

STRATFORD BOROUGH COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JULY 11, 2017
7:00 P.M.

CALL TO ORDER:

Mayor Keenan called the meeting to order at 7:00 PM

STATEMENT OF ADVERTISEMENT:

Mayor Keenan stated that notice of this meeting has been provided to the Courier Post and the Central Record and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

PLEDGE OF ALLEGIANCE:

Mayor Keenan led the Pledge of Allegiance and followed that with a prayer.

ROLL CALL:

MAYOR JOSH KEENAN
PATRICK GREEN, COUNCILMAN
DAVID GRAY, COUNCILMAN
FRANK HARTMAN, COUNCILMAN
JOHN DUDLEY, COUNCILMAN
LINDA HALL, COUNCILWOMAN
TINA LOMANNO, COUNCILWOMAN
STUART PLATT, SOLICITOR
RONALD MORELLO, POLICE CHIEF
BEN ANGELI, BOROUGH CLERK

Mayor Keenan made a statement that anyone wishing to ask a question or make a statement should step up to the podium.

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Councilman Dudley motioned to go to open public portion for Agenda items only. Councilwoman Lomanno seconded the motion with all members present voting in favor.

Agnes Moore, Lareuba Ave asked about Laurel Mills and stated that she was disappointed that people did not show up for the meeting. She asked about income range for low income and a buffer. Mr. Platt stated that people should hold their question about Laurel Mills until the hearing on the amendment later in the meeting. Tom Koehler asked about a fence in back of the development.

Councilman Hartman motioned to close the public portion for Agenda items only. Councilman Dudley seconded the motion with all members present voting in favor.

MINUTES:

June 8, 2017 Agenda Meeting

Motion: Councilman Green Second: Councilwoman Hall RCV: 6-0

June 13, 2017 regular Council Meeting

Motion: Councilman Green Second: Councilwoman Hall RCV: 6-0

REPORTS:

FINANCE & REVENUE:

Councilman Green reported the June beginning balance was \$1,341,643.10. Total receipts were \$395,763.08. Total disbursements were \$1,196,649.83 leaving a balance of \$540,756.35. The Borough is currently holding a Bond Account Balance of \$1,582,199.46

ORDINANCE & PROPERTY:

Councilman Gray stated that there were 77 properties inspected, 35 warnings issued and 5 code summons issued. There would be 7 resolutions and 2 Ordinances. Mr. Gray mentioned that the hockey courts would be getting worked on and that both courts would be down. They would also be doing some work on the lights at the hockey courts.

EMERGENCY SERVICES:

Councilman Hartman read the fire department report for June. They responded to 28 alarms, and held 2 drills. Total man hours were 339.

He also read the Ambulance report for June. There were 25 alarms and 1 drill and the total volunteer calls for the year so far is 113.

PUBLIC WORKS & LIGHTING:

Councilman John Dudley reported five emergency callouts. Other work included repairing picnic benches, setting up for the election, picking up doors at Home Depot, fixed plumbing in Borough Hall, cleaned storm drains, installed mirrors at the library, picked up trash and metal. Did normal grass cutting. He mentioned that the budgeted tree work would be getting done in the next few weeks and that Atlantic City Electric would be doing some tree trimming work soon.

PUBLIC EVENTS:

Councilwoman Linda Hall thanked everyone for their help with the 4th of July parade and stated that she received many positive comments. The Miss Stratford pageant would be next and it will be held at Sterling High School. Mr. Angeli clarified a misunderstanding from the agenda meeting. He stated that the person that runs the Public Events Committee runs the parade and that person decides who helps with the event..

POLICE:

Councilwoman Tina Lomanno reported that there were 27 adult arrests, 1 juvenile arrest, 8 simple assault complaints, 6 criminal mischief complaints, 11 harassment complaints, 109 other investigations and complaints, 2 burglaries, 16 thefts in the amount of \$18,621.00, \$18,000 in stolen property recovered, 1 motor vehicle theft, 13 DWI arrests, 453 Traffic summonses issued, 33 motor vehicle accidents and 31 alarm activations. There were 79 Total crime reports taken and 624 total calls for Police service.

Mr. Platt mentioned what a good job the police did with traffic control in the extreme heat.

OLD BUSINESS:

ORDINANCE 2017 – 10: AMENDING THE SALARY ORDINANCE

Motion to open the public hearing: Councilman Gray Second: Councilman Hartman Vote: 6-0:
There were no comments from the public.

Motion to close to the public: Councilman Green Second: Councilman Gray Vote: 6-0

Motion to adopt: Councilman Hartman Second: Councilman Gray RCV: 6-0

ORDINANCE 2017 - 10

AMENDING ORDINANCE 2017:09 ESTABLISHING SALARIES

WHEREAS, It has become necessary to amend certain salaries set forth in ordinance 2017:09

NOW, THEREFORE, BE IT ORDAINED by Mayor and Council of the Borough of Stratford, County of Camden, and State of New Jersey that Ordinance 2017:09 is amended as follows:

Section 1: Delete:

Borough Clerk, Comptroller, Registrar Election Clerk, Office Manager	\$108,885.83
Deputy Borough Clerk	\$60,000 – \$70,000
Deputy Registrar	\$3,326.43

Section 2: Add

Borough Clerk	\$70,000 – \$90,000
Deputy Borough Clerk	\$30,000 – \$55,000
Registrar	\$4,500 – \$6,000
Deputy Registrar	\$3,000 – \$4,000

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by any Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 4. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

THE BOROUGH OF STRATFORD

BY: _____ JOSH KEENAN, MAYOR

ATTEST:



BEN ANGELI, BOROUGH CLERK

ORDINANCE 2017 – 11: ADOPTING AN AMENDMENT TO THE LAUREL MILLS REDEVELOPMENT PLAN FOR BLOCK 116, LOTS 14 AND 14.04.

