

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
TUESDAY, APRIL 10, 2018  
7:00 P.M.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

STATEMENT OF ADVERTISEMENT:

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.

ROLL CALL:

MAYOR JOSH KEENAN	LINDA HALL, COUNCILWOMAN
COUNCIL PRESIDENT FRANK HARTMAN	TINA LOMANNO, COUNCILWOMAN
TOM COLLINS, COUNCILMAN	ERIC RISO, SOLICITOR
PATRICK GILLIGAN, COUNCILMAN	RON MORELLO, POLICE CHIEF
PATRICK GREEN, COUNCILMAN	BEN ANGELI, BOROUGH CLERK

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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

Motion:                      Second:                      Vote:

Motion to close public portion on agenda items:

Motion:                      Second:                      Vote:

REPORTS:

ORDINANCE & PROPERTY	Councilman Patrick Green
FINANCE & REVENUE	Councilman Patrick Gilligan
EMERGENCY SERVICES	Councilman Frank Hartman
PUBLIC WORKS & LIGHTING	Councilman Tom Collins
PUBLIC EVENTS	Councilwoman Linda Hall
POLICE	Councilwoman Tina Lomanno

OLD BUSINESS:

ORDINANCE 2018:02                      ORDINANCE ADOPTING AN AMENDMENT TO THE BRADLEES/JUSTER  
SITE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 2, 4, 7 AND 18

Motion to open the public hearing on ORD. 2018:02: \_\_\_\_\_      Second: \_\_\_\_\_      Voice Vote \_\_\_\_\_

Motion to close the public hearing on ORD. 2018:02: \_\_\_\_\_      Second: \_\_\_\_\_      Voice Vote \_\_\_\_\_

Motion to adopt ORD 2018:02: \_\_\_\_\_                      Second: \_\_\_\_\_      RCV: \_\_\_\_\_

ORDINANCE 2018:03                      ORDINANCE ADOPTING A SECOND AMENDMENT TO THE LAUREL  
MILLS REDEVELOPMENT PLAN FOR BLOCK 116, LOTS 14 AND 14.04

Motion to open the public hearing on ORD. 2018:03: \_\_\_\_\_      Second: \_\_\_\_\_      Voice Vote \_\_\_\_\_

Motion to close the public hearing on ORD. 2018:03: \_\_\_\_\_      Second: \_\_\_\_\_      Voice Vote \_\_\_\_\_

Motion to adopt ORD 2018:03: \_\_\_\_\_                      Second: \_\_\_\_\_      RCV: \_\_\_\_\_

RES. 2018:86                      RESOLUTION TO READ BUDGET BY TITLE ONLY

Motion:                      Second:                      RCV:



Be it resolved to approve payment of bills.

Animal Control Checks through ; Manual Checks through ; Payroll Checks through and through , and and ; Automated check number through and various electronic wire transfers.

Motion: Second: RCV:

PROCLAMATION

PROCLAIM APRIL AS ALCOHOL AWARENESS MONTH IN STRATFORD

COUNCIL COMMENTS:

GOOD AND WELFARE:

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

Motion: Second: Voice Vote:

Motion to close the public portion for Good and Welfare:

Motion: Second: Voice Vote:

EXECUTIVE SESSION:

Motion to go into executive session:

Motion: Second: Voice Vote:

Motion to leave executive session:

Motion: Second: Voice Vote:

ADJOURN:

Motion: Second: Voice Vote: **TIME** \_\_\_\_\_

**ORDINANCE 2018:02**

**ORDINANCE ADOPTING AN AMENDMENT TO THE  
BRADLEES/JUSTER SITE REDEVELOPMENT PLAN  
FOR BLOCK 62, LOTS 2, 4, 7 AND 18**

**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 62, Lot(s) 2, 4, 7, and 18 (the "Bradlees/Juster Site"), as being in need of redevelopment pursuant to N.J.S.A. 40A:14-1 *et seq.*; and

