

STRATFORD BOROUGH COUNCIL
SPECIAL MEETING AGENDA
DECEMBER 17, 2019
7:00 P.M.

CALL TO ORDER: THE STRATFORD SPECIAL COUNCIL MEETING FOR DECEMBER 17th, 2019

PLEDGE OF ALLEGIANCE AND PRAYER:

STATEMENT OF ADVERTISEMENT:

Notice of this meeting has been provided to the Courier Post and The Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

ROLL CALL:

MAYOR JOSH KEENAN	COUNCILMAN FRANK HARTMAN
COUNCIL PRESIDENT TINA LOMANNO	STUART PLATT, BOROUGH SOLICITOR
COUNCILMAN TOM COLLINS	RON MORELLO, POLICE CHIEF
COUNCILMAN PATRICK GILLIGAN	CHRIS CONROY, BOROUGH ADMINISTRATOR
COUNCILMAN PATRICK GREEN	MICHAELA BOSLER, ACTING BOROUGH CLERK
COUNCILWOMAN LINDA HALL	

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Motion to go to open public portion on agenda items only:

Motion: _____ Second: _____ Voice Vote: _____

Motion to close public portion on agenda items:

Motion: _____ Second: _____ Voice Vote: _____

OLD BUSINESS:

ORD. 2019:20 ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 53, LOTS 1, 2, 3, 4, 5 and 6 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, et seq.) ("LRHL")

Motion to open the public hearing on ORD. 2019:20: _____ Second: _____ Voice Vote: _____

Motion to close the public hearing on ORD. 2019:20: _____ Second: _____ Voice Vote: _____

Motion to adopt ORD 2019:20: _____ Second: _____ RCV: _____

NEW BUSINESS:

REPORT #1 RFPS FOR RISK MANAGEMENT CONSULTANT AND REDEVELOPMENT FINANCIAL CONSULTANT

RESOLUTIONS:

RESOLUTIONS 2019:269 THROUGH 2019:271 WILL BE DONE AS A CONSENT AGENDA

Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.

This agenda is subject to change

RES. 2019:269 BUDGET TRANSFERS

RES. 2019:270 CANCEL DEBIT BALANCES (\$57.58)

RES. 2019:271 CANCEL CREDIT BALANCES (\$113.56)

Motion: _____ Second: _____ RCV: _____

COUNCIL COMMENTS:

GOOD AND WELFARE:

Motion to open the meeting to the public for Good and Welfare:

Motion: _____ Second: _____ Voice Vote: _____

Please step up to the podium, state your name and address and sign the sign-in sheet.

Motion to close the public portion for Good and Welfare:

Motion: _____ Second: _____ Voice Vote: _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote: _____

ORDINANCE 2019:20

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 53, LOTS 1, 2, 3, 4, 5 and 6 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”)

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution No. 2018:137, the Mayor and Borough Council of the Borough of Stratford authorized and directed the Stratford Joint Land Use Board (“JLUB”) to undertake the preliminary investigation of property located at Block 53, Lots 1, 2, 3, 4, 5 and 6 (“Study Area”) as a Non-Condemnation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Borough Council, the JLUB conducted an investigation to determine whether the Study Area should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 53, Lots 1, 2, 3, 4, 5 and 6, dated August 2018, prepared by Pamela J. Pellegrini, PE, PP, CME; and

WHEREAS, the JLUB conducted a public hearing on August 23, 2018 concerning the designation of the Study Area as a Non-Condemnation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the JLUB; and

WHEREAS, the JLUB prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein, including the Study Area appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the JLUB heard sworn testimony from its professional planner, Pamela J. Pellegrini, PE, PP, CME, who presented substantial credible evidence that Block 53, Lots 1, 2, 3, 4, 5 and 6 qualified as an Area in Need of Redevelopment pursuant to LRHL (“ANR Area”); and

WHEREAS, at the conclusion of the public hearing as described above, the JLUB adopted Resolution No. 09-2018, recommending that the Mayor and Borough Council designate the ANR Area on the Official Tax Map of the Borough of Stratford as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council agreed with the conclusions of the JLUB that the ANR Area met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution No. 2018:174, adopted on September 11, 2018, the Mayor and Borough Council determined that the ANR Area qualified as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit "A" attached hereto and made a part hereof for the ANR Area on the Official Tax Map of the Borough of Stratford.

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

SECTION 1. Adoption of Redevelopment Plan. The Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 53, Lots 1, 2, 3, 4, 5 and 6 on the Official Tax Map of the Borough of Stratford appended and attached hereto as Exhibit "A".

SECTION 2. The Mayor and Borough Council of the Borough of Stratford hereby declare and determine that the said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

SECTION 3. Amendment of Zoning Map. The Zoning Map of the Borough of Stratford shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the ANR Area as an

overlay zoning district. The Zoning Map shall include the ANR Area as a Redevelopment Area to which the Redevelopment Plan is applicable.

SECTION 4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 6. Upon adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board, New Jersey Department of Community Affairs and other agencies as required by law.

SECTION 7. This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Department of Community Affairs.

Mayor Josh Keenan

Adopted:

ATTEST:

Michaela Bosler, Acting Borough Clerk

PUBLIC NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 12th day of November, 2019 and will be considered for final passage on the 17th day of December, 2019 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

Michaela Bosler, Acting Borough Clerk

DRAFT

EXHIBIT "A"
REDEVELOPMENT PLAN

Redevelopment Plan Area
Berlin Road (C.R. #702)
Block 53, Lot(s) 1, 2, 3, 4, 5 & 6

Berlin Road Redevelopment Plan

*Borough of Stratford
New Jersey*



November 2019

As Recommended by the Joint Land Use
Board:

DATE

Adopted by the Governing Body:

DATE



Berlin Road Redevelopment Plan

Redevelopment Plan Area
Block 53, Lot(s) 1, 2, 3, 4, 5 & 6
Borough of Stratford
Camden County, New Jersey

Prepared by:



Pamela J. Pellegrini, PE, PP, CME

NJ License #33LI00583600

MC Project No. SFB001



The original of this report was signed and sealed in accordance with NJAC 13:41-1.36

ACKNOWLEDGEMENTS – BOROUGH OF STRATFORD

MAYOR

Josh Keenan

BOROUGH COUNCIL

Tina Lomanno, President

Pat Green

Frank Hartman

Linda Hall

Pat Gilligan

Tom Collins

JOINT LAND USE BOARD

Josh Keenan, Mayor

Frank Hartman, Councilman

Anthony Santora, Chairman

Michael Mancini, Vice Chairman

Ronald Morello

John D. Keenan, Jr.

Paul McGovern

Rich St. Maur

Michael Goldin

S. Tadd Koseniewski

Tim Hall, Alternate #1

Leo Mount, Jr., Alternate #2

Sharon McCart, Administrative Officer/Secretary

JOINT LAND USE BOARD SOLICITOR

Matthew B. Wieliczko, Esq., Zeller & Wieliczko

JOINT LAND USE BOARD ENGINEER

Steven M. Bach, PE, RA, PP, CME, Bach Associates

Anthony DiRosa, PE, PLS, CME, Bach Associates

BOROUGH PLANNER

Pamela J. Pellegrini, PE, PP, CME, Maser Consulting P.A.

BOROUGH ENGINEER

Steven M. Bach, PE, RA, PP, CME, Bach Associates

BOROUGH SOLICITOR

Stuart A. Platt, Esq., Platt & Riso, P.C.