Motion to open public hearing: Councilman Hartman Second: Councilman Dudley Vote: 6-0

Agnes Moore, Laureba Ave, Spoke about buffer between residential and commercial and the cost of each townhouse. Pam Pellegrini said buffer would be 20 feet and Mr. Maley said that the owner would decide prices for the units. He stated that we were approving a plan. Ms. Moore asked how many units would be two bedroom and pam replied with the breakdown for each townhouse. Mr. Maley said that there would be no more than 80 living units and Ms. Pellegrini said that there would be 9 buildings and that all units were for sale. Ms. Moore expressed concern about the heights of the buildings. Mr Hartman talked about building heights and Mr. Platt stated that the heights were conventional. Ms. Moore asked about the parking and about the HAS. Pam and Mr. Maley gave the reasons for the HAS. Ms. Moore asked about fences between buildings, trash, basements and when would the studies be done. Pam spoke about the trash and the basements. Mr. Maley explained that studies would be done if they are necessary. Ms. Pellegrini said a traffic study would be done at the time of the site plan. Mr. Platt stated that normal site plan requirements would be in effect to protect the Borough residents and the townhouse residents. Ms. Moore asked about the planning board and that procedure. Ms. Pellegrini explained the process concerning the planning board. Mr. Platt stated that this redevelopment process has been perfectly legal and in compliance with the redevelopment statutes.

Motion to close public hearing: Councilman Dudley Second: Councilman Green Vote: 6-0
Motion to adopt: Councilman Hartman Second: Councilwoman Lomanno RCV: 6-0

ORDINANCE 2017-11

**ORDINANCE ADOPTING AN AMENDMENT TO THE
LAUREL MILLS REDEVELOPMENT PLAN
FOR BLOCK 116, LOTS 14 AND 14.04**

WHEREAS, the Borough of Stratford (the "Borough"), in the County of Camden, State of New Jersey, has designated an area within the Borough, known as Block 116, Lots 14 and

14.04 (the "Laurel Mills Site") as being in need of rehabilitation pursuant to N.J.S.A. 40A:14-1 et seq.; and

WHEREAS, a redevelopment plan for the Laurel Mills site was adopted by way of Ordinance 2011:05 on August 9, 2011 and was amended by Ordinance 2014:02, adopted on February 11, 2014 ("Laurel Mills Redevelopment/Rehabilitation Plan"); and

WHEREAS, the Laurel Mills Redevelopment/Rehabilitation Plan provides a broad overview for the Joint Land Use, development, redevelopment and rehabilitation of the Laurel Mills Site; and

WHEREAS, the Borough Council has determined that amendment to the Laurel Mills Redevelopment/Rehabilitation Plan is necessary to effectuate the redevelopment of the Laurel Mills Site and to satisfy the Borough of Stratford's affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of rehabilitation"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Joint Land Use Board has reviewed the Amended Laurel Mills Rehabilitation Area Redevelopment Plan and made their determinations and recommendations; and

WHEREAS, the Borough Council has reviewed the recommendation of the Joint Land Use Board and has determined that it is in the best interest of the Borough to adopt the following amendment to the Laurel Mills Redevelopment/Rehabilitation Plan.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Stratford as follows:

Section 1. The Laurel Mills Redevelopment/Rehabilitation Plan is hereby amended as follows:

- I.** In Section II of the Laurel Mills Redevelopment/Rehabilitation Plan, the section under the heading entitled "Clarification of Terminology" shall be amended as follows:

Clarification of Terminology

The terms “redevelopment” and “revitalization” as used in this Plan refer to reinvestment in and reconfiguration of previously developed properties, and could include adaptive reuse of existing buildings, renovation and reconfiguration of existing buildings and site improvements, rehabilitation, or new construction. “Redevelopment” does not refer to an official “designation” or “determination” of “Redevelopment Need” in accordance with N.J.S.A. 40A:12A-1 et seq. unless specified. “Redevelopment Designation” or “Redevelopment Determination” and “Redevelopment Area” are the terms that are used in reference to a redevelopment determination in accordance with Local Housing and Redevelopment Law (LRHL or N.J.S.A. 40A:12A-1 et seq). The term “Laurel Mills Rehabilitation Area” shall mean Block 116, Lots 14 and 14.04.