**WHEREAS**, a Redevelopment Plan for the Bradlees/Juster Site was adopted by way of Ordinance 2016-16 on October 3, 2016 (the "Bradlees/Juster Site Redevelopment Plan"); and

**WHEREAS**, the Bradlees/Juster Site Redevelopment Plan provides a broad overview for the Joint Land Use, development, redevelopment and rehabilitation of the Bradlees/Juster Site; and

**WHEREAS**, the Borough Council has determined that further amendment to the Bradlees/Juster Site Redevelopment Plan is necessary to effectuate the redevelopment of the Bradlees/Juster 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 redevelopment"; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Joint Land Use Board has reviewed the proposed amendment to the Bradlees/Juster Site Redevelopment Plan (the "Redevelopment Plan Amendments") 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 Redevelopment Plan Amendments.

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

**Section 1.** The Bradlees/Juster Site Redevelopment Plan is hereby amended as follows:

**I.** Section II.C.c of the Bradlees/Juster Site Redevelopment Plan shall be deleted in its entirety and replaced with the following:

15. Multi-family housing when part of an inclusionary, mixed-use development subject to the provisions of Section II.C.h. ("Standards for Residential") and Section II.G ("Affordable Housing Provisions") below.

II. Section II.G of the Bradlees/Juster Site Redevelopment Plan shall be amended as follows:

**G. Affordable Housing Provisions**

1. Inventory of affordable residential units in the redevelopment area. There are no affordable residential units currently located within the redevelopment area. Therefore, no affordable units are proposed to be removed or relocated.
2. Plan for the provision of affordable replacement housing. A plan for the provision of affordable replacement housing is not needed since there are no existing affordable residential units within the designated development area or rehabilitation area. The redevelopment project will be inclusionary with 20% of all residential units set aside for low and moderate income households as set forth in the Redevelopment Plan and consistent with New Jersey Uniform Housing Affordability Controls. The Redeveloper will contract with a qualified Administrative Agent to manage the affordable units.
3. The Borough Council, acting as the Redevelopment Entity, reserves the option to amend the Redevelopment Plan in the future to alter the inclusionary requirements as may be necessary to provide ample and appropriate affordable housing opportunities in the Borough, if it is determined that such change is needed to ensure a viable redevelopment plan or to satisfy the Borough's fair share affordable housing obligations.
4. Standards for Inclusionary, Mixed Use Development
  - (a) All Multi-Family Units shall be provided as part of an inclusionary, mixed use development, as such term is defined in N.J.A.C. 5:97-1.4, in the form of rental, non-age restricted apartments. The mixed use development shall comply with one of the following scenarios:
    - i) Option 1: Horizontal mixed use permitting a maximum 60% of the net acreage of the Redevelopment Area to be developed as rental apartments at a maximum density of 18 units/acre with a 20% set-aside for affordable housing units and a minimum 40% of the acreage for commercial development to be situated along the parcels with frontage on the White Horse Pike (Rt. 30), providing a minimum of 43 affordable housing units.
    - ii) Option 2: Vertical mixed use with a minimum of 33.33% of the FAR to be commercial development and a maximum of 66.66% of the FAR to be residential development consisting of rental apartments with a 20% set-aside for affordable housing units. The first floor of each structure must contain commercial

10% of Affordable Housing Units in rental projects being required to be at 35% of the median income, 13% of affordable units in such projects shall be required to be at 30% of the median income. At least 50% of the units shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.

- (g) All new construction affordable housing units shall be adaptable in conformance with P.L.2005, c.350 and all other Applicable Law.

**III.** Section II.F of the Bradlees/Juster Site Redevelopment Plan shall be shall be amended to add the following:

In 2016, the Housing Element and Fair Share Plan portion of the 2006 Master Plan was amended. The Bradlees/Juster Site Redevelopment Plan, as amended, is designed to effectuate the 2016 Housing Element and Fair Share Plan portion of the Master Plan which recommends the Redevelopment Plan be amended to require inclusionary development. The Redevelopment Plan is hereby amended to implement this recommendation. As a result, the Bradlees/Juster Site Redevelopment Plan, as amended, is consistent with the goals and objectives set forth in the 2016 Reexamination Report 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 Bradlees/Juster Site Redevelopment 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 Bradlees/Juster Site Redevelopment Plan, as amended is substantially consistent with both the 2006 Master Plan and the 2016 Reexamination Report.