ACTING BOROUGH CLERK

Michaela Bosler

TABLE OF CONTENTS

TABLE OF CONTENTS	1
1. INTRODUCTION	1
2. REQUIRED REDEVELOPMENT PLAN ELEMENTS	1
3. REDEVELOPMENT AREA	2
3.1 AREA DESCRIPTION	2
3.2 EXISTING ZONING	5
4. REDEVELOPMENT GOALS AND OBJECTIVES	7
5. RELATIONSHIP TO OTHER PLANS	7
5.1 MUNICIPAL MASTER PLAN	7
5.2 PLANS OF ADJACENT COMMUNITIES	8
5.3 CAMDEN COUNTY COMPREHENSIVE MASTER PLAN	8
5.4 CONNECTIONS 2045 PLAN FOR GREATER PHILADELPHIA	9
5.5 NEW JERSEY STATE PLAN–2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN	10
5.6 2012 DRAFT FINAL STATE STRATEGIC PLAN	11
6. THE REDEVELOPMENT PLAN	11
6.1 RELATIONSHIP TO EXISTING ZONING	11
6.2 PERMITTED USES	11
PRINCIPAL USE	11
ACCESSORY USES AND STRUCTURES	12
6.3 OVERALL DESIGN REQUIREMENTS	12
6.4 BULK REQUIREMENTS	13
6.5 DESIGN STANDARDS	14
BUFFERS AND LANDSCAPING	14
FENCING	15
SIGNAGE	15
LIGHTING	15

PARKING	15
7. IMPLEMENTATION	15
7.1 REDEVELOPMENT AGREEMENT; BOROUGH CONSENT AND APPROVAL	15
7.2 REDEVELOPMENT ENTITY	16
7.3 OBLIGATIONS OF REDEVELOPER	16
7.4 APPLICATIONS FOR DEVELOPMENT	17
7.5 DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN	17
8. ADMINISTRATIVE ACTIONS	18
8.1 PROPERTY ACQUISITION	18
8.2 RELOCATION OF DISPLACED RESIDENTS	19
8.3 AFFORDABLE HOUSING	19
8.4 AMENDMENTS TO PLAN	19
8.5 ZONING PLAN AMENDMENT	19

APPENDIX

A. Authorizing Resolutions

Figures

1. Regional Context Map
2. Tax Map
3. Existing Zoning Map

1. INTRODUCTION

The properties within the Redevelopment Area being Block 53, Lot(s) 1, 2, 3, 4, 5 & 6 were designated by Borough Council as a Non-Condemnation Area in Need of Redevelopment in accordance with Resolution 2018-174 on September 11, 2018. The redevelopment area encompasses entire Block 53 which is presently commercially zoned and situate at the northeast end of the Borough along Berlin Road (C.R. #702) between Arlington and Bryant Avenues.

In order to revitalize existing conditions suggestive of economic and physical deterioration and facilitate the full potential of future development within Stratford Borough, Council intends to enhance opportunities for redevelopment of the designated properties by utilizing redevelopment planning tools provided under *N.J.S.A. 40A:12A-1, et seq.* and provide the planning framework for redevelopment while being responsive to new growth demands and ever-changing market conditions. The Borough's Redevelopment Plan will enable the Borough to be proactive in implementing a coordinated land use plan to allow the opportunity for redevelopment investment and much needed improvement at a gateway to their community.

2. REQUIRED REDEVELOPMENT PLAN ELEMENTS

Pursuant to Section 40A:12A-7(a) of the New Jersey Local Redevelopment and Housing Law (LRHL), redevelopment plans shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. The plan relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area.
4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; (c) the State Development and redevelopment plan adopted pursuant to the "State Planning Act", P.L. 1985, c398 (C.52:18A-196 et al.)
6. A housing inventory of all affordable housing units to be removed.
7. A plan for replacement of any affordable housing removed pursuant to the redevelopment plan.

Pursuant to Section 40A:12A-7(b), a redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan

Pursuant to Section 40A:12A-7(c), a redevelopment plan shall include a description of the plan relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law" (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.

Pursuant to Section 40A:12A-7(d), all provisions of the redevelopment plan shall be either substantially consistent with the municipal Master Plan or designed to effectuate the Master Plan.

Pursuant to Section 40A:12A-7(e), prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

3. REDEVELOPMENT AREA

3.1 AREA DESCRIPTION

The Redevelopment Area is comprised of the parcels identified below which were deemed in need of redevelopment by the governing body. The parcels were chosen for their proximity and ability to contribute to revitalization along a major corridor at a gateway to the Borough.

Block	Lot	Acres	Address
53	1	0.40	102 Berlin Road
53	2	2.15	110 Berlin Road
53	3	1.69	124 Berlin Road
53	4	0.71	Coolidge Avenue
53	5	0.44	104 Hunt Avenue
53	6	0.30	Hunt Avenue

Based on the observed presence of vacant commercial property, less than fully productive land utilization, faulty site design and physical deterioration. The Borough recognized that these conditions which have existed in this area for some time in spite of available infrastructure and development zoning would benefit from a plan with accompanying standards to guide its redevelopment.