- II.** The paragraph directly following Section III.C. of the Laurel Mills Redevelopment/Rehabilitation Plan, shall be revised as follows:

The map appended to this document shows the location of the Laurel Mills Rehabilitation Area. The adoption of the Laurel Mills Redevelopment/Rehabilitation Plan will amend the Borough’s zoning map to identify the Laurel Mills Rehabilitation Area. The land development requirements for the Laurel Mills Rehabilitation Area are outlined below

- III.** In Section III.C. of the Laurel Mills Redevelopment/Rehabilitation Plan, the section under the heading entitled “Overlay Zoning” shall be deleted in its entirety and replaced with the following:

Relationship to Municipal Land Use Regulations

The use, bulk and design standards set forth in this Laurel Mills Redevelopment/Rehabilitation Plan shall supersede the zoning provisions of the Zoning Ordinance of the Borough of Stratford and Land Development Ordinance of the Borough of Stratford. Where the regulations and standards of this Laurel Mills Redevelopment/Rehabilitation Plan are silent, the regulations and standards set forth in the Zoning Ordinance of the Borough of Stratford, the Land Development Ordinance of the Borough of Stratford, shall continue to apply.

- IV.** In Section III.C of the Laurel Mills Redevelopment/Rehabilitation Plan, the section under the heading entitled “Redevelopers and Applicants” shall be replaced in its entirety with the following:

Redevelopers and Applicants

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. The role of Borough Council acting as the Redevelopment Entity is described further in section D below. Designated redevelopers will work with the Borough to develop property consistent with the Redevelopment/Rehabilitation Plan. The establishment of a Redevelopment Agreement may streamline the redevelopment and approval process, delineate time lines, 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 a 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.

- V. In Section III.C of the Laurel Mills Redevelopment/Rehabilitation Plan, the section under the heading entitled “Uses and Site Design” shall be replaced in its entirety with the following:

Uses and Site Design

The permitted uses include professional offices, personal service uses, restaurants, community and neighborhood retail uses, and townhome residential. The implementation of a planned mixed-use development including both commercial and residential uses will best promote the goals of the Redevelopment/Rehabilitation Plan and will provide sufficient flexibility for a redeveloper to craft a high quality integrated development plan that will bring well-designed, high value commercial and residential development opportunities.

This Redevelopment Plan initially permitted moderate density market rate housing in addition to commercial development, as part of a mixed use plan, as a transition to the existing residential neighborhood to the west. It was later determined by Borough Council that housing was not a desired use on this particular site and was removed in the last amendment. The Borough has since determined that the site can support mixed use development and is an important element to their affordable housing plan.

For mixed use development, the Redevelopment Plan recommends townhome residential and neighborhood commercial uses. Proposed uses would be contextually sensitive to adjacent residential and commercial development as well as serve to revitalize a largely-vacant shopping plaza. Planned redevelopment of the site must incorporate buffers to adjacent residential and commercial uses. The design

standards for the Laurel Mills Rehabilitation Area are intended to ensure that developments are of a high quality and that careful attention is given to site layout, building massing and form, landscaping and connecting and integrating the development to the greater community. The design standards will ensure that economic development results in the preservation and enhancement of the Borough's character.

- VI. Section III.C.1 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be replaced in its entirety with the following:

1. Permitted Principal Uses

Only the following uses shall be permitted in the Laurel Mills Rehabilitation Area:

- A. Neighborhood Retail, including retail shops, grocery stores, pharmacies, private instructional facilities (such as martial arts, tutoring, dance, yoga, etc.) and banks. The minimum square footage for the commercial portion of the mixed use development is 12,000 square feet.
- B. Restaurants and cafes. Outdoor cafes areas are encouraged and permitted if sufficient space is allotted for said use. Drive-through fast food restaurants are not permitted.
- C. Professional and Business offices.
- D. Community Centers.
- E. For sale townhomes. (as part of a mixed use development)

- VII. Section III.C.2 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be replaced in its entirety with the following:

2. Overall Requirements

- A. All development proposals in the Laurel Mills Rehabilitation Area must include a minimum of 12,000 total square feet of neighborhood commercial, professional office, restaurant (drive-through not permitted) and/or businesses personal service uses.
- B. The site should be designed so that the uses and structures relate to one another, with consideration for context, scale, design, and character. The "mixed uses" should be functionally and visually integrated. This integration should include complementary design features, pedestrian connections and vehicular connections when possible and practical.
- C. In order to make efficient use of land, office uses may be incorporated on the second floor of a building, above retail or other commercial uses if sufficient parking can be accommodated.
- D. Landscaped Buffer areas on commercial property or on common areas owned by an HOA must be irrigated.

- E. All development must connect to the public water and sewer system.
- F. Sidewalks a minimum of 4 feet in width must be provided throughout the development and connect the residential and non-residential portions of the development.
- G. A minimum 15-foot buffer is required along Longwood Drive and a minimum 5' buffer is required along Warwick Road.
- H. All Buffer areas must be landscaped with a combination of evergreen and deciduous trees sufficient to create a year round buffer. Evergreens must be a minimum of 6 feet high at the time of planting.
- I. Street Trees must be installed at intervals no greater than 50 feet along existing and new streets. At least 2 varieties must be incorporated and the trees must be a minimum of 3" caliper at the time of planting.
- J. The existing site has a stormwater collection system that discharges offsite. Existing drainage patterns shall be maintained to ensure off site flows are not exceeded and do not adversely impact adjacent properties.
- K. The development shall accommodate the existing cross access easements to the benefit of Lot 14.03 and incorporate any necessary revision thereto as part of its development plan.
- L. A traffic study will be required and shall be submitted at the time of a proposed projects site plan application.
- M. The commercial component of a proposed mixed use project shall be constructed and operational prior to construction of the residential portion.