**IV.** Section II.C.g. of the Bradlees/Juster Site Redevelopment Plan shall be shall be amended to include the following:

use, the second and third floors may contain residential units with a minimum of 48 affordable housing units being provided.

- (b) When constructing the residential component to the project, the following schedule shall be followed:

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

All Affordable Housing Residential Units provided shall otherwise comply with all affordable housing requirements set forth in the Borough of Stratford's Land Development Ordinance.

- (c) All Affordable Housing Residential Units shall be marketed in accordance with the affirmative marketing requirements of N.J.A.C. 5:80-22, et seq., as may be amended and/or supplemented.
- (d) Pursuant to N.J.A.C. 5:80-26.15(f)(5), as may be amended and/or supplemented, the Redeveloper shall provide notice of all available Affordable Housing Residential Units to the following organizations: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Camden County NAACP, the Southern Burlington County NAACP, the Latino Action Network, and the New Jersey Housing Resource Center.
- (e) All Affordable Housing Residential Units shall comply with the bedroom distribution and Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26, et seq., as may be amended and/or supplemented.
- (f) 13% of all Affordable Housing Units referenced in this plan shall be very-low-income units, with half of the very-low-income unit being available to families. The Redeveloper shall comply with this requirement through the implementation of Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et., seq., as may be amended and/or supplemented, with the exception that in lieu of

14. The entire Redevelopment Area shall be developed as a single project, although the project may be developed in phases subject to compliance with the phasing requirements set forth in this Redevelopment Plan, including but not limited to the following:

- a. All commercial development shall be developed either prior to or in conjunction with the construction of the residential development.
- b. Phasing of residential construction shall be in accordance with the schedule set forth in Section II.G.4.(b).

**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 Bradlees/Juster Site 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 Bradlees/Juster Site 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



**ORDINANCE 2018:03**

**ORDINANCE ADOPTING A SECOND 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 and further amended by Ordinance 2017-11, adopted on July 11, 2017 ("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 further 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 proposed amendments to the 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.** Section III.C.3.A.1 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended to add the following:

1. Off street parking in accordance with the requirements of Section 17.68.020, except as follows:
  - a. Business and Professional offices: 1 space per 200 sq ft of gross floor area
  - b. Medical and dental offices: 6 spaces per 1,000 sq ft of gross floor area
  - c. Retail Stores: 4.5 spaces per 1,000 sq ft of gross floor area
  - d. Minimum stall dimensions of 9' x 18' shall be permitted.

II. The Table set forth in Section III.C.5.B.1. of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended as follows:

Standard	Dimension
Maximum Density <sup>1</sup>	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 <sup>2</sup>	35/42 feet
Maximum Modules per Building	8
Maximum Building Coverage <sup>3</sup>	<del>30%</del> 50% or 56%
Maximum Impervious Coverage	<del>65%</del> 67%
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%
<sup>1</sup> Maximum 80 units total (64 market rate/16 affordable) <sup>2</sup> 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 <sup>3</sup> 56% maximum building coverage is only permitted with the specific written approval of the Redevelopment Entity following submission to the Redevelopment Entity of a Site Plan depicting the 56% building coverage	

III. Section III.C.5.C.1 is hereby amended as follows:

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) provide for

staggered front building facades with a minimum townhome module offset of 5 feet; and 5) 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.

IV. Section III.C.5.C.2 is hereby amended as follows:

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~~ A deminus exception may be required is permitted for the proposed street right-of-way widths which are to be dedicated to the Borough of 40 feet verses 50 feet.