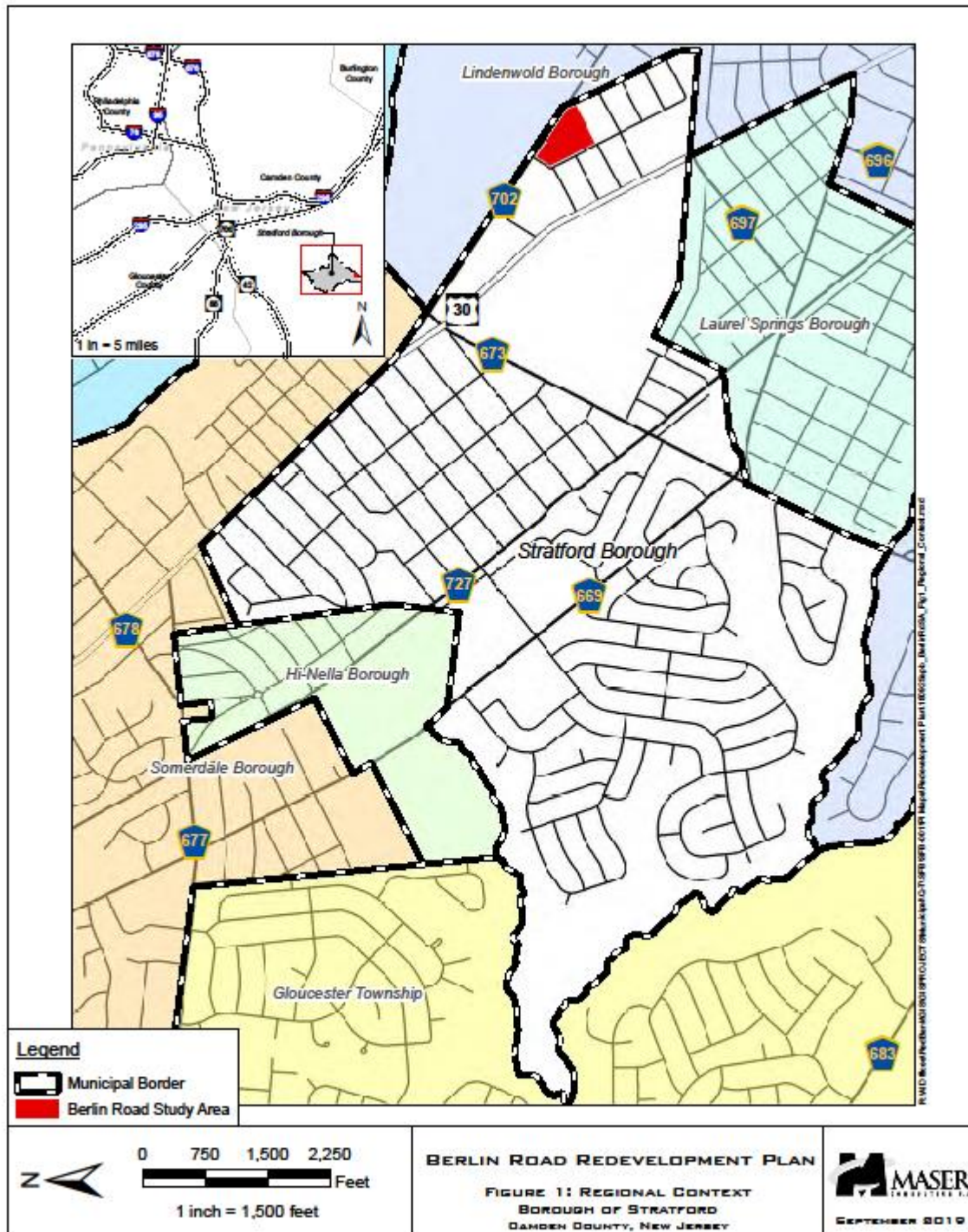


Figure 1 – Regional Context Map

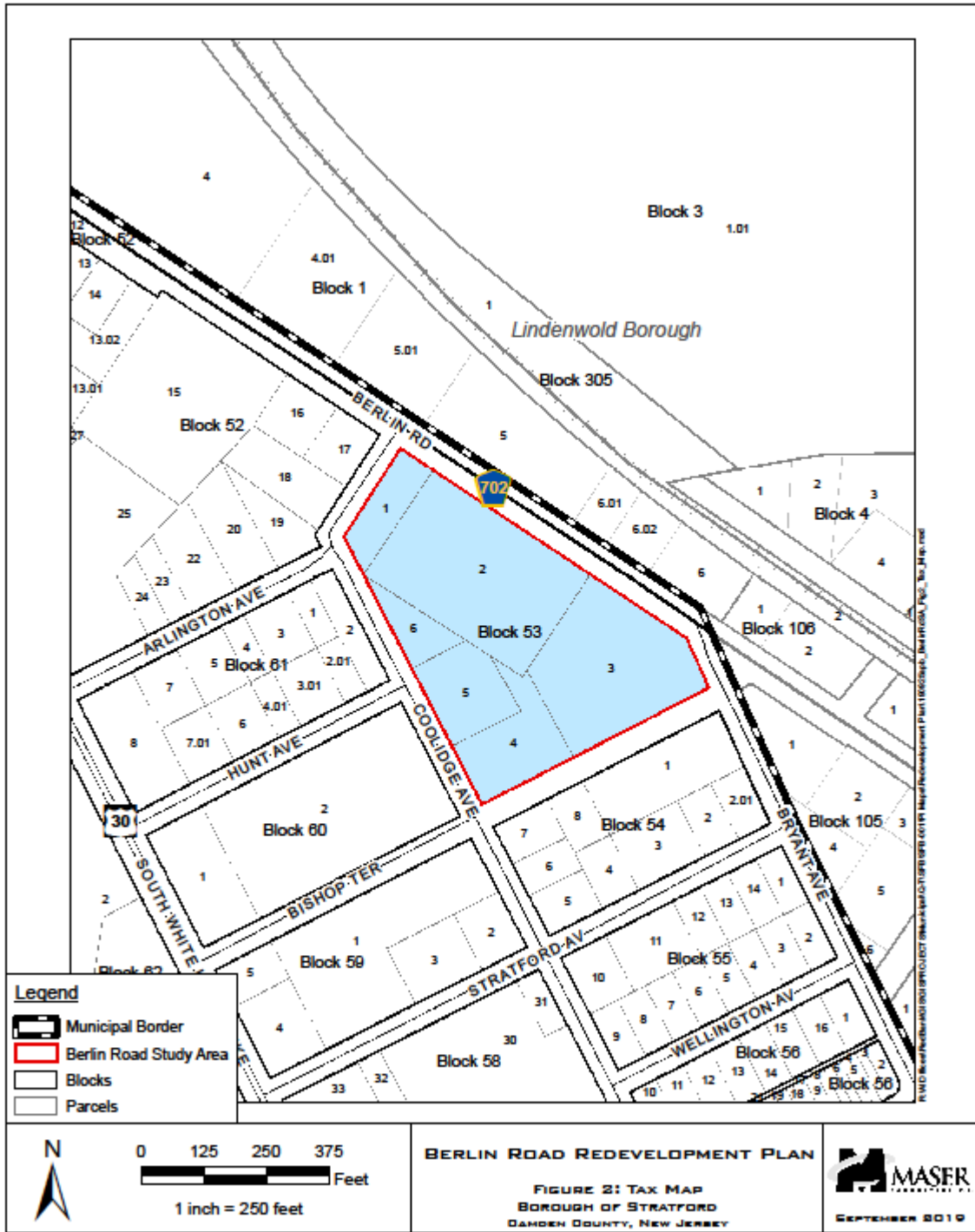


Figure 2 – Tax Map

3.2 EXISTING ZONING

Block 53, Lots 1-6 are located in the C, Commercial district, which is located along the Berlin Road (C.R. #702) corridor at its entrance to Stratford Borough from Lindenwold Borough. The commercial zoning covers the entirety of Block 53 between Arlington Avenue, Bryant Avenue, Bishop Terrace and Coolidge Avenue. Zoning directly across Berlin Road to the northeast is Neighborhood Business with Residential zones across from the lot(s) in question on Arlington Avenue, Coolidge Avenue, Bryant Avenue and Bishop Terrace with the exception of a public playground. This commercial district is not directly connected to any other nearby commercially zoned areas in the Borough of Stratford. The C zoning district's intended purpose is to create a zoning district for business, office, service and professional uses serving the community in which they are located.

Uses by right under C zoning include:

- A. Retail and business uses:
 - 1. Groceries, food stores and bakeries.
 - 2. Drugstores and pharmacies.
 - 3. Newspaper, periodical, stationery and tobacco stores.
 - 4. Banks.
 - 5. Funeral homes.
 - 6. Restaurants.
 - 7. Automobile repair and service stations.
 - 8. Clothing and shoe stores.
 - 9. Animal hospitals
 - 10. Amusements.
 - 11. Commercial greenhouses and nurseries.
 - 12. Shopping centers.
 - 13. Carpet, appliance and furniture sales and related uses.
- B. Service uses:
 - 1. Barber and beauty shops.
 - 2. Tailor shops, dressmakers and shoe repair.
 - 3. Dry cleaners and laundries.
 - 4. Radio and television service.
 - 5. Newspaper, periodical, stationery and tobacco stores.
- C. Office and professional uses
- D. Public and institutional uses:
 - 1. Schools, day care centers and related uses.
 - 2. Public parks and government buildings.
 - 3. Private clubs, lodges or social buildings operated for the benefit of members only, provided that said clubs do not constitute a nuisance to adjacent properties with respect to noise or hazardous traffic conditions.

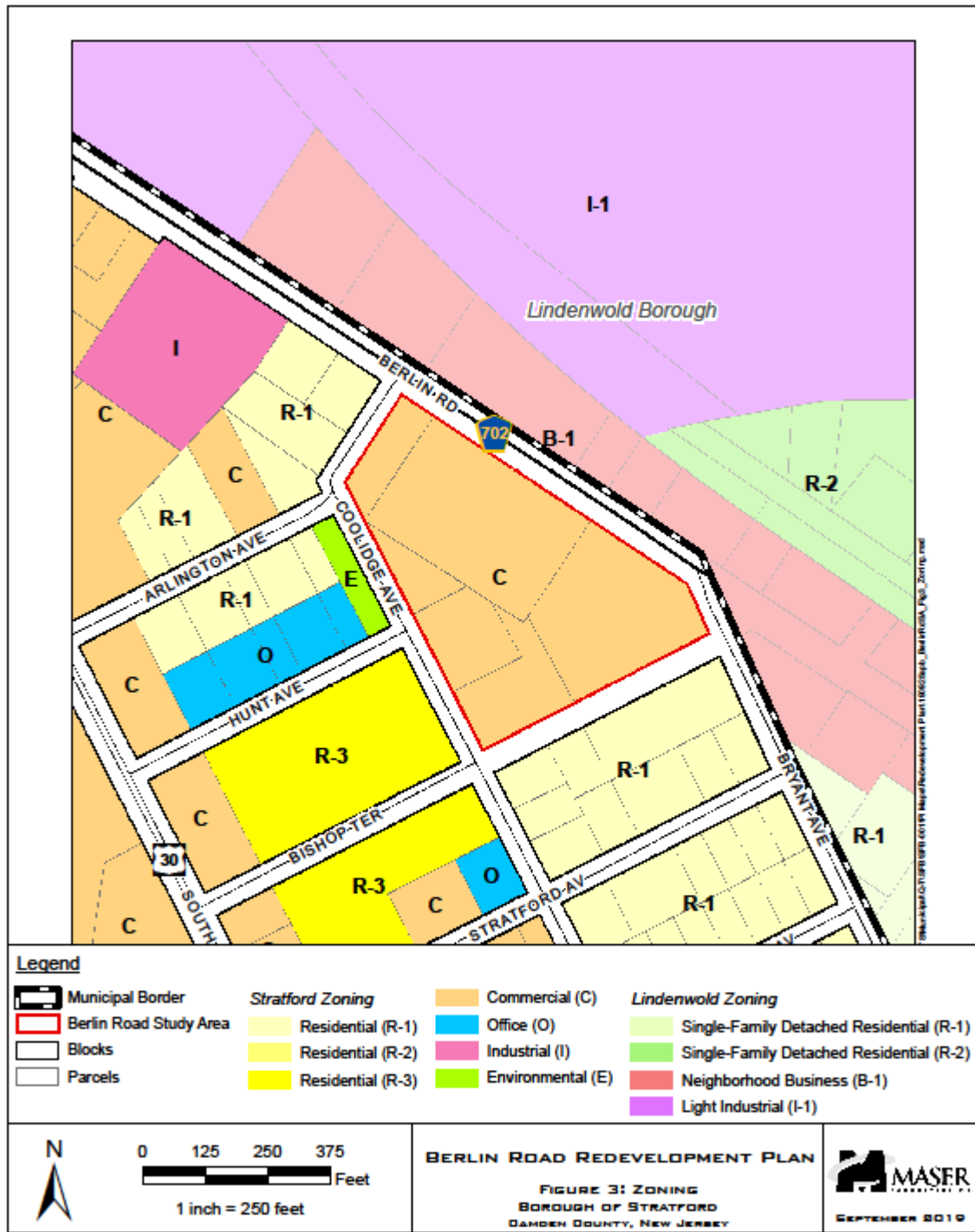


Figure 3 – Existing Zoning Map

4. REDEVELOPMENT GOALS AND OBJECTIVES

The Borough recognizes that this area uniquely located along a County corridor (CR #702), at an entrance to the Borough is an underutilized asset in its current state.