VIII. Section III.C.3.A.5 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended as follows:

5. Accessory Structures for ~~storage and for~~ trash/recycling enclosures designed to match the finishes of the principal building and may not exceed 400 ~~900~~ square feet.

IX. Section III.C.3.B of the Laurel Mills Redevelopment/Rehabilitation Plan shall be replaced in its entirety with the following:

B. Bulk and Area Regulations

1. The standards apply to the overall proposed commercial tract.
2. Minimum tract area is 1.5 acres for mixed use commercial.
3. The intent is to provide a set of standards for commercial development that is part of a mixed use plan.
4. The mixed use commercial must front on Warwick Road.

Standard	Required for planned mixed use commercial sites
Minimum Tract Area	1.5 acres
Lot Frontage Minimum	300 feet
Lot depth minimum	200 feet
Side yards, each side	
From non-residential	30 feet
From residential	50 feet
Front yard minimum	50 feet
Rear yard minimum	50 feet
Maximum building cover	30%
Maximum impervious cover	85%
Maximum Height	35 feet
Buffer to single family residential use	20 feet
Minimum parking setback from Warwick Road ROW	5 feet

X. Section III.C.3.C.1 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended as follows:

1. The architectural style of buildings shall be designed to avoid the massive scale and uniform impersonal appearances of a strip center or ~~"big box" center~~ through the use of façade ornamentation, building off sets, window treatments, variation in rooflines, entry treatments and upgraded building materials.

XI. Section III.C.3.C.1.i of the Laurel Mills Redevelopment/Rehabilitation Plan shall be deleted in its entirety.

XII. Section III.C.3.C.3.c of the Laurel Mills Redevelopment/Rehabilitation Plan shall be deleted in its entirety.

XIII. Section III.C.3.D.3 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be deleted in its entirety.

XIV. Section III.C.3.E of the Laurel Mills Redevelopment/Rehabilitation Plan shall be renumbered to be Section C.4 and shall be amended to add the following:

7. Fences on residential lots, other than the perimeter fence required in Section III.C.5.C.6 of the Laurel Mills Redevelopment/Rehabilitation Plan.

XV. A new Section III.C.3.E shall be added to the Laurel Mills Redevelopment/Rehabilitation Plan as follows:

E. *STREET LIGHTING*

All street 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 of the fixtures shall match the style and color of the perimeter fencing required in Section III.C.5.C.6 of the Laurel Mills Redevelopment/Rehabilitation Plan.

XVI. A new Section III.C.5 shall be added to the Laurel Mills Redevelopment/Rehabilitation Plan as follows:

5. Residential Requirements

A. In addition to the principal permitted uses, the following Accessory uses and Structures are permitted:

1. Parking in accordance with RSIS and off-street parking lots in accordance with the requirements in Section 17.68.020
2. Signs as regulated in accordance with Section 17.60 and the requirements below.
3. Stormwater management structures and facilities.
4. Open space areas to be owned and maintained by an HOA.

B. Bulk and Area Regulations

1. Bulk and area regulations are subject to the schedule in the table below.

Standard	Dimension
Maximum Density ¹	14 du/acre
Minimum Tract Size	5.7 acres
Minimum Lot Size	1,890 sq. ft.
Minimum Lot Frontage	21 feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet
Minimum Side Yard-Attached	0 feet
Minimum Side Yard (End Unit)	10 feet
Maximum Building Height ²	35/42 feet
Maximum Modules per Building	8
Maximum Building Coverage	30%
Maximum Impervious Coverage	65%
Minimum Distance between-Buildings (side to side)	20 feet
Minimum Distance between Buildings (rear to rear)	40 feet
Minimum setback between dwelling unit and municipal/county/state road right-of-way	30 feet
Common Open Space Requirement	5%

¹ Maximum 80 units total (64 market rate/16 affordable)
² Market rate modules: maximum 2-story and 35 feet
 Affordable modules: maximum 2-story and 35 feet adjacent to single family dwelling units, and maximum 3-story and 42 feet adjacent to commercial

uirements

1. The architectural style of buildings shall be designed in such a manner to 1) incorporate 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. At a minimum, at least two different building façade materials shall be incorporated in each building and a minimum of three building façade materials shall be used in the overall project. Any redeveloper shall obtain Borough Council approval of an architectural rendering prior to the filing of any land use application with the Joint Land Use Board.
2. Site requirements shall be subject to the requirements of RSIS and as set forth in 17.52 and 16.36 as applicable. It is anticipated that a deminus exception may be required for the proposed street right-of-way widths which are to be dedicated to the Borough.
3. No residential driveways shall back out onto Longwood Drive.
4. The internal residential streets shall align with the existing streets across Longwood Drive.
5. Trash is to be street pickup. All trash cans and recycling containers shall be stored in the attached garages. No dumpsters or trash enclosures will be permitted, except as otherwise specified herein. 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. Enclosures shall be located so as to allow convenient access and shall be screened from public view. At the discretion of the Redevelopment Entity, trash enclosures may be provided in the side yard of any unit without a garage. Locations for such trash enclosures must be approved by the Redevelopment Entity prior to the submission of any site plan application. Trash enclosures may be designed so that more than one (1) unit may access and utilize the trash enclosure, provided, however, that no such enclosure shall contain a dumpster.
 - i. Walls - The walls of each recycling and trash enclosure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main structures. The walls shall be a minimum of 4 feet in height on an individual lot or a minimum of 6 feet in height if placed in a common parking lot area.