V. Section III.C.2.G is hereby amended as follows:

- G. A minimum ~~15~~ 12-foot buffer is required along Longwood Drive and a minimum 5' buffer is required along Warwick Road.

VI. Section III.C.3.A.5 is hereby amended as follows:

1. Off street parking in accordance with the requirements of Section 17.68.010 and 17.68.020 except as follows:
  - a. Business and Professional offices: 1 space per 200 sq ft of gross floor area.
  - b. Medical and dental offices: 6 spaces per 1,000 sq ft of gross floor area.
  - c. Retail Stores: 4.5 spaces per 1,000 sq ft of gross floor area.
  - d. Minimum parking stall dimensions of 9' x 18' permitted.

VII. Section III.E.8 of the Laurel Mills Redevelopment/Rehabilitation Plan shall be amended as follows:

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. In addition, the bulk standards of the Laurel Mills Redevelopment/Rehabilitation Plan are not inconsistent with the Master Plan. 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

**RESOLUTION 2018:86**

**RESOLUTION TO READ BUDGET BY TITLE ONLY**

WHEREAS, N.J.S. 40A:4-8, as amended by L.2015, c. 95, § 14, 2015, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection, and has been made available to each person upon request; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED, that the budget shall be read by title only.

I, Ben Angeli, hereby certify the above Resolution was adopted at a Governing Body Regular Meeting held on the 10<sup>th</sup> day of April, 2018.

\_\_\_\_\_  
Ben Angeli, Borough Clerk

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
COLLINS							
GILLIGAN							
GREEN							
HARTMAN							
HALL							
LOMANNO							
MAYOR							

**RESOLUTION 2018:87**

**ADOPTION OF THE 2018 BUDGET**

**WHEREAS**, the Borough of Stratford, County of Camden and State of New Jersey has prepared and submitted a proposed budget to the Department of Community Affairs, State of New Jersey; and

**WHEREAS**, the Governing Body of the Borough of Stratford has reviewed and approved this proposed budget; and

**WHEREAS**, the Department of Community Affairs, State of New Jersey, has reviewed, approved and authorized the Governing Body to adopt this proposed budget; and

**WHEREAS**, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public and a public hearing was held on April 10, 2018 where interested taxpayers were given the opportunity to file or register any objections to said proposed budget;

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Stratford that the budget as submitted and summarized hereby is approved and adopted as the budget of the Borough of Stratford.

I, Ben Angeli, Municipal Clerk of the Borough of Stratford hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Governing Body of the Borough of Stratford at their meeting of April 10, 2018.

\_\_\_\_\_  
Ben Angeli, Borough Clerk

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
COLLINS							
GILLIGAN							
GREEN							
HARTMAN							
HALL							
LOMANNO							
MAYOR							

**ORDINANCE 2018:04**

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THE BOROUGH OF STRATFORD, IN THE COUNTY OF CAMDEN, NEW JERSEY, APROPRIATING THE AGGREGATE AMOUNT OF \$467,205.00 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$443,843.00 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

BE IT ORDAINED by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

SECTION 1. The several improvements described in Section 3 of this Bond Ordinance are hereby respectively authorized to be undertaken by the Borough of Stratford, New Jersey as general improvements. For several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for the improvements or purposes, such sums amounting in the aggregate to \$467,205.00 including the aggregate sum of \$23,362.00 as the down payment for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provisions for down payment or for capital improvement purposes in one or more previously adopted budgets.

SECTION 2. In order to finance the cost of several improvements or purposes not covered by application of the several down payments, negotiable Bonds are hereby authorized to be issued in the principal amount of \$443,843.00 pursuant to the Local Bond Law. In anticipation of the issuance of the Bonds, negotiable Bond Anticipation Notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. The several improvements hereby authorized and the several purposes for which the Bonds are to be issued, the estimated cost for each improvement and the appropriation therefore, the estimated maximum amount of Bonds or Notes to be issued for each improvements and the period of usefulness for each improvement are respectively as follows:

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PURPOSE	APPROPRATION & ESTIMATED COST	ESTIMATED MAXIMUM AMOUNT OF BONDS OR NOTES	PERIOD OF AVERAGE USEFULNESS
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SEE SCHEDULE "A" ATTACHED

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of Bonds or Notes to be issued therefore, as above stated, is amount of the down payment for each purpose.

