

RESOLUTION #73-2026

**BOROUGH OF STRATFORD COUNTY OF CAMDEN, NEW JERSEY
ENDORING THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN
ADOPTED BY THE STRATFORD BOROUGH
JOINT LAND USE BOARD ON APRIL 23, 2026**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the 1985 New Jersey Fair Housing Act; and

WHEREAS, for ease in reference, this resolution shall refer to the Fair Housing Act as amended as "FHA II;" and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP") and secure immunity while developing and seeking approval of a HEFSP; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action with 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 with the Affordable Housing Dispute Resolution Program (the "Program") within 48 hours of adoption of the HEFSP; and

WHEREAS, the Stratford Borough Council ("Council") asked its affordable housing planning consultant, Leah Furey Bruder, PP, AICP, to prepare a HEFSP to address the Borough's affordable housing obligations under FHA II; and

WHEREAS, Ms. Furey Bruder prepared a HEFSP and the Stratford Borough Joint Land Use Board ("JLUB") adopted the HEFSP on June 26, 2025; and

WHEREAS, the Stratford Borough Council endorsed the Fourth Round Housing Element and Fair Share Plan on June 27, 2025; and

WHEREAS, FHA II required that challenges to the adopted housing element and fair share plan alleging non-compliance with the Fair Housing Act were required to be filed by August 31, 2025; and

WHEREAS, Fair Share Housing Center filed a challenge on August 28, 2025 and Kokes Properties filed a challenge on August 26, 2025; and

WHEREAS, settlement conferences were conducted on December 1, 2025 and December 31, 2025 and the Program decision recommendation was filed on February 27, 2026. A Fair Share Mediation Agreement between Stratford and Fair Share Housing Center is pending as of May 2026; and

WHEREAS, the Borough and its affordable housing planner have prepared an amended Fourth Round Housing Element and Fair Share Plan consistent with the mediation agreement; and

WHEREAS, the Stratford Joint Land Use Board adopted the amended Fourth Round Housing Element and Fair Share Plan on April 23, 2026; and

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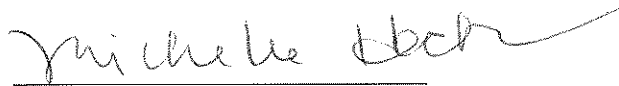
WHEREAS, Borough Council now wishes to endorse the amended HEFSP adopted by the JLUB and seek approval of the HEFSP by the Program and Court.

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

1. Council hereby endorses the Amended Fourth Round Housing Element and Fair Share Plan previously adopted by the JLUB.
2. Council hereby directs the Borough's solicitor to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as maybe appropriate, formally approving the Plan and certifying compliance.
3. The Borough reserves the right to further amend the HEFSP attached hereto when reasonable and necessary.

CERTIFICATION

I, Michelle Hack, RMC, 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 May 14, 2026.



MICHELLE HACK, RMC
BOROUGH CLERK