- ii. Gates - Each recycling and trash enclosure, if provided in a common parking area lot, shall have decorative solid heavy gauge metal frame gates and shall be designed with cane bolts to secure the gates when in the open and closed positions.
 - iii. Concrete pad - Each trash enclosure shall be constructed to ensure that the trash and recycling containers are located on a concrete pad.
6. In addition to required buffer landscaping, open decorative fencing (min. 6' high) shall be provided around the perimeter of the proposed residential development adjacent to any single-family development or commercial spaces, and along Longwood Drive.
7. Privacy screens are permitted between patio areas. The screens may be hardscaping or vegetative and must be compatible with the character and design features of the development. If screens are provided, one style shall be chosen and the screens must be provided for all units at the time of construction. Details of the privacy screen, including the location thereof, shall be submitted with the architectural plans for approval by the Redevelopment Entity, prior to making application for site plan approval.
8. Off-street parking lots shall include interior and buffer landscaping, particularly adjacent to Townhome unit lots.

E. Sign Requirements

Signage requirements shall be subject to the requirements set forth in 17.60.040 (Signs in residential districts). Signage shall include identification signs for the development in addition to circulation-related signage, such as speed limits and streets (pursuant to 16.36.230).

F. *Street Lighting*

All street 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, and the style of the fixtures shall match the style and color of the perimeter fence required in Section C.5.C.6 of the Laurel Mills Redevelopment/Rehabilitation Plan.

G. *Affordable Housing*

All redevelopers of the Laurel Mills Rehabilitation Area shall be required to set aside 20% of all housing units as affordable units. Of the affordable housing units provided, 13% shall be affordable to very

low income households and no more than fifty percent (50%) shall be affordable to moderate income households.

In inclusionary developments, the following schedule shall be followed:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and 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 Land Development Ordinance.

XVII. Section III.D.3 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be deleted in its entirety and replaced with the following:

The Borough may select one or more redevelopers for the redevelopment and/or rehabilitation of the Laurel Mills Rehabilitation Area as it deems necessary. Once a redeveloper has been selected, the Borough shall enter into a Redevelopment Agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

Any development or construction within the Project Area shall be undertaken in accordance with the contractual Redevelopment Agreement between the Borough and a municipally designated redeveloper. Execution of a Redevelopment Agreement and Redevelopment Entity approval of an architectural rendering and a concept plan shall be prerequisites to the filing of a land use application with the Stratford Joint Land Use Board.

XVIII. Section III.D.6 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended as follows:

6. The designated redeveloper shall agree to comply with all design standards and development regulations established in this plan for the ~~Redevelopment/Rehabilitation Area~~. "C" variances may be reviewed and considered by the Joint Land Use Board, but a designated Redeveloper may not request a "D" variance, instead the Redeveloper may request a change to the redevelopment plan, which must be amended by ordinance. ~~A property owner may apply for a "D" (use) variance consistent with Municipal Land Use Law.~~

XIX. Section III.E.2 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be deleted in its entirety and replaced with the following:

2. Proposed Land Uses and Building Requirements

The proposed land uses and building requirements applicable to the Laurel Mills Rehabilitation Area are set forth in Section III.C of the Laurel Mills Redevelopment/Rehabilitation Plan, as amended.

XX. Section III.E.5 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended as follows:

5. Relationship to Other Plans.

The Redevelopment/Rehabilitation Plan has no significant effect on the Master Plans of contiguous municipalities, the Master Plan of the County of Camden or the State Development and Redevelopment Plan. This plan is in fact consistent with the goals of the State Plan in that the State Plan includes the entirety of Stratford Borough within the Metropolitan Planning Area (PA-1). PA-1 is a smart growth area. Within Planning Area 1, the State Plan's intention is to:

- Provide for much of the State's future redevelopment
- Promote growth in compact forms
- Stabilize older suburbs
- Protect the character of existing stable communities
- Redesign areas of sprawl
- Revitalize cities and towns

The Metropolitan Planning Area (PA-1) is viewed as a key area for accommodating market forces through redevelopment and demand for development in an efficient way.

This Redevelopment/Rehabilitation Plan is also consistent with the goals of the Camden County Master Plan. The Land Use Element of the County Master Plan seeks to promote redevelopment in urban and suburban communities with existing infrastructure and population centers, such as Stratford. It also seeks to support and promote the vitality and revitalization of the County overall. The County Master Plan also promotes infill development. All of these goals are supported by this Redevelopment Plan by allowing infill and redevelopment in a suburban community with existing infrastructure and a population center.

The Camden County Improvement Authority has supported and authored several planning studies, analyses, and plans in order to provide information and lay the groundwork for local and regional economic development efforts. The Laurel Mills Redevelopment/Redevelopment Plan aims to focus attention on the redevelopment potential of this site and to find balance between market demand, quality ad character of place, and return on investment for redevelopers.