SECTION 4. All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no Note shall mature alter than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as many be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with notes issued pursuant to this Ordinance, and the Chief Financial Officer's signature upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject the provisions of N.J.S.A. 40A:2-8 (a). The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5. The following additional matters are hereby determined, declared, recited and state:

- (a) The purposes described in Section 3 of this Bond Ordinance are not current expenses. They are improvements, and no part of the costs thereof have been or shall be specifically assessed on property specially benefited thereby.
- (b) The average period of usefulness, computed on the basis of the respective amounts of Obligations authorized for each purpose and the reasonable lives thereof within the limitations of the Local Bond Law, is five (5) years or more.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly Prepared and filed in the office of the Clerk, and a complete executed duplicate thereof as been filed in the office of the Director of the Division of the Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the Gross debt of the Borough as defined by the Local Bond Law is increased by the authorization of the Bonds and Notes provided in this Bond Ordinance by \$443,843.00 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.
- (d) \$75,000.00 of expenses listed in and permitted under N.J.S.A. 40A:2-20 are included in the estimated cost herein for the purposes of improvements.

SECTION 6. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the costs of the improvements or to payment of the obligations issued pursuant to this Ordinance. The amount of obligations authorized by not issued hereunder shall be reduced to the extent that such that such funds are so used.

SECTION 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this Bond Ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough is obligated to levy ad valorem taxes upon all the taxable real property within the Borough for the payment of obligations and the interest thereon without limitation of rate or amount.

SECTION 8. This Bond Ordinance shall take effect 20 days after the first publication thereof after final adoption as provided by the Local Bond Law.

\_\_\_\_\_  
Mayor Josh Keenan

ATTEST:

\_\_\_\_\_  
Ben Angeli, Borough Clerk

Adopted:

**NOTICE OF PENDING ORDINANCE**

The ordinance published herewith was introduced and passed upon first reading at the Regular Meeting of the Governing Body of the Borough of Stratford, in the County of Camden, State of New Jersey, held on the 10<sup>th</sup> day of April, 2018. It will be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held in the Borough Hall, in the Borough of Stratford on the 8<sup>th</sup> day of May, 2018 at 7:00 PM. Copies of the ordinance will be made available during the week prior to and up to and including the date of such meeting at the Clerk's Office in the Borough Hall to the members of the general public who shall request the same.

\_\_\_\_\_  
Ben Angeli, Borough Clerk



**BOND ORDINANCE 2018:04****SCHEDULE "A"**

<b>PURPOSE</b>	<b>APPROPRATION &amp; ESTIMATED COST</b>	<b>ESTIMATED MAXIMUM AMOUNT OF BONDS OR NOTES</b>	<b>PERIOD OF AVERAGE USEFULNESS</b>
RECONSTRUCTION OF ROADS	\$250,000.00	\$12,500.00	10 YEARS
PURCHASE POLICE VEHICLE & GENERATOR	\$49,500.00	\$2,475.00	10 YEARS
FIRE COMPANY EQUIPMENT	\$28,855.00	\$1,443.00	5 YEARS
TREE REMOVAL PROJECT	\$25,000.00	\$1,250.00	5 YEARS
PURCHASE PUBLIC WORKS VEHICLE	\$59,105.00	\$2,956.00	10 YEARS
PUBLIC WORKS EQUIPMENT	\$6,000.00	\$300.00	5 YEARS
PURCHASE TELEPHONE EQUIPMENT	\$6,000.00	\$300.00	5 YEARS
PROPERTY UPGRADES	\$19,500.00	\$975.00	5 YEARS
RECORDING SYSTEM	\$3,495.00	\$175.00	5 YEARS
ALCOTEST/BREATHALYZER	\$19,750.00	\$988.00	5 YEARS