The Borough's intent through redevelopment planning along with this redevelopment plan is to reform this underutilized, blighted area as well as add new life to a gateway to the Borough and support the Borough's goals for the community including:

- Preserve and protect the character of established residential neighborhoods ensuring that future growth compliments and enhances the character of the overall community. Encourage economic and employment growth in designated areas of the community thereby balancing new development and ratables with the needs of the community.
- Provide a variety of housing types that meet the housing needs and desires of the community including Stratford's fair share of affordable housing.

5. RELATIONSHIP TO OTHER PLANS

5.1 MUNICIPAL MASTER PLAN

The Land Use Element of the 2006 Master Plan for the Borough of Stratford adopted by the Joint Land Use Board on September 13, 2006 and subsequent reexam in 2016 discourages blight, vacancies and further deterioration. As such, it encourages redevelopment along the NJSH 30 corridor and its surrounding area, including Berlin Road (C.R. #702), maintaining a well-balanced community in which to live, work and recreate, and enhancing the business and cultural resources of the community.

The Master Plan recognizes that areas along major arterials and adjacent to transit stations are important opportunities for redevelopment that can generate rateables, revitalize older neighborhoods and accommodate newer development patterns and growth demands. Strengthening and diversifying the composition of the Borough particularly as it relates to being transit oriented and transit friendly to capitalize on a nearby major mass transit station, known as the Lindenwold High Speed Line station, is a priority. A determination that the study area was in need of redevelopment allows the Borough to prepare this plan, take control and facilitate actions that will mitigate development impediments and further the goals of the Borough's Master Plan. Those goals are:

Goals

- Preserve and protect the character of established residential neighborhoods ensuring that future growth compliments and enhances the character of the overall community. Encourage economic and employment growth in designated areas of the community thereby balancing new development and ratables with the needs of the community.
- Provide a variety of housing types that meet the housing needs and desires of the community including Stratford's fair share of affordable housing.

A plan for redevelopment is instrumental in bringing forth the following specific land use element **objectives**:

- Maintain a balance of land uses within the Borough that encourages living, working and recreation within the community.
- Provide land use opportunities that encourage the connection of living and working within the Borough.
- Providing Stratford's regional share of affordable housing for low- and moderate-income families in concert with our affordable housing obligations.

Specifically, to be facilitated by:

- Revising the land use plan to ensure compatibility with new growth demands for housing, commercial and industrial uses within the community, reduce the stress on environmentally sensitive lands and reflect uses deemed to be in the long-term best interest of the community.
- Encouraging redevelopment along the NJSH Route 30 and Berlin Road corridor.
- Maintaining the proper balance of units with our affordable housing obligations.

5.2 PLANS OF ADJACENT COMMUNITIES

Stratford is bordered by the following contiguous municipalities -- Hi-Nella, Gloucester Township, Somerdale, Laurel Springs and Lindenwold. Of these municipalities, the nearest to the Berlin Road Redevelopment Area is Lindenwold, particularly their heavily utilized PATCO Station which is directly across from the Berlin Road Redevelopment Area.

The 2017 Lindenwold Master Plan Re-examination Report indicates their Borough has remained committed to encouraging development in order to expand their tax base. To achieve this, they have approved a number of preliminary investigations for the determination of An Area in Need of Redevelopment and redevelopment plans to encourage development in underutilized areas of the Borough or in areas that need to be redeveloped. Existing areas of planned redevelopment include the Transit Village at the PATCO Lindenwold Station which although it hasn't moved forward to date, indicates a consistency with a regional desire to create supportive living and working environments around this transit hub.

5.3 CAMDEN COUNTY COMPREHENSIVE MASTER PLAN

The 2014 Comprehensive Plan and Land Use Master Plan for Camden County has as its #1 policy goal to promote growth development and redevelopment activities in suburban and urban communities where there is existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns. The Berlin Road redevelopment area is located within a Camden County priority growth investment area deemed best suited for future investment in growth, development, and redevelopment. Priority growth investment areas are composed of the County's key assets and are ideal locations for meeting the County's future growth such as in transit centers. The County's policy goal #5 is to encourage active transit corridors by clustering growth, development and a vibrant mix of uses within a walkable distance of transit. The study area is within a designated County transit center

related to the Lindenwold Transit Station where growth and reinvestment primarily will be accommodated through redevelopment, infill development or renovations. Redevelopment efforts are a priority in meeting these future growth and development needs and goals. This Berlin Road redevelopment plan, as proposed, is consistent with the County's comprehensive plans, goals and objectives.

Other County goals relevant to Stratford and furthered by this redevelopment plan include:

- Goal #1** Promote growth, development and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters and dense settlement patterns;
- Goal #6** Evolve suburban centers to become not just hubs of commerce but also walkable, mixed-use focal points of the community;
- Goal #7** Support the vitality of neighborhood main street as anchors of the local community; and
- Goal #8** Improve multi-modal conditions and land-use quality along aging strip aerial corridors.

5.4 CONNECTIONS 2045 PLAN FOR GREATER PHILADELPHIA

In 2013 the Delaware Valley Regional Planning Commission created a long-range plan for the future growth and development of the DVRPC region, which includes Camden County and thereby Stratford Borough. This plan, known as Connections 2040, was revised in 2017 as Connections 2045. Like Connections 2040, Connections 2045 includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, five Core Plan Principles are identified which are intended to guide growth: Sustain the Environment; Develop Livable Communities; Expand the Economy; Advance Equity and Foster Diversity; and Create an Integrated, Multimodal Transportation Network.

The following are relevant to this redevelopment plan.

- Sustain the Environment. In an effort to promote 1) the preservation of wooded and natural open space; 2) improvement of water quality; and 3) management of stormwater, the Berlin Road site, through redevelopment, will be required to adhere to DEP guidelines including wetland and stormwater management regulations.
- Develop Livable Communities. The 2045 plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. The Borough of Stratford is listed as a developed community which generally have already experienced most of their population and employment growth. These areas include communities adjacent to core cities, railroad boroughs and mature suburban townships. Many of these communities are stable and thriving; however, others are struggling with population, employment losses and stagnant or declining tax bases. As such, much of the Borough's future enhancements will be through infill and redevelopment opportunities. Livable communities can be created and supported by investing in and redeveloping with a goal of enhancing community design and promoting affordable and accessible housing.

The intent of this redevelopment plan is to expand housing options in the region to meet current growth demands and ideally create a walkable and supportive living community adjacent to an active transit and commercial center.

While there is no directive specifically for Stratford in the Connections 2045 Plan, the general emphasis on “coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies” is certainly applicable.

5.5 NEW JERSEY STATE PLAN–2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Planning Commission recognizes the importance of the idea of sustainable development. The State of New Jersey Development and Redevelopment Plan (SDRP) is intended to serve as a guide for public and private sector investment in New Jersey's future. The redevelopment area is located in Planning Area 1, Metropolitan Planning Area where much of the State's redevelopment is directed in order to revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl and protect the character of existing stable communities.

The policy objectives of State Planning Area 1 include the following¹:

- Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning. Promote diversified land uses including housing where appropriate in single-use developments and enhance their linkages to the rest of the community.
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of non-residential buildings and the introduction of new housing into appropriate non-residential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.
- Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited proposals that support appropriate redevelopment.
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Planning Area (PA-1) is viewed as a key area for accommodating market forces through infill and redevelopment accommodating the demand for development in an efficient way. Redevelopment planning to promote the strategic application of investment advances one

¹ 2001 State Plan, p190, 191, 192

Reference: The New Jersey State Development and Redevelopment Plan, adopted March 1, 2001

of the State Plan's primary goals which is to revitalize the State's towns and cities. This redevelopment plan is consistent with the State plan's policy objectives.