Stratford is bordered by the following contiguous municipalities: Hi-Nella, Gloucester Township, Somerdale, Laurel Springs and Lindenwold. Of these municipalities, the two municipalities that are the nearest to the Laurel Mills Rehabilitation Area are Hi-Nella and Gloucester Township. Currently, the Laurel Mills Rehabilitation Area is zoned commercial and abuts a residential zone on two sides. As the permitted uses for the Laurel Mills Rehabilitation Area are similar to the uses in the area in which the property is located, it is not anticipated that the this Laurel Mills Redevelopment Plan will have any significant effect on the Master Plans of contiguous municipalities.

XXI. Section III.E.6 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended as follows:

6. Affordable Housing Inventory and Replacement.

As of the date of the adoption of the Resolution declaring the area to be in need of rehabilitation, there were no housing units in the area. As a result, the implementation of this plan will not require the removal of any housing units affordable to low and moderate income households. The implementation of the Laurel Mills Redevelopment/Rehabilitation Plan will not have any impact on existing housing units affordable to low and moderate income households, or any existing residential properties. The provision of replacement housing will not be needed, as no housing units are proposed to be removed.

XXII. Section III.E.8 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended to add the following:

In 2016, a Master Plan Reexamination Report was adopted by the Borough of Stratford. The Laurel Mills Redevelopment/Rehabilitation Plan, as amended, is consistent with the goals and objects set forth in the 2016 Reexamination Report. Some of the goals set forth in the Reexamination Report include:

- Maintaining a balance of land uses within the Borough.
- Ensuring capability of new growth with demands for housing, commercial and industrial uses.
- Provide land use opportunities that encourage the connection of living and working within the Borough.
- Providing for the Borough's fair share of affordable housing units.

These goals are substantially similar to the goals contained in the 2006 Master Plan. The Laurel Mills Redevelopment/Rehabilitation Plan furthers these goals and the goals of the 2006 Master Plan by providing the opportunity for a mixed use development which allows for the connection of residential and commercial uses within the site and also provides for the opportunity for the Borough to satisfy a portion of its affordable housing obligations. Therefore, the Laurel Mills Redevelopment/Rehabilitation Plan, as amended is substantially

consistent with both the 2006 Master Plan and the 2016 Reexamination Report.

Section 2. The Borough Council declares and determines that said plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and 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. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. The Laurel Mills Redevelopment Plan, as amended, shall supersede any other local development regulation and the Borough of Stratford Zoning Map is hereby amended to conform with the provisions of the Laurel Mills Redevelopment Plan.

Section 5. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

BOROUGH OF STRATFORD



Ben Angeli, Borough Clerk

Josh Keenan, Mayor

NEW BUSINESS:

RES. 2017 – 116: GOVERNING BODY CERTIFICATION OF ANNUAL MUNICIPAL
AUDIT FOR CALENDAR YEAR 2016

Motion: Councilman Green

Second: Councilman Dudley

RCV: 6-0

RESOLUTION 2017 - 116

**GOVERNING BODY CERTIFICATION OF ANNUAL MUNICIPAL AUDIT
FOR CALENDAR YEAR 2016**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2015 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a

RESOLUTION 2017 – 117

RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO DESIGN, PLAN, CREATE SPECIFICATIONS, AND TO ADVERTISE AND RECEIVE PUBLIC BIDS FOR ROLLING ROAD AND SLEEPY HOLLOW ROAD PROJECT

WHEREAS, the Borough Council has budgeted capital funding for improvements to Rolling Road and Sleepy Hollow Road for 2017; and

WHEREAS, the design, plans, specifications, and advertisement for bids are required for these capital improvements.

NOW THEREFORE BE IT RESOLVED that the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, does hereby authorize the Borough Engineer to begin the design, plans, specifications, and to advertise and receive for public bids for the Rolling Road and Sleepy Hollow Road Project.

I, Ben Angeli, Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on July 11, 2017.



Ben Angeli, Borough Clerk

RES. 2017 – 118: RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE CDBG PROJECT FORM FOR PROGRAM YEAR 39 (2017 – 2018)

Motion: Councilman Green

Second: Councilman Dudley

RCV: 6-0

RESOLUTION 2017:118

WHEREAS, the Borough of Stratford will be awarded Community Development Block Grant funding; and

WHEREAS, the Governing Body has chosen to submit an application for Program Year 39 (2017-2018); and

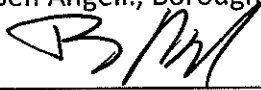
WHEREAS, the grant application for Year 39 (2017-2018) for the Borough of Stratford is \$23,200.00; and

WHEREAS, the Governing Body has agreed to designate the funding for the following activity:
COUNTY HOME IMPROVEMENT PROGRAM

To be utilized for additional funding for Stratford residents who may qualify for the County Home Improvement Program.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Stratford that the Mayor is hereby authorized to sign the Project Description Form for Program Year 39 (2017-2018).

I, Ben Angeli., Borough Clerk, hereby certify the above resolution was adopted on July 11, 2017.