**ORDINANCE 2018:05**

AN ORDINANCE ESTABLISHING SALARIES AND SALARY RANGES FOR OFFICERS AND EMPLOYEES  
OF THE BOROUGH OF STRATFORD, CAMDEN COUNTY, STATE OF NEW JERSEY

BE IT ORDAINED by the Mayor and Council of the Borough of Stratford:

SECTION 1:

The salaries and salary ranges of the officers and employees commencing as of January 01, 2018 are established as follows:

TITLE		ANNUAL COMPENSATION	
Mayor		\$5,253.15	P/T
Mayor performs marriage or civil union		100.00 per	P/T
Council Members (each)		4,253.91	P/T
Borough Clerk		70,000.00 – 90,000.00	
Deputy Borough Clerk		30,000.00 – 60,000.00	
Tax Collector		70,122.89 – 80,000.00	P/T
Certified Municipal Finance Officer		47,745.84 – 50,000.00 P/T	
Public Works Supervisor		56,515.40 – 65,000.00	
Public Works Assistant Supervisor		48,865.16 – 50,000.00	
Public Works Laborer 1		30,600.00 – 40,000.00	
Public Works Laborer 2		35,190.00 – 37,000.00	
Public Works Laborer 3		39,780.00 – 41,000.00	
Public Works Temporary		10.00-18.00 hour	P/T
Tax Assessor		10,000.00 – 13,000.00 P/T	P/T
Deputy Tax Assessor		10,000.00 – 13,000.00 P/T	P/T
Tax Searcher		663.87 – 800.00 P/T	P/T
Registrar		4,500.00 – 6,000.00	
Deputy Registrar of Vital Statistics		3,326.43 – 9,000.00	
Clerk Typist/Construction Clerk		21,000.00 – 40,000.00	
Clerk 1		30,000.00 – 45,000.00	
Emergency Program Manager		2,500.00	P/T
Secretary to Joint Land Use Board		1650.04-2,000.00	P/T
Zoning Administrative Officer		1266.06 - 2,000.00	P/T
Zoning Officer		2,600.00 - 3,500.00	P/T
Municipal Magistrate		506.91 per session	P/T
Construction Clerk		7.50-16.00 hour	P/T
Municipal Prosecutor		400.00 per session	P/T
Municipal Public Defender		2,676.36 +223.03 per 4th session	P/T
Court Sound Recorder Operator		50.75 session	P/T
Court Secretary		34,612.17 – 39,000.00	
Court Temporary		6.00 to 15.00 hour P/T	P/T
Certified Court Temporary		75.00 per session	P/T
Site Plan Inspector		12.00 – 15.00 per hour	P/T
Police Chief		150,000.00 – 155,000.00	
Police Captain		94,776.71 - 105,831.39	
Police Lieutenant		94,085.79 - 105,092.22	
Police Sergeant		91,035.39 - 101,828.29	
Patrolman Starting Salary		47,758.81	
Patrolman Starting Salary 2nd Year		57,339.87	
Patrolman Starting Salary 3rd Year		72,597.36	