5.6 2012 DRAFT FINAL STATE STRATEGIC PLAN

The 2012 State Strategic Plan (SSP) is New Jersey's revised State Development and redevelopment plan designed to meet the statutory charges of the State Planning Act. The SSP was intended to be adopted by the State Planning Commission in November 2012 but was postponed due to Super Storm Sandy. The State Planning Commission is revising the SSP to incorporate disaster planning goals in light of Super Storm Sandy.

The overall goal of the SSP is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey.

Goal 2 of the SSP is intended to focus investments and planning efforts into Priority Growth Investment Areas. Priority Growth Investment Areas include former PA-1 areas, designated areas in need of redevelopment and transit hubs.

This redevelopment plan is in alignment with this Goal of the SSP.

6. THE REDEVELOPMENT PLAN

This chapter of the redevelopment plan provides the process and land use requirements for the redevelopment of the Property.

6.1 RELATIONSHIP TO EXISTING ZONING

The land use requirements set forth in this redevelopment plan will apply as an overlay. Potential redevelopers are encouraged to utilize the overlay zoning set forth in the redevelopment plan. The use and design requirements for the Berlin Road Redevelopment Area are intended to provide a framework that encourages complete demolition and redevelopment of any project site within same. At the same time the plan permits the continued use of any legally existing structures and/or uses and any uses consistent with the uses permitted and the requirements of the underlying (existing) commercial zoning district (Section 17.24.020). Where any provision of the municipal code and the terms of this redevelopment plan conflict, this redevelopment plan shall govern.

The Official Zoning Map of the Borough of Stratford is hereby amended to incorporate the designated Redevelopment Area Overlay, which consists of the following Lots and Blocks, known as the "Berlin Road Redevelopment Area":

Block 53, Lots 1, 2, 3, 4, 5 & 6

6.2 PERMITTED USES

PRINCIPAL USE

1. For sale townhomes

1. Parking in accordance with RSIS and off-street parking lots in accordance with the requirements of Section 17.68.020.
2. Signs as regulated herein and otherwise in accordance with Section 17.60.
3. Stormwater management structures and facilities as regulated in accordance with Section 17.60 and Section 16.36.150.
4. Common and open space areas to be owned and maintained by an HOA.
5. Common outdoor trash and/or recycling can enclosures for any units without garages.

6.3 OVERALL DESIGN REQUIREMENTS

- A. All development must connect to public water and sewer.
- B. A traffic study will be required and shall be submitted at the time of a proposed project's site plan application. Being Berlin Road is a County road, the same traffic study required by the County shall be provided to the Borough.
- C. Sidewalks at a minimum of 4' wide must be provided within the development to sufficiently provide pedestrian access from Berlin Road and onsite parking areas to the front entries of all units. Crosswalks shall be provided as deemed appropriate to achieve reasonable internal pedestrian connectivity. If sidewalk is located adjacent to parking, the sidewalk shall be increased to 6 feet wide or equivalent measures provided to ensure 4 foot of useable pedestrian access, i.e. parking stall bumpers.
- D. No residential driveways shall back out onto Berlin Road or Coolidge Avenue.
- E. Site requirements shall be subject to the requirements of RSIS and as set forth in Sections 17.52 and 16.36 as applicable.
- F. The architectural style of buildings shall be designed in such a manner to 1) incorporate at least 3 different building façade materials; 2) provide interesting variations to the roof lines; 3) provide decorative elements and building trim; and 4) style compatibility with surrounding uses. Any architectural window features such as bay windows, shall have a maximum projection of 2 feet. Any redeveloper shall obtain Borough Council approval of the architectural renderings prior to the filing of any land use application with the JLUB.
- G. Cantilevered decks are only permitted on the 2nd floor at the rear of a unit. Any proposed decking shall have a maximum projection of 6 feet and a maximum area of 90 square feet. A building code compliant minimum height clearance shall be maintained. Provisions for proper drainage are also required.
- H. Internal residential access drives shall align to the maximum extent possible with existing access drives across any adjacent public rights-of-way.

- I. No dumpsters or trash enclosures will be permitted except as otherwise specified within. All trash containers and/or recycling containers shall be stored within the attached garages and set out on internal access drives on trash day for pickup. A trash enclosure designed for individual trash cans and recycling containers only shall be provided for all residential units in which a garage is not provided.
- J. It is anticipated that some building lots will not front on a public street or right-of-way due to the limited anticipated buildable area for this area as a result of extensive wetlands and wetland buffer impacts. As such, townhome lots not fronting on a public street are permitted.

6.4 BULK REQUIREMENTS

Minimum tract area	4.0 acres
Maximum tract density	12 units/acre
Minimum “building” lot width	16 feet
Minimum “building” lot depth	67 feet
Minimum “building” lot area	1,072 square feet
Minimum “building” lot side yard	0 feet
Minimum building setback – Berlin Road ROW*	15 feet
Minimum building setback – Coolidge Ave ROW*	35 feet
Minimum building setback – tract perimeter (other)*	10 feet
Minimum setback – interior access drive*	18 feet
Minimum setback – basin lot line*	4 feet
Maximum building height	45 feet (3 stories + roof)
Minimum building separation*	20 feet
Minimum tract open space (inclusive of wetlands and wetlands buffers/exclusive of stormwater management basins)	35%
Maximum tract impervious coverage	50%
Maximum tract building coverage	20%
Maximum “building” lot impervious coverage	85%
Maximum “building” lot building coverage	65%

**Building setback shall be as measured to the foundation. Architectural window features such as 2nd floor bay windows, gables, cantilevered 2nd floor rear decks, trash can enclosures, front landings and steps are not subject to the minimum building setback.*

6.5 DESIGN STANDARDS

BUFFERS AND LANDSCAPING

1. Landscape buffers which may include a combination of vegetation and fencing shall be required between any building, structure or stormwater management basin and the perimeter of the tract unless sufficient natural buffers will be retained.

The preservation of natural wooded areas shall be an integral part of all site plans and may be calculated as part of any required buffer area, provided the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for effective buffers, said plantings may be required.

2. A minimum 10' wide landscaped screening buffer shall be provided along the basin limit adjacent to any residential units.
3. All buffer areas must be landscaped with a combination of evergreen and deciduous trees and shrubs sufficient to create a year-round buffer. Evergreens must be a minimum of 6' high at the time of planting. The landscape design and species used within the landscape buffer is subject to review and approval of the JLUB Planner. All materials shall be of a species common to the region, of nursery stock and free of insects and disease.
4. Landscaped areas within common areas owned by the HOA (other than wooded areas to be retained) must be irrigated for conventional plantings which are recommended. Otherwise, drought resistant plantings must be provided.
5. Street trees must be provided along both public rights-of-way and internal private access drives. Placement and number of required street trees to be as determined by the Planning Board. At least two (2) varieties must be incorporated with a minimum 3" caliber at time of planting.

A shade tree easement, 5' wide, shall be provided along any public street rights-of-way to allow for Borough maintenance of said trees.

6. Off-street parking areas shall include interior and perimeter landscaping, particularly adjacent to townhome unit lots and within any islands.
7. Foundation plantings shall be provided for all residential units and shall consist of a mix of evergreen and deciduous varieties of trees and shrubs and are subject to review and approval by the JLUB Planner.
8. All lot areas not covered by structures or paving shall be planted and maintained with either grass or ground cover together with plantings where required by other requirements of this plan.

FENCING

1. In addition to any required buffer landscaping, open decorative fencing (minimum 6' high) to be provided around the perimeter of the proposed residential development where, and as deemed appropriate by the Planning Board, up to any wooded areas to remain. Access to all wooded areas to remain shall be sufficiently accommodated to allow for general maintenance of these areas.
2. Any proposed stormwater management basin must be fenced with an open split rail fence at a minimum 4' high. Any required basin fencing shall be coordinated with any required perimeter fencing as deemed appropriate by the Planning Board.
3. Trash and recycling enclosures, where permitted, shall be provided on the side yard of the buildings without garages and shall be designated such that more than one unit may access and utilize said trash enclosure. The walls of said trash and recycling can enclosures shall be constructed of solid masonry material with decorative exterior finish compatible to the main structure. The walls shall be a minimum of 4' high. Complimentary landscaping around the perimeter of this enclosure should also be provided.