Ben Angeli, Borough Clerk

RES. 2017 – 119: AUTHORIZING THE APPOINTMENT OF PUBLIC DEFENDER
Kristina M. Bryant

Motion: Councilwoman Hall

Second: Councilman Dudley

RCV: 6-0

RESOLUTION 2017-119

RESOLUTION AUTHORIZING THE APPOINTMENT OF A MUNICIPAL PUBLIC DEFENDER FOR THE BOROUGH OF STRATFORD

WHEREAS, the Borough of Stratford (“Borough”) appointed Peter J. Bonfiglio, III, Esquire, as its Municipal Court Public Defender for the year 2017; and

WHEREAS, Mr. Bonfiglio has submitted a letter of registration effective July 1, 2017;
and

WHEREAS, as a result of said resignation, the Borough needs to fill the vacancy in accordance with P.L. 1997, c.256; and

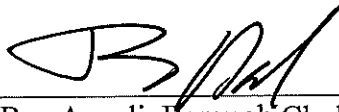
WHEREAS, the Chief of Police has recommended that Kristina M. Bryant, Esquire be appointed to replace Mr. Bonfiglio as Municipal Court Public Defender; and

WHEREAS, Ms. Bryant has the necessary experience and qualifications to perform the duties of Municipal Court Public Defender;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford as follows:

1. Kristina M. Bryant, Esquire is hereby appointed Public Defender for the remainder of 2017 effective immediately.
2. The appointment is made without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a), because it is for services performed by persons authorized by law to practice a recognized profession.
3. A copy of this Resolution shall be placed on file with the Clerk of the Borough of Stratford.
4. The Borough Clerk is hereby directed to publish a public notice of this award as required by law.

I, Ben Angeli, Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on July 11, 2017.



Ben Angeli, Borough Clerk

RES. 2017 – 120: AUTHORIZING AN ADDENDUM TO THE MUNICIPAL CLERK CONSULTANT AGREEMENT

Motion: Councilman Hartman

Second: Councilman Dudley

RCV: 6-0

RESOLUTION 2017-120

RESOLUTION AUTHORIZING AND APPROVING AN ADDENDUM TO MUNICIPAL CLERK CONSULTING AGREEMENT

WHEREAS, the Borough of Stratford ("Borough") authorized and approved a Municipal Clerk Consulting Agreement ("Agreement") on May 4, 2017; and

WHEREAS, said Agreement ends on August 8, 2017; and

WHEREAS, the Borough Clerk, Ben Angeli, has requested that said Agreement be extended until September 29, 2017; and


WHEREAS, the extension of said Agreement will be at no additional cost to the Borough;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Stratford that:

1. The recitations of the preamble hereto are incorporated herein as if set forth in full; and
2. An Addendum to the Municipal Clerk Consulting Agreement extending the expiration date is hereby authorized and approved subject to the review and approval of the Borough Solicitor.

BE IT FURTHER RESOLVED, that the Mayor of the Borough of Stratford, Josh Kennan, is hereby authorized to execute the aforesaid Addendum and all other documents in furtherance thereof on behalf of the Borough of Stratford.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted at a regular meeting of Council on July 11, 2017.



Ben Angeli, Borough Clerk

RES. 2017 – 121: A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, NJSА 10:4-12

The topics of discussion are related to Attorney/Client Privilege to discuss status related to redevelopment and personnel matters. These items are for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege and #8 matters relating to employment relationship. The approximate time of this session should be 45 minutes. Action may be taken after the session

Motion: Councilman Gray Second: Councilman Green RCV: 6-0

RESOLUTION 2017:121
A RESOLUTION PROVIDING FOR A MEETING
NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH
THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT,
NJSА 10:4-12

WHEREAS, the Governing Body of the Borough of Stratford is subject to certain requirements of the *Open Public Meetings Act*, NJSА 10:4-6 et seq., and

WHEREAS, the *Open Public Meetings Act*, NJSА 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Governing Body of the Borough of Stratford to discuss in a session not open to the public certain matters relating to the item or items authorized by NJSA 10:4-12b and designated below:

_____ (1) **Matters required by Law to be Confidential:** Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

_____ (2) **Matters Where the Release of Information Would Impair the Right to Receive Funds:** Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

_____ (3) **Matters Involving Individual Privacy:** Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

_____ (4) **Matters Relating to Collective Bargaining Agreements:** Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

_____ (5) **Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds:** Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

_____ (6) **Matters Relating to Public Safety and Property:** Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

 X (7) **Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:**
The topic of discussion is related to Attorney/Client Privilege. These items are for #7 of the Executive Session Resolution for matter relating to litigation, negotiations, and the Attorney-Client Privilege.

 X (8) **Matters Relating to the Employment Relationship:** Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or

current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

 (9) ***Matters Relating to the Potential Imposition of a Penalty:*** Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Stratford, assembled in public session on July 11, 2017 that an Executive Session closed to the public shall be held on July 11, 2017 at approximately 7:00 p.m. in the Justice Facility, 315 Union Avenue, Stratford, NJ for the discussion of matters relating to the specified items designated above. It is anticipated that the deliberations conducted in Closed Session may be disclosed to the public upon the determination of the Governing Body that public interest will no longer be served by such confidentiality.