Patrolman Starting Salary 4th Year			79,022.70	
Patrolman Starting Salary 5th Year			87,053.60 - 97,567.78	
School Traffic Guards			31.55 - 35.00 a day	P/T
Special Class II Police Officers			8.50 - 16.00 per hour	P/T
Special Class I Police Officer			1,500.00	P/T
Court Administrator			59,160.00 – 63,000.00	
Construction Code Official			4,500.00 – 5,000.00	P/T
Housing Inspector			12.00 – 15.00 per hour	P/T
Plumbing Inspector			8,000.00 – 9,000.00	P/T
Electrical Inspector			10,000.00 - 37,000.00	P/T
Part time Police Officer/Bailiff/Security			7.00 - 18.00 per hour	P/T
Police Officer Seat Belt			55.00 per hour	P/T
Police Officer DWI			75.00 per hour	P/T
Police Secretary			34,673.04 – 38,000.00	
Police P/T Secretary			11.00-15.00 per hour	P/T
Transcript Service			.15 per line	P/T
Special DWI Court Per Session:				
Judge			425.00	P/T
Prosecutor			400.00	P/T
Public Defender			315.00	P/T
Court Administrator			100.00	P/T
Court Secretary			65.00	P/T
Sound Recorder			51.00	P/T
UTILITY				
Accounting Clerk			30,000.00-45,000.00	P/T
Licensed Operator			66,369.27 – 70,000.00	
License Compensation			6,500.00	P/T
Repairman			56,972.00 - 65,000.00	
Code Enforcement Official			12.00 - 15.00 per hour	P/T
Site Plan Inspector			12.00 - 15.00 per hour	P/T

SECTION 2: This ordinance shall take effect immediately upon passage and publication according to law.

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Ben Angeli, Borough Clerk

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Mayor John Keenan

### PUBLIC NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at the meeting of the governing body held on April 10, 2018 and will be considered for final passage on May 8, 2018 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

**RESOLUTION 2018:88**

**REMOVE TAX DEDUCTIONS**

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>
3	7	John & Lois Soteris	29 Cooper Ave	250.00
26	15	Donna Sebest	303 N Atlantic Ave E	250.00
56	18	Robert Wilsey	131 Suburban Terr	250.00
66	6	Virginia Mailahn	12 Hazel Ave	250.00
71	6.04	Loretta Morello	16 Pennsylvania Ave	250.00
87.01	44	Newton & Anna Hagy	16 Saratoga Road	250.00
87.05	3	Gene Willem	9 Academy Drive	250.00
98	18	Anthony Magana	4 Meadow Lark Road	250.00
115	2	Nancy Colella	44 Sunnybrook 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 regular meeting of the Borough Council held on April 10, 2018.

\_\_\_\_\_  
Ben Angeli, Borough Clerk

**RESOLUTION 2018:89**

**APPROVE BUSINESS LICENSES**

WHEREAS, three businesses have applied to the Borough of Stratford for mercantile licenses; and

WHEREAS, the various municipal departments have reviewed the applications prior to presenting to the Governing Body; and

NOW, THEREFORE, BE IT RESOLVED, by Council to approve the mercantile licenses for:

Sabai Muay Thai – 504 North White Horse Pike  
Ersee Auto Sales – 1010 North White Horse Pike  
Joe’s Small Engines – 414 North White Horse Pike

I, Ben Angeli, Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by the Governing Body at their Meeting held on the 10th day of April, 2018.

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Ben Angeli, Borough Clerk

**RESOLUTION 2018:90**

**RESOLUTION AUTHORIZING THE APPOINTMENT OF  
ALTERNATE DEPUTY REGISTRAR OF VITAL STATISTICS FOR  
THE BOROUGH OF STRATFORD**

**WHEREAS**, the State of New Jersey Department of Health and Senior Services, Vital Statistics Registration requires municipalities to appoint Registrars, Deputy Registrars, Alternative Deputy Registrars, and Sub Registrars prescribed by N.J.S.A. 26:8-11 through 26:8-22; and

**WHEREAS**, Michaela Bosler is qualified to fulfill the responsibilities as Stratford Borough Alternate Deputy Registrar; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council, of the Borough of Stratford, County of Camden, State of New Jersey, authorizes the appointment of Michaela Bosler as Alternate Deputy Registrar of Vital Statistics for three-year terms beginning April 16, 2018.

**BE IT FURTHER RESOLVED** that the office of the Borough Clerk is hereby authorized to forward certified copies of this resolution to the State Registrar's office.

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 April 10, 2018.

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Ben Angeli, Borough Clerk

**RESOLUTION 2018:91**

**APPOINT ACTING BOROUGH CLERK (1 