

STRATFORD BOROUGH COUNCIL
AGENDA MEETING
THURSDAY, JUNE 8, 2017
7:00 P.M.

CALL TO ORDER:

Borough Clerk Ben Angeli called the meeting to order at 7:00 P.M.

STATEMENT OF ADVERTISEMENT:

Mr. Angeli stated that notice of this meeting was 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 ALLIGIANCE:

Mayor Keenan led the Pledge of Allegiance and followed 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
STEVEN BACH, ENGINEER
RONALD MORLELLO, POLICE CHIEF

PUBLIC PORTION:

Mayor Keenen open the floor for public comment on agenda items.

Mike Mangano, Union Ave, asked what development does Resolution 2017 – 99 refer to. Mr. Angeli responded that it was the Bradlees site.

Agnes Moore of Lareuba also inquired about the additional developer referenced in Resolution 2017 – 99. Mr. Angeli explained the redeveloper for that site is conditional as they are not locked in at this point. He added the matter will be discussed in executive session. Mr. Riso reaffirmed Mr. Angeli's response. The redeveloper is conditional until an agreement is reached with Brandywine. Once agreement is reached he will be locked in.

John Gentless, asked if a decision will be made on a tax abatement or PILOT for Brandywine in the closed. Mr. Angeli, informed Mr. Gentless that an update on the project and there is a possibility that action may be taken on several issues when the meeting is reconvened. It would be very unlikely for action to be taken on a PILOT or abatement as it would be premature because the Council has not been presented with a definitive plan. Mr. Angeli encouraged Mr.

Gentless to call him with any additional questions he may have as progress is made on the redevelopment.

Gentless inquired about Sunnybrook Road. Mr. Angeli told Mr. Gentless he would look into his questions. Mr. Bach discussed the future possibilities regarding the repaving of roads.

Councilman Hartman motioned to close the public portion for agenda items. Councilman Dudley seconded the motion, which passed with all ayes on the vote.

POLICE CHIEF REPORT:

Report attached.

Chief Morello. Informed the Council that Gloucester Township will no longer be providing the Borough with SWOT team services. The Camden County Sheriff's Department will now be the primary server with Cherry Hill Police Department as backup.

ENGINEER REPORT:

Mr. Back reported the Borough was unsuccessful securing DOT grants for Sunnybrook Road and Sunnybrook Court. He said he will was for direction on how to proceed regarding the financing of the projects. Mr. Dudley and Mr. Bach discussed past strategies employed to finance projects. Utilities that may be doing projects in the area slated for improvement by the Borough. Mr. Angeli and Mr. Bach discussed projects that had been planned and ones needed in the future when funds are available. Mr. Dudley talked said West Atlantic Ave had been paved several years ago up to the Ambulance Hall. Mr. Dudley believed that the Borough is responsible for the paving or patching of the potholes in front of Ambulance Hall. It was agreed that neighboring Hi-Nella should be contacted to discuss sharing paving responsibility for section that are in both towns.

OLD BUSINESS: None

NEW BUSINESS:

REPORT 1: RESOLUTIONS FOR CONSIDERATON

Mr. Angeli said CFO and maintenance lien resolutions will be considered for the June 13, 2017 regular meeting.

REPORT 2:

Mr. Angeli reported Mitchell McCreary from Hi-Nella was a new member of the Fire Department.

RESOLUTIONS:

RES. 2017 – 96: RESOLUTION SETTING THE ESTIMATED TAX RATE

Councilman Hartman motioned to approve the Resolution 2017 – 96. Councilwoman Lomanno seconded the motion, which passed with all ayes on the vote.

RESOLUTION 2017:96

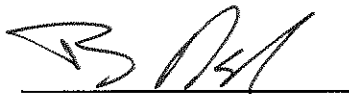
WHEREAS, due to the late adoption of the Borough of Stratford's 2017 Municipal Budget and 2017 Camden County Budget, the Camden County Board of Taxation is unable to certify tax rates for the year 2017; and

WHEREAS, without a 2017 certified tax rate the Tax Collector of the Borough of Stratford will be unable to issue 2017 tax bills on a timely basis;

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

1. The Tax Collector of the Borough of Stratford is hereby authorized and directed to prepare and issue estimated tax bills for the Borough of Stratford for the third installment of 2017 taxes. The Tax Collector shall proceed and take such actions as are permitted and required by Chapter 72, Public Laws of 1994 and N.J.S.A. 54:4-66.2 and 54:4-66.3.
2. The entire estimated tax levy for 2017 is hereby set \$17,536,567.18. The estimated tax rate for 2017 is hereby set at 4.257.