The following resolution was duly adopted by the Governing Body of the Borough of Stratford at a public meeting held on July 11, 2017.

I, Ben Angeli, Clerk of the Borough of Stratford, hereby certify the above resolution was adopted on July 11, 2017.



Ben Angeli, Borough Clerk

APPROVAL OF BILLS:

Be it resolved to approve payment of bills.

Animal Control Checks 1719 through 1721; Manual Checks 19788 through 19793; Payroll Checks 46810 , and 46892 through 46895; Automated check 30783 through 30880 and various electronic wire transfers.

Councilwoman Hall recused herself from check #30817 and Councilman Dudley recused himself from check # 30811

Motion: Councilman Green

Second: Councilwoman Lomanno

RCV: 6-0

COUNCIL COMMENTS:

Councilman Dudley said that the parade went well and that the public works guys did a great job.

GOOD AND WELFARE:

Motion to open to the public for Good and Welfare:

Motion: Councilman Green

Second: Councilman Gray

Vote: 6-0

Pat Walsh, Meadowlark Road asked about the parking lot meeting ADA regulations. The difference between robbery and theft, wanting a list of the trees being cut down, the chipping schedule and executive session minutes being released. Mr. Platt requested that we get a letter from the engineer concerning the parking lot. The Chief explained the difference between robbery and theft. Mr. Dudley spoke about the trees and chipping schedule. Mr. Angeli said he would e-mail Mr. Walsh a list of the trees scheduled for cutting down. Mr. Platt also addresses the release of executive session minutes. Jacob Clark of Yale Avenue thanked Mayor and Council for allowing the Cooperstown team to fund raise at the 4th of July celebration. Rosie Simpkins, Yale Avenue asked about getting rid of a refrigerator. Mr Dudley explained about metal pickup every two weeks. Ms. Moore asked about fees collected for landlord registration. Mayor Keenan spoke about the check that the Quaker store would be receiving from Kennedy and that everyone was invited out on Thursday, July 13th.

Motion to close the Good and Welfare portion of the meeting:

Motion: Councilman Gray

Second: Councilwoman Lomanno

Vote: 6-0

Motion to go into executive session:

Motion: Councilman Green

Second: Councilman Gray

Vote: 6-0

Motion to leave executive session:

Motion: Councilman Hartman

Second: Councilman Dudley

Vote: 6-0

After executive session all members of Council, The Mayor, Mr. Maley, Mr. Platt and one member of the public were present. Mr. Platt explained that Council discussed in executive session two addendums to the collective bargaining agreement between the Borough and teamsters local 676. One amendment would adjust the stipend amount for the registrar and deputy registrar starting in 2017 and one adjustment for the sewer operator beginning in 2018. These involved articles 38 and 39 in the collective bargaining agreement. The other item was to establish a flex time program mostly for the court administrators.

RES. 2017 – 122: RESOLUTION AUTHORIZING AND APPROVING AMENDMENTS TO
ARTICLES 38 AND 39 OF THE AGREEMENT BETWEEN THE BOROUGH OF
STRATFORD AND TEAMSTER LOCAL UNION 676 IN EFFECT JANUARY 1, 2015
THROUGH DECEMBER 31, 2019

:

Motion: Councilman Hartman

Second: Councilwoman Lomanno

RCV: 6-0

RESOLUTION 2017:122

**RESOLUTION AUTHORIZING AND APPROVING AMENDMENTS TO ARTICLES 38
AND 39 OF THE AGREEMENT BETWEEN THE BOROUGH OF STRATFORD AND
TEAMSTER LOCAL UNION 676 IN EFFECT JANUARY 1, 2015 THROUGH
DECEMBER 31, 2019**

WHEREAS, the Borough of Stratford (“Borough”) and the Teamster Local Union 676,
which is the recognized representative of all full-time and part-time public works, sewer

department, clerical, sewer utility and court and police department employees (“Union”) entered into a Collective Bargaining Agreement (“CBA”) with an effective date of January 1, 2015; and

WHEREAS, the parties are desirous of making amendments to Article 38 of the CBA with respect to employee hours and flex time and Article 39 of the CBA with respect to wages of various employees (“Amendments”); and

WHEREAS, the parties’ representatives met and in good faith negotiated the Amendments.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Stratford that:

1. The recitations of the Preamble hereto are incorporated herein as if set forth in full; and

2. The Amendments to the CBA attached hereto and made a part hereof as Exhibit “A” are hereby authorized and approved subject to the review and approval of the Borough Solicitor; and

BE IT FURTHER RESOLVED, that the Mayor of the Borough of Stratford, Josh Keenan is hereby authorized to execute the aforesaid Amendments and all other documents in furtherance therewith on behalf of the Borough of Stratford.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted at a regular meeting of Council on July 11, 2017.



Ben Angeli, Borough Clerk

Motion to go into executive session:

Motion: Councilman Gray Second: Councilman Dudley Vote: 6-0

Motion to leave executive session:

Motion: Councilman Hartman Second: Councilman Dudley Vote: 6-0

Mr. Dudley spoke about a conversation he had with Mr. Mills from Heartland and that everything was moving along with their project.

ADJOURN:

Motion: Councilman Dudley Second: Councilman Hartman Vote: 6-0