

**RESOLUTION #29-2026**

**BOROUGH OF STRATFORD, COUNTY OF CAMDEN, NEW JERSEY APPOINTING BRANDYWINE ACQUISITION & DEVELOPMENT, LLC AS THE REDEVELOPER OF THE PROPERTY DESIGNATED AS BLOCK 62, LOT 18 AND AUTHORIZING THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT**

**WHEREAS**, on or about April 15, 2024, the Fair Share Housing Center, Inc. (“FSHC”) commenced litigation against the Borough of Stratford (“Borough”) and the Joint Land Use Board of the Borough of Stratford (“JLUB”) as well as other parties in the Superior Court of New Jersey, Law Division, Camden County, under Docket No. CAM-L-1166-24 (the “Prerogative Writs Action”); and

**WHEREAS**, on or about April 24, 2024, FSHC filed a Motion to Enforce Litigant’s Rights against the Borough of Stratford (“Borough”) in an action previously filed the Superior Court of New Jersey, Law Division, Camden County, under Docket No. CAM-L-2613-15 (the “Declaratory Action”); and

**WHEREAS**, FSHC’s central contention in both the Prerogative Writs Act and the Declaratory Judgment Action is that the Borough and the JLUB violated a prior 2016 Settlement Agreement with FSHC by amending the Redevelopment Plan previously adopted for the property designated as Block 62, Lot 2 (the “Bradlees Site”) to enable warehouse development and by subsequently granting approvals to Velocity Venture Partners (“Velocity”) and Stratford Square Condo 8 Urban Renewal Entity, LLC (“Stratford Square”) to develop a warehouse on a portion of the Bradlees Site; and

**WHEREAS**, more than a year and a half after the commencement of the Prerogative Writs Action and the filing of a Motion to Enforce Litigant’s Rights in the Declaratory Judgment Act, the parties amicably resolved the matter by entering into a Settlement Agreement (“Settlement Agreement”); and

**WHEREAS**, the Settlement Agreement requires, inter alia, the Borough to adopt a Redevelopment Plan for the property designated as Block 62, Lot 18 (“Property”), which was previously determined to be an area in need of redevelopment pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1, et seq. (“LRHL”), to enable the development of an inclusionary affordable housing development; and

**WHEREAS**, the Settlement Agreement requires, inter alia, the Borough to consider the appointment of Brandywine Acquisition & Development, LLC (“Brandywine”) as the redeveloper of the Property as well as consider the negotiation of a redevelopment agreement with Brandywine to effectuate the contemplated Redevelopment Plan for the Property; and

**WHEREAS**, Brandywine submitted a proposal and concept plan to the Borough which the Borough deems to be consistent with the requirements of the Settlement Agreement;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

1. All of the recitals set forth above are incorporated herein by reference as if the same were fully set forth at length

2. Council hereby appoints Brandywine Acquisition & Development, LLC as the redeveloper of the property designated as Block 62, Lot 18 on the Stratford Borough Tax Map.

3. Council hereby authorizes the Mayor and/or her designee to negotiate a redevelopment agreement with Brandywine Acquisition & Development, LLC on behalf of the Borough and present the same to Council for consideration and approval.

4. This resolution shall take effect immediately.

#### 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 January 8, 2026.



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MICHELLE HACK, RMC  
BOROUGH CLERK