I, Ben Angeli, Acting Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at the regular meeting of the Borough Council held on June 8, 2017.



Ben Angeli, Borough Clerk

RES. 2017 – 97: RESOLUTION AUTHORIZING SENIOR/DISABLED PERSON TAX DEDUCTION

Councilman Green motioned to approve the Resolution 2017 – 97. Councilman Gray seconded the motion, which passed with all eyes on the vote.

RESOLUTION 2017:97

WHEREAS, all the eligibility requirements for a 2017 SENIOR CITIZEN/DISABLED PERSON property tax deduction have been met by the following residents:


<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
27	4	Janina Sacavitch	118 Vassar Ave	250.00
81	13	Thomas Shellock	18 Bryn Mawr Ave	250.00

87.01	26	Marie Gahagan	52 Saratoga Road	250.00
99	7	Josefa Gonzalez	36 Buttonwood Road	250.00
109	28	Beverly Corte	14 Sleepy Hollow Road	250.00
110	8	Sylvia Louie	211 Winding Way Road	250.00

WHEREAS, the deduction has been approved by the Borough Tax Assessor or Tax Collector;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that a 2017 tax deduction be granted to the above-mentioned residents and this deduction be placed on the 2017 tax list.

I, Ben Angeli, Acting Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a regular meeting of the Borough Council conducted on June 8, 2017.



 Ben Angeli, Borough Clerk

RES. 2017 – 98: RESOLUTION AUTHORIZING REFUND OF SEWER OVERPAYMENT
 Councilman Dudley motioned to approve the Resolution 2017 – 98. Councilwoman Lomanno seconded the motion, which passed with all ayes on the vote.

RESOLUTION 2017: 98

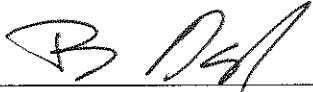
RESOLUTION AUTHORIZING REFUND OF SEWER OVERPAYMENT

WHEREAS, the April 1, 2017 sewer bill for 301 Cornell Avenue, Block 20, Lot 2 was paid by the tenants and rental management company, Long and Foster Property Management; and

WHEREAS, Long and Foster Property Management has requested a refund of their payment; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford hereby authorizes a refund in the amount of \$50.00 to Long and Foster Property Management.

I, Ben Angeli, Acting Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on June 8, 2017.



Ben Angeli, Acting Borough Clerk

RES. 2017 – 99: RESOLUTION APPOINTING CONDITIONAL REDEVELOPME AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING
Councilman Gray motioned to approve the Resolution 2017 – 99. Councilwoman Hall seconded the motion, which passed with all ayes on the vote.

RESOLUTION 2017:99

RESOLUTION APPOINTING CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.*, as amended and supplemented (“Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, pursuant to Resolution 2016-108, adopted by the Borough Council on August 4, 2016, Block 62, Lots 2, 2B, 2C, 4, 7 and 18 within the Borough were declared a Condemnation Area in Need of Redevelopment (“Redevelopment Area”) under the Redevelopment Law; and

WHEREAS, on October 11, 2016, the Borough Council, pursuant to Ordinance 2016-12, adopted the "Bradlees/Juster Site Redevelopment Plan" (the "Redevelopment Plan") covering property including Block 62, Lots 2, 2B, and 2C (the "Project Site"); and

WHEREAS, the Borough has been in discussion with Brandywine Acquisition and Development, LLC ("Brandywine"), regarding redevelopment of the Project Site; and

WHEREAS, Brandywine has presented its redevelopment concepts to the Borough, and the Borough and Brandywine desire that the Project Site be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, the parties intend to commence to exclusively negotiate toward formulation of a Redevelopment Agreement to develop the Project Site in accordance with the requirements of the Redevelopment Plan; and

WHEREAS, in such event, the Borough desires to designate Brandywine as conditional redeveloper in order to negotiate with Brandywine for a period of ninety (90) days in an effort to agree upon a Redevelopment Agreement; and

WHEREAS, the Borough and Brandywine desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties' statement of intent.