SIGNAGE

1. Signage requirements shall be subject to the requirements set forth in Section 17.60.040, Signs in Residential Districts. Signage shall include identification signs for the development in addition to circulation-related signage (pursuant to Section 16.36.230.)

LIGHTING

1. Lighting for safety shall be provided at all intersections, along walkways, at entryways, between buildings and in parking areas.
2. All lighting shall be consistent with the standards of the development review ordinance of the Borough of Stratford except that the lamps used shall be LED lights and the style and color of the fixtures shall compliment any perimeter fencing.

PARKING

1. Parking shall be in accordance with RSIS standards and off-street parking lots be in accordance with the requirements of Section 17.68.020.

7. IMPLEMENTATION

7.1 REDEVELOPMENT AGREEMENT; BOROUGH CONSENT AND APPROVAL

In order to ensure that the vision of the Berlin Road Redevelopment Plan will be successfully implemented in an effective and timely way, and in order to promptly achieve the goals of the plan, Mayor and Council, acting as the Redevelopment Entity, will designate the

redeveloper(s) for any redevelopment project in the area governed by this redevelopment plan.

Potential redevelopers should approach Borough Council, in its capacity as the Redevelopment Entity, to initiate a dialogue about the potential to become a designated redeveloper. Designated redevelopers will enter into a redevelopment agreement with the Borough. Designated redevelopers will work with the Borough to develop any proposed project area consistent with the redevelopment plan. The establishment of a redevelopment agreement can streamline the redevelopment and approval process, delineate timelines, expectations, roles and responsibilities and may open opportunities to support project feasibility.

Any development or construction within the project area shall be undertaken in accordance with the contractual redevelopment agreement between the Borough and the municipally designated redeveloper. Execution of a redevelopment agreement and Borough Council approval of an architectural rendering and a concept plan shall be prerequisites to the filing of any land use application with the Joint Land Use Board.

7.2 REDEVELOPMENT ENTITY

Pursuant to N.J.S.A. 40A:12A-4.c, the Borough's Governing Body shall act as the Redevelopment Entity responsible for the implementation of this redevelopment plan. The Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-15 and 40A:12A-22 and all other applicable Federal and State statutes and regulations in order to effectuate all of its duties and responsibilities in the execution and implementation of this redevelopment plan.

7.3 OBLIGATIONS OF REDEVELOPER

Any redeveloper(s) seeking to utilize the zoning established by this redevelopment plan will be required to:

1. Make a formal proposal for development to the Borough Governing Body and obtain consent to and approval of such proposal, including architectural renderings and concept plan, as a condition of completeness of such application before the Borough Joint Land Use Board.
2. Enter into a redevelopment agreement with the Borough Governing Body that comports with the requirements of N.J.S.A. 40A:12A-9.
3. Submit development plans consistent with this redevelopment plan to the Borough Joint Land Use Board for approval.
4. No covenant, agreement, lease, conveyance or other instrument shall be affected or executed by the redeveloper(s) or their successors, lessees, or assigns, by which land in the Project Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status as determined in more detail in such redevelopment agreement.
5. Neither the redeveloper(s) or any successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status in the

sale, lease, or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Project Area.

6. Maintain the structures and facilities in accordance with all applicable Codes and Ordinances of the Borough of Stratford and the terms of this redevelopment plan.
7. In the event that the Property's tax lots are no longer in common ownership, whether through sale, subdivision, condominiumization, or other permitted creation of lots, all appropriate and necessary access easements and cross-easements shall be granted and executed by the parties to same. A copy of any such access easement and cross-easement shall be provided to the Borough prior to any recording by the Redeveloper in the manner required in the redevelopment agreement.
8. With regard to Redevelopment Area infrastructure, the Redeveloper shall, consistent with N.J.S.A. 40:55D-42, this redevelopment plan and as further set forth in the Redevelopment Agreement between the parties, contribute its pro-rata share of the costs of reasonable and necessary off-tract municipal roadway improvements, and capacity enhancements or upgrades required in connection with water, sewer, and drainage facilities, and easements therefore, located off-tract, but necessitated or required by construction or improvements within such subdivision or development. The Redeveloper shall also be responsible for providing, at Redeveloper's sole cost and expense, all sidewalks, curbs, streetscape improvements, street lighting and on- and off-site traffic controls and road improvements for any Redevelopment Area project or required as a result of any Redevelopment Area project. Connection fees and engineering escrows will also be the responsibility of the Redeveloper.

7.4 APPLICATIONS FOR DEVELOPMENT

For any redeveloper(s) seeking to utilize the zoning established by this redevelopment plan, any site plan and/or subdivision plan application for property within the Redevelopment Area shall be in accordance with the requirements of this redevelopment plan and all applicable Ordinances and procedural requirements of the municipal code of the Borough of Stratford.

The application for development and all applicable checklists will be those as promulgated and adopted by the Borough of Stratford. The Joint Land Use Board's review of any application for development, submission, waivers, design waivers, deviations for the terms of this Plan and variances will be governed by the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and this redevelopment plan. Consent to and approval by the Borough Governing Body of any development proposal which shall form the basis of a redevelopment agreement shall be a mandatory checklist item for any application for development as the term is defined in N.J.S.A. 40:55D-3 and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of approval of the development proposal by the Borough Governing Body has been submitted as part of the application.

7.5 DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN

The Joint Land Use Board may review and retain jurisdiction over applications requiring relief for deviations from this redevelopment plan or other Borough development ordinances, except as set forth below. Accordingly, an amendment to this redevelopment plan shall not be necessary if the selected redeveloper(s) desire to deviate from the bulk provisions set forth

in this redevelopment plan, the pertinent sections of the Borough's Zoning and Land Development Ordinances, or the design standards set forth in this redevelopment plan, or other Borough development ordinances so long as the redeveloper(s) obtain an appropriate variance or design waiver from the Joint Land Use Board.

All requests for such relief from the bulk or design standards shall be made as part of an application for development. In evaluating whether to grant deviations from the bulk standards of this Plan or as otherwise required by Borough Ordinance, decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards. Where federal or state statutes or regulations require a deviation from the terms of this Plan, same does not require a variance or design waiver, and the terms of this Plan shall necessarily give way to any superior regulation.

No deviations shall be granted that result in any of the following effects or conditions:

1. To allow a use not specifically permitted within the Redevelopment Area;
2. To exceed the maximum building coverage permitted;
3. To exceed the maximum building or structure height as measured in feet and/or stories;
4. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper(s) to the Borough acting as the Redevelopment Entity; and
5. Any deviation sought which would necessitate the granting of a variance under N.J.S.A. 40:55D-70(d)(1) through (d)(6), as the same shall require an amendment of this redevelopment plan.

The Joint Land Use Board may also grant relief from the requirements of N.J.S.A. 40:55D-35 as envisioned by N.J.S.A. 40:55D-36, due to the private nature of the internal roadway network within the redevelopment area.

8. ADMINISTRATIVE ACTIONS

8.1 PROPERTY ACQUISITION

The Berlin Road Redevelopment Area, consisting of Block 53, Lot(s) 1, 2, 3, 4, 5 & 6, was designated as a non-condemnation redevelopment area and therefore the Borough is not authorized to acquire these lots by condemnation in furtherance of the redevelopment plan. This redevelopment plan encourages the owners of private properties situated within the redevelopment area to apply for designation as a redeveloper in order to carry out redevelopment in accordance with this plan. With the consent of the property owner, a contract purchaser may apply for redevelopment designation.

8.2 RELOCATION OF DISPLACED RESIDENTS

As this redevelopment plan does not anticipate any property will be acquired by any government entity or utilizing government funds, by eminent domain or otherwise, there will be no displacement of either residents or businesses requiring a Workable Relocation Assistance Plan.

8.3 AFFORDABLE HOUSING

There are no affordable housing units that are to be removed as a result of the implementation of this redevelopment plan and no such units need to be replaced.

The development of residential market-rate units as part of a proposed redevelopment project shall meet the affordable housing requirements as an inclusionary development with an onsite setaside as determined by the Borough but shall include no less than 8 units. All affordable units shall be consistent with the New Jersey Uniform Housing Affordability Controls.

In inclusionary developments, the following schedule shall be followed:

Maximum Percentage of Market Rate Units Completed	Minimum Percentage of Low-Moderate Income Units Completed
25%	0%
25% + 1 unit	10%
50%	50%
75%	75%
90%	100%

All affordable units provided shall otherwise comply with all affordable housing requirements set forth in the Borough of Stratford's Settlement Agreement and Housing Element and Fair Share Plan.

