challenged properties, and to transform such properties in a manner that is responsive to market demands, provides opportunities for locally appropriate economic development and inclusionary housing, raises the standard for design, improves public health, and increases community value; and

WHEREAS pursuant to a Settlement Agreement between Fair Share Housing Center, the Borough of Stratford, the Joint Land Use Board, Stratford Square Urban Renewal Condominium Association LLC, Stratford Square Condo 8 Urban Renewal Entity LLC and Velocity Venture Partners LLC, the Borough has agreed, *inter alia*, to conduct a redevelopment investigation of the properties designated as Block 62, Lots 4, 5, 6, 10, and 19 to determine whether the area may be designated as an Area in Need of Redevelopment; and

WHEREAS, if determined to be a Redevelopment Area, the Area shall be a "Non-condemnation Redevelopment Area," which designation does not authorize the municipality to utilize the power of eminent domain to acquire property.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, that the Stratford Borough Joint Land Use Board be and is hereby authorized and directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether Lots 4, 5, 6, 10, and 19 in Block 62 are in need of redevelopment within the meaning and intendment of the Act; and

BE IT FURTHER RESOLVED, that the Council directs the Joint Land Use Board to investigate Lots 4, 5, 6, 10, and 19 in Block 62 for this purpose; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed with the Chairperson and Secretary of Joint Land Use Board, and with the Camden County Planning Board, within ten (10) days of adoption, and that the Board be urged to complete its preliminary investigation as quickly as possible and file its resolution and written report with the Borough Council upon completion of same.

CERTIFICATION

I, Michelle Hack, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on December 11, 2025.



MICHELLE HACK, RMC
BOROUGH CLERK