NOW, THEREFORE, BE IT RESOLVED, that Brandywine is hereby designated as Conditional Redeveloper for the Project Site and the Mayor and Borough Clerk are hereby

authorized to execute a Memorandum of Understanding between the Borough and Brandywine evidencing the parties' agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the Project Site.

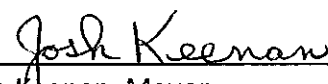
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

ATTEST:

THE BOROUGH OF STRATFORD



Ben Angeli, Municipal Clerk

By: 

Josh Keenan, Mayor

RES. 2017 – 100: TONNAGE GRANT APPLICATION

Councilman Hartman motioned to approve the Resolution 2017 – 100. Councilman Dudley seconded the motion, which passed with all ayes on the vote.

**RESOLUTION 2017:100
TONNAGE GRANT APPLICATION**

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L. 1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection has promulgated recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants for the calendar year 2016 will memorialize the commitment of this municipality to recycling and to

indicate the assent of Stratford Borough Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that Stratford hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Ben Angeli, to ensure that the application is properly filed; and

BE IT FURTHER RESOLVED, that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust fund to be used solely for the purpose of recycling.

I certify the above to be a true copy of a true copy of a resolution adopted by the Mayor and Council of the Borough of Stratford on June 8, 2017.



Ben Angeli, Borough Clerk

Res. 2017 – 101: RESOLUTION AUTHORIZING EXECUTIVE SESSION
Councilman Hartman motioned to approve the Resolution 2017 – 101. Councilman Gray seconded the motion, which passed with all ayes on the vote.

RESOLUTION 2017:101
A RESOLUTION PROVIDING FOR A MEETING
NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH
THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT,
NJSA 10:4-12

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

WHEREAS, the *Open Public Meetings Act*, NJSA 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.

_____ (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 June 8, 2017 that an Executive Session closed to the public shall be held on June 8, 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 June 8, 2017 2017.

I, Ben Angeli, Acting Borough Clerk, hereby certify the above resolution was adopted on June 8, 2017.



Ben Angeli, Borough Clerk

Res. 2017 – 102: RESOLUTION AUTHORIZING PARTICIPATION IN THE NATIONAL COOPERATIVE PURCHASING PROGRAM
Councilman Hartman motioned to approve the Resolution 2017 – 102. Councilwoman Lomanno seconded the motion, which passed with all ayes on the vote.

RESOLUTION 2017: 102

RESOLUTION AUTHORIZING PARTICIPATION IN THE NATIONAL
COOPERATIVE PURCHASING PROGRAM

WHEREAS, the Borough Committee of the Borough of Stratford looks to stretch its dollar using cooperative purchasing opportunities to utilize volume purchasing to obtain discount pricing; and

WHEREAS, the Houston-Galveston Area Council (H-GAC) is a political subdivision of the State of Texas which operates a cooperative purchasing program available to municipalities, counties, state agencies, councils of government, school districts, and other types of governments if allowed by state; and

WHEREAS, with the adoption of New Jersey Public Law 2011, Chapter 139, that the State of New Jersey has authorized municipalities and other units of government to utilize national cooperative purchasing programs; and

WHEREAS, the State of New Jersey has issued two (2) Local Finance Bulletins to provide guidance to municipalities and other units of government on the procedures to effectively utilize national cooperative purchasing programs; and

WHEREAS, the H-GAC is a valid cooperative purchasing program as defined for use by P.L. 2011, Chapter 139 and that competitive sealed bidding is utilized by H-GAC for procurement; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey that an application to utilize the H-GAC National Cooperative Purchasing Program as defined and regulated by New Jersey is here by authorized and the Mayor is authorized to sign the application.

I, Ben Angeli, Acting Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on June 8, 2017.



Ben Angeli, Acting Borough Clerk

Res. 2017 – 103: RESOLUTION AUTHORIZING MAINTENANCE LIENS
Councilman Hartman motioned to approve the Resolution 2017 – 103. Councilman Gray seconded the motion, which passed with all ayes on the vote.