8.4 AMENDMENTS TO PLAN

The Borough may amend, revise, or modify this redevelopment plan from time to time in accordance with the provisions of the LRHL, as may be amended.

8.5 ZONING PLAN AMENDMENT

The Zoning Map of the Borough of Stratford shall be amended to include the Redevelopment Area Overlay discussed and outlined in this redevelopment plan.

Appendix A

Authorizing Resolutions

Resolution No. 2018-174, September 11, 2018

Resolution No. 2018-137, June 12, 2018

RESOLUTION 2018:174

RESOLUTION DESIGNATING BLOCK 53, LOTS 1, 2, 3, 4, 5 AND 6 IN THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AS A NON-CONDEMNATION REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "LRHL"), specifically N.J.S.A. 40A:12A-6, authorizes the governing body of any municipality, by Resolution, to have its Joint Land Use Board conduct a preliminary investigation to determine whether any area of the municipality qualifies as an "Area in Need of Redevelopment" under the criteria set forth in the LRHL; and

WHEREAS, pursuant to Resolution 2018:137 adopted by the Mayor and Council of the Borough of Stratford (the "Borough Council"), the Joint Land Use Board of the Borough of Stratford (the "Joint Land Use Board") conducted an investigation to determine whether Block 53, Lot(s) 1, 2, 3, 4, 5, and 6 should be designated as a Non-Condemnation Redevelopment Area (the "Study Area") and considered the Preliminary Investigation Determination of Need Report prepared by Pamela J. Pellegrini, PE, PP, CME dated August, 2018 (the "Study Area Report") and adopted herein by reference; and

WHEREAS, the Joint Land Use Board conducted a public hearing on August 23, 2018 concerning designation of the Study Area as a Non-Condemnation Redevelopment Area, and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Joint Land Use Board; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was given to the property owners as mandated by the aforesaid statute and also notice was posted and published in accordance with the law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Joint Land Use Board prepared a map showing the boundaries of the Study Area begin proposed as a Non-Condemnation Redevelopment Area and the location of the various parcels of property included therein. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, all members of the Joint Land Use Board reviewed the Study Area Report submitted by Ms. Pellegrini, incorporated herein, and the Joint Land Use Board determined that, based upon the Study Area Report and the testimony of Pamela J. Pellegrini, PE, PP, CME dated August, 2018, the following criteria within the Study Area exist and that the Study Area qualifies as a Non-Condemnation Redevelopment Area pursuant to criteria "a," "b," "c," "d," "e," and/or "h" as set forth in N.J.S.A. 40A:12A-5 or otherwise satisfies N.J.S.A. 40A:12A-3; and

WHEREAS, the Joint Land Use Board adopted Resolution 09-2018 as its official report and recommendation to Mayor and Council that the above-referenced Study Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-5 and should be declared a Non-Condemnation Redevelopment Area; and

WHEREAS, the Borough Council has reviewed the Study Area Report submitted by Ms. Pellegrini and determines that it is in the best interest of the Borough of Stratford to declare

Block 53, Lot(s) 1, 2, 3, 4, 5, and 6 as a Non-Condensation Redevelopment Area pursuant to the Study Area Report and recommendation of the Joint Land Use Board.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, that:

1. Pursuant to Resolution 2018:137 adopted by the Mayor and Borough Council, the Joint Land Use Board conducted an investigation to determine whether Block 53, Lot(s) 1, 2, 3, 4, 5, and 6 should be designated as a Non-Condensation Redevelopment Area and considered the Preliminary Investigation Determination of Need Report prepared by Pamela J. Pellegrini, PE, PP, CME dated August, 2018 adopted herein by reference.

2. The Study Area Report commissioned by the Joint Land Use Board has been submitted to the Mayor and Borough Council for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.

3. The Mayor and Borough Council hereby accept and approve the findings and recommendations of the Joint Land Use Board set forth in Resolution 09-2018 that the Study Area, Block 53, Lot(s) 1, 2, 3, 4, 5, and 6, satisfies criteria "a," "b," "c," "d," "e," and/or "h" as set forth in N.J.S.A. 40A:12A-5 or otherwise satisfies N.J.S.A. 40A:12A-3, as set forth in the Study Area Report and testimony of Pamela J. Pellegrini, PE, PP, CME, specifically that the following conditions exist:

Block 53, Lot 2 contains a 2-story residential structure constructed in 1918 that appears to have multiple apartments which are currently vacant and on average are in fair condition. The residential structure is on the same lot as several pieced together commercial structures dating back to 1928, related to a previous plumbing business among other remnant businesses, which are also vacant and no longer operating. The structures overall are in disrepair and would be untenable without improvements. Tax records indicate portions are gutted and several areas sustained fire damage in 1993. As such, the generality of buildings would meet criteria 'a' and the vacant commercial structures would meet criteria 'b'.

The surrounding remnant parking areas and related improvements are also deteriorating, improperly surfaced, un-delineated, in a state of obsolescence and not provided in a manner based on current site planning practices necessary as required to serve various uses onsite in accordance with Borough standards. As such, this property would additionally qualify under criteria 'd' as well as 'e' with an improvement value of less than 50%, an indication of underutilization.

Block 53, Lot(s) 3 & 6 are privately owned, vacant wooded parcels and **Lot 4** is a publicly owned, vacant wooded parcel. All three parcels have been vacant and unimproved for over 10 years

despite commercial zoning and available infrastructure. Per NJDEP wetlands mapping, these lots are significantly encumbered by potential wetlands and wetland buffer areas. **Lot(s) 4 & 6** are also irregularly shaped. These parcels are unlikely to be developed unless included in a larger comprehensive redevelopment plan incorporating adjacent uplands. Developing the parcels on their own is not financially feasible. As such, these parcels qualify under criteria 'c'.

In addition to the above, Section 3 of the Local Redevelopment and Housing Law allows the inclusion of properties necessary for the effective redevelopment of the area by stating, "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part".

As such, the remaining parcels, **Block 53, Lot 1**, a visible corner lot within the study area which contains a one-story, single-family residential structure recently converted to a daycare facility with newly constructed associated site improvements, having per tax records an improvement ratio below 50% and **Block 53, Lot 5**, an interior lot which contains a non-conforming single-family residential use, has been determined necessary to be included because the generality of conditions in the area satisfy the criteria and inclusion is necessary for effective development.

Lastly, criterion 'h' is implicated where the designation of the delineated area is consistent with Smart Growth Planning Principles adopted pursuant to law or regulation."

The New Jersey Department of State defines Smart Growth as one of the following:

- Metropolitan Planning Area (PA1).
- Suburban Planning Area (PA2).
- A designated center.
- An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the SPC.
- A smart growth area designated by the New Jersey Meadowlands Commission.
- A Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

The 'h' criterion of Smart Growth consistency applies to all the parcels in the Study Area, which are either located within State Planning Area 1. The New Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within these areas. As such, redevelopment of these properties is consistent with the Smart Growth objectives of the New Jersey State Development and Redevelopment Plan and would be useful and valuable in contributing to the social and economic benefit of Borough of Stratford.

4. The Borough Council hereby accepts the report and recommendation of the Joint Land Use Board and hereby designates the Study Area, Block 53, Lot(s) 1, 2, 3, 4, 5, and 6, as a Non-Condensation Redevelopment Area in accordance with N.J.S.A. 40A:12A-5.

5. The Borough Clerk, or his designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person, if any, who filed a written objection to the Joint Land Use Board's recommendation, with service to be in a manner provided by N.J.S.A. 40A:12A-1 et seq., as amended.

6. This Resolution shall take effect immediately.

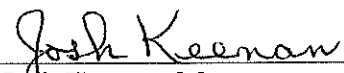
I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.

ATTEST:

BOROUGH OF STRATFORD



Ben Angeli, Municipal Clerk



Josh Keenan, Mayor

RESOLUTION 2018:137

AUTHORIZING AND DIRECTING THE STRATFORD JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER THE PROPERTIES DESIGNATED AS BLOCK 53, LOTS 1, 2, 3, 4, 5 AND 6 WITHIN THE BOROUGH OF STRATFORD QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment and sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain (“Condensation Redevelopment Area”); and

WHEREAS, the Governing Body has determined that an investigation and inquiry should be made to see if the proposed Redevelopment Area, specifically the properties designated as Block 53, Lots 1, 2, 3, 4, 5 and 6, is in need of non-condemnation redevelopment pursuant to the LRHL; and

WHEREAS, the Governing Body wishes to direct the Stratford Joint Land Use Board to undertake a preliminary investigation to determine whether the properties identified herein, and as set forth in Schedule "A" attached hereto and incorporated herein by reference, qualify as an area in need of non-condemnation redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Governing Body of the Borough of Stratford considers it to be in the best interest of the residents of the Borough to direct the Stratford Joint Land Use Board to conduct such an investigation regarding said areas/properties.