RESOLUTION 2017:103

WHEREAS, there exists vacant property in the Borough of Stratford; and

WHEREAS, the last known record owner has been duly notified to maintain the property; and

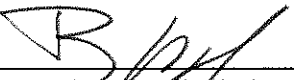
WHEREAS, Stratford Contracted Services/Stratford employees to be utilized to maintain the property; and

WHEREAS, the following amount is due for services rendered for May and June, 2017:

	BLOCK	LOT	SERVICE	AMOUNT
12 BUCKNELL	83	11	LAWN	90.00
116 COLUMBIA	18	4	LAWN	135.00
329 COLUMBIA	19	1	LAWN	90.00
109 CORNELL	18	11	LAWN	135.00
56 LONGWOOD	92	12	LAWN	135.00
121 PARKVIEW	104	11	LAWN	90.00
112 STRATFORD	55	12	LAWN	135.00
124 STRATFORD	55	1	LAWN	135.00
16 SUNNYBROOK	115	13	ABANDONED PROPERTY INSPECTION	203.79
3 SWARTHMORE	72	3	ABANDONED PROPERTY INSPECTION	195.90
13 WARWICK	78	17	LAWN	90.00
			TOTAL	1434.69

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a lien on the above noted properties for the work completed by the Borough on behalf of the property owner.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted by the Governing Body of the Borough of Stratford at a meeting held on June 8, 2017.



Ben Angeli, Borough Clerk

Res. 2017 – 104: RESOLUTION AUTHORIZING THE RENEWAL OF ABC LICENSES
Councilman Green motioned to approve the Resolution 2017 – 104. Councilman Dudley seconded the motion, which passed with all eyes on the vote.

Res. 2017 – 105: RESOLUTION AUTHORIZING SENIOR TAX DEDUCTIONS

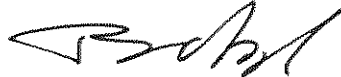
Councilman Dudley motioned to approve the Resolution 2017 – 105. Councilman Green seconded the motion, which passed with all ayes on the vote.

WHEREAS, all eligibility requirements for a SENIOR CITIZEN tax deduction for the year 2017 have not been met by the following residents due to their exceeding the statutory limitations in income and age or sale of the property or failure to file the annual Post Year Tax Statement:

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
8	23	Victoria Tracy	123 Whitman Ave	250.00
46	16	Robert Schlagle	316 Vassar Ave	250.00
66	11	Edward Graham	11 Almond Ave	250.00
80	12	Kathleen Sherman	31 Drexel Ave	250.00
87.02	11	James Boswell	35 Saratoga Road	250.00
107	18	Brian Harkin	8 Summit Road	250.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that the above deductions be removed from the tax records for the year 2017.

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 June 8, 2017.



Ben Angeli, Borough Clerk

BUSINESS LICENSE: Mr. Angeli announced a new business. India Silks and Stones Boutique at 35 South White Horse Pike. The chief confirmed that the background check was done and approved.

COUNCIL COMMENTS:

Councilman Gray asked for input regarding the request from some residents to move Halloween from the actual day to the previous Saturday. He said he prefers it to be observed on the 31st, but understood the safety concerns of those who want to it moved. Mr. Hartman added that a Saturday observance could draw people from other towns. Other issues and problems relating to changing were discussed among Council.

Councilwoman Hall gave an update on the progress of the Fourth of July parade. She asked councilmembers and residents to share their ideas.

Councilman Hartman spoke about the Power Truck Ambulance service that will be beginning soon. The idea is to have a second ambulance available during peak hours to better serve the residents

Mayor Keenan appointed Beverly Howell-Love to the Stratford Library Board of Trustees. He also discussed the progress with the VFW on the September 11th Monument. He addressed problems that need to be addressed. The monuments should get back into Stratford and need foundations are needed.

GOOD AND WELFARE:

Councilman Hartman motioned to open to the public. Councilman Gray seconded the motion, which passed with all ayes on the vote.

Pat Walsh, Meadow Lark Road?, asked if the Borough Hall parking lot was compliant with ADA rules regarding number of handicap spots. Mr. Bach said he would address the question to ensure compliance. Mr. Walsh asked about the sale of the Christian Academy. Mr. Dudley stated that there were issues still being worked out. The design is like the one in Washington Township. Additionally, they want to keep the house that is there; and the project should start in fall.

Agnes, inquired about the how are the maintenance liens determined. Mr. Angeli explained the liens are for grass cutting charges and abandon property inspection and registration. Unkempt properties around the Borough were discussed. Ms. Moore asked if there was a sign ordinances governing how long signs advertising events can stay on public property. Mr. Angeli addressed Ms. Moores questions. Agnes was also upset about the election mailer that stated the police chief was retiring.

John Gentless, has how many stories the Heartland project will be. Mr. Angeli explained that they have only been presented with a sketch at this point and the project will have to go before Joint Land Use Board. Mr. Gentless asked what the tax rate was and if the taxes will go up. Mr. Angeli said the taxes will exceed the 2016 taxes by 3.34% which would mean an increase of \$238.29 on the average home valued at \$157,149. Mr. Gentless, Mr. Angeli, and Councilman Dudley discussed roads that will be repaved next year. Mr. Bach explained it was decided to bond for the capital program whether they were awarded a grant by the NJDOT. He also discussed COAH issues and asked if a secretary was hired to replace the one that retired.

Mike Mangano, Union Avenue, asked if any contact with Camden County regarding the tree on Atlantic Avenue that continues to be a problem for the fire department.

Mr. Hartman motioned to close the good and welfare. Mr. Gray seconded the motion, which passed with all ayes on the vote.

Mr. Grey motioned to go to Executive Session. Mr. Hartman seconded the motion, which passed with all ayes on the vote. Mr. Angeli announced the session would be approximately fifteen minutes. The Council left the dais at 8:19 P.M. and reconvened at 10:14 P.M. after a motion from Councilman Dudley and a second from Councilman Hartman.

2017:106: RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD JOINT LAND USE BOARD TO REVIEW THE PROPOSED AMENDED REDEVELOPEMENT PLAN FOR THE LAUREL MILLS REDEVELOPMENT AREA

RESOLUTION 2017: 106

RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD JOINT LAND USE BOARD TO REVIEW A PROPOSED AMENDED REDEVELOPMENT PLAN FOR THE LAUREL MILLS REHABILITATION AREA, BLOCK 116, LOTS 14 AND 14.04, WITHIN THE BOROUGH OF STRATFORD, CAMDEN COUNTY

WHEREAS, the Borough of Stratford, (the "Borough"), in the County of Camden, State of New Jersey, via Resolution 2011-32, adopted on March 3, 2011, has designated an area within the Borough, known as Block 116, Lots 14 and 14.04 as a Rehabilitation Area ("Rehabilitation Area") pursuant to N.J.S.A. 40A:12-1 et seq.; and

WHEREAS, in order to stimulate redevelopment within the Rehabilitation Area, which is situated on the south side of Longwood Drive and Warwick Road the Borough adopted, via Ordinance and pursuant to N.J.S.A. 40A:12A-7, a Redevelopment Plan for the Rehabilitation Area ("Original Redevelopment Plan"); and

WHEREAS, the Original Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Rehabilitation Area; and

WHEREAS, the Borough Council has determined that more specific plans are necessary in order to effectuate the rehabilitation and redevelopment of the Rehabilitation Area given the needs of the Borough to provide commercial opportunities and housing opportunities, including affordable housing, within the Rehabilitation Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the governing body hereby refers, upon completion of the draft Amended Redevelopment Plan, the Amended Redevelopment Plan for the Laurel Mills Rehabilitation Area, Block 116, Lots 14 and 14.04. to the Borough of Stratford Joint Land Use Board for review and approval.

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


1. That the Governing Body does hereby authorize the Joint Land Use Board to review, upon its completion, a draft Amended Redevelopment Plan for the Laurel Mills Rehabilitation Area, Block 116, Lots 14 and 14.04. within the Borough of Stratford, and to report its findings to the Governing Body within forty-five (45) days hereof.
2. This Resolution shall take effect immediately.

ATTEST:



Ben Angeli, Municipal Clerk

BOROUGH OF STRATFORD



Josh Keenan, Mayor

Councilman Dudley motioned to approve the Resolution 2017 – 106. Councilwoman Lomanno seconded the motion, which passed with all ayes via roll call vote.

Mayor Keenan announced the Director for Police will be Councilwoman Lomanno with Councilman Hartman as an associate. Property and Ordinance will go to David Gray with Ms. Lomanno as an associate.

Mr. Dudley motioned to adjourn the meeting. Mr. Green seconded the motion, which passed with all ayes on the vote.



Ben Angeli
Borough Clerk