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

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof; and
2. The Borough of Stratford Joint Land Use Board is hereby authorized and directed to undertake a preliminary investigation, conduct a public hearing and comply with all other requirements of the LRHL

in order to recommend to the Mayor and Borough Council whether the properties identified in Schedule "A" are an Area in Need of Non-Condensation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

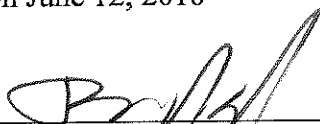
3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area, other than the use of eminent domain; and

4. The staff of the Stratford Joint Land Use Board and its consultants are hereby directed to assist the Stratford Joint Land Use Board in conducting the area in need of redevelopment investigation and public hearing thereon; and

5. The Stratford Joint Land Use Board shall provide a written report to the Mayor and Borough Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Borough Council whether said properties are a "Non-Condensation Area in Need of Redevelopment" under the meaning and intendment of the LRHL; and

6. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Stratford Joint Land Use Board for immediate action consistent herewith.

I, Ben Angeli, 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 at a meeting held on June 12, 2018



Ben Angeli, Borough Clerk



Josh Keenan, Mayor

SCHEDULE A

BLOCK 53 LOTS 1,2,3,4,5,6

RESOLUTION 2019:269

BUDGET TRANSFERS

DECEMBER 17, 2019

FROM:

Court S & W	2,000.00
Public Defender S & W	10.00
Health Benefit Waiver OE	1,656.96
Uniform Fire Safety OE	131.50
Group Insurance OE	8,401.54

TO:

Court OE	2,000.00
Property OE	7,500.00
A & E OE	2,700.00

BY: _____

JOSH KEENAN, MAYOR

ATTEST: _____

MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 17, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:270

CANCEL DEBIT BALANCES (\$57.58)

WHEREAS, it is not financially feasible for the Borough of Stratford to collect debit balances less than \$10.00;

NOW, THEREFORE, BE IT RESOLVED by the Stratford Borough Council that debit amounts less than \$10.00 on the attached list will be cancelled to the Current Fund:

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 17, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
12	5	KEEN	7 WRIGHT AVE	4.25
16	1	PELLE	606 N WHITE HORSE PIKE	0.01
19	3	STANTON MELTZER PROPERTIES	301 COLUMBIA AVE	0.52
25	4	HAMPSHIRE	314 CORNELL AVE	1.86
33	16	WIGHT	10 PRINCETON AVE	4.55
36	14	DEOLIVERIA	215 S ATLANTIC AVE E	0.15
40	3	MAS II ENTERPRISES LLC	121 E LAUREL ROAD	0.07
40	4	GOLDIS	119 E LAUREL ROAD	0.11
53	3	STATWIN LLC	124 BERLIN ROAD	8.08
53	6	STATWIN LLC	HUNT AVE	0.93
56	5	DUCA	145 SUBURBAN TERR	0.10
57	35	NALLA	122 SUBURBAN TERR	0.27
61	3	MADRID	40 ARLINGTON AVE	0.01
62	4	ROWAN UNIVERSITY	6 S WHITE HORSE PIKE	0.81
78	14	WALSH	7 WARWICK ROAD	3.51
79	17	GRANESE	5 DREXEL AVE	0.13
80	12	WALNUT INVESTMENTS LLC	31 DREXEL AVE	7.42
83	2	BERGBAUER	8 DUKE AVE	0.01
85	8	BUTTERWORTH	32 TEMPLE AVE	0.78
87.01	2	WHITE	100 SARATOGA ROAD	6.71
87.02	13	BENSON	31 SARATOGA ROAD	0.02
87.03	21	RESENL	10 LIBERTY DRIVE	6.53
87.04	7	NARDI	2 ACADEMY DRIVE	4.32
88	12	GUTSHALL	124 HILLSIDE ROAD	1.53
92	22	MACPHERSON & BOOTH	108 MEADOW LARK ROAD	0.03
97	4	NETTEY	21 MEADOW LARK ROAD	2.46
99	4	LICKFIELD	42 BUTTONWOOD DRIVE	0.42
103	17	PANDZA	14 ROLLING ROAD	0.20
111	16	SMITH	247 WINDING WAY ROAD	0.15
114	1.02 C0037	ZEOLI	1D BEVERLY LANE	0.17
114	1.02 C0077	MARLYS	3D STERLING TERRACE	1.40
114	10	WILLIAMS	3 SUNNYBROOK COURT	0.05
115	18	PEREZ	28 HOMESTEAD ROAD	0.02

57.58

RESOLUTION 2019:271

CANCEL CREDIT BALANCES (\$113.56)

WHEREAS, it is not financially feasible for the Borough of Stratford to return overpayments to those taxpayers that have credit balances less than \$10.00;

NOW, THEREFORE, BE IT RESOLVED by the Stratford Borough Council that credit amounts less than \$10.00 on the attached list will be cancelled to the Current Fund:

BY:

JOSH KEENAN, MAYOR

ATTEST:

MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 17, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
3	10	HOERST	37 COOPER AVE	5.36
3	13	SCHLOMER	28 COLBY AVE	4.25
7	9	CAPONE	121 WEBSTER AVE	4.92
14	4	IADANZA	218 COLUMBIA AVE	3.08
14	11	COOK	106 WRIGHT AVE	0.01
18	15	SCHANNE	125 CORNELL AVE	4.50
31	5	MORGANDALE	14 YALE AVE	0.15
31	13	FREDERICK	7 HARVARD AVE	0.04
34	6	SCHMIDT	9 JEFFERSON AVE	2.55
34	8	MORASSO	3 JEFFERSON AVE	1.65
40	2	KUSHNER	123 E LAUREL ROAD	0.35
41	6	C3 INVESTMENTS LLC	211 E LAUREL ROAD	3.64
47	10	MOUSLEY	302 YALE AVE	0.01
48	11	TOFF	310 HARVARD AVE	0.03
48	14	SCHEURENBRAND	318 HARVARD AVE	0.22
48	15	WILLIAMS	320 HARVARD AVE	2.89
52	18	IMPERIAL	51 ARLINGTON AVE	2.44
57	34	NALLA	120 SUBURBAN TERR	3.71
61	7	KOMESARUK	20 ARLINGTON AVE	1.46
69	4	BRODT	16 W LAUREL ROAD	0.11
69	10	ATLANTIC CITY ELECTRIC	306 S ATLANTIC AVE WEST	0.07
69	11.01	LAUREL MANOR REALTY LLC	18 W LAUREL ROAD	2.41
69	11.02	LAUREL MANOR REALTY LLC	18 W LAUREL ROAD	0.08
71	3.01	WILLIAMS	37 WARWICK ROAD	3.07
71	7	MAYER	12 PENNSYLVANIA AVE	0.09
73	27	SCRIBONI	31 PENNSYLVANIA AVE	4.71
80	4	HERBERT	48 WARWICK ROAD	0.33
81	2	MTGLQ INVESTORS LP	22 DREXEL AVE	3.30
82	5	HARVEY	10 DREXEL AVE	0.57
82	7	SIPPLE	6 DREXEL AVE	4.83
84	10	BALAKAS	13 BRYN MAWR AVE	1.14
86	64	WILLIAMS	2 WARWICK ROAD	3.85
87.01	22	ALEXANDER	60 SARATOGA ROAD	9.49
87.03	23	ALBANESE	91 SARATOGA ROAD	0.63
87.05	1	SMITH	99 SARATOGA ROAD	4.08
87.05	4	YOON	7 ACADEMY DRIVE	5.92
89	8	STREAHLE	108 LONGWOOD DRIVE	0.04
92	26	HUESKEN	116 MEADOW LARK ROAD	4.09
94	5	HOVERSON	113 EVERGREEN ROAD	5.08
94	21	BARIKIAN PROPERTIES LLC	56 WINDING WAY	6.35
95	27	CALHOUN	52 TEMPLE AVE	6.56
114	1.02 C0111	MALO	9B SUNNYBROOK ROAD	0.14
114	12	CARNEY	7 SUNNYBROOK COURT	5.36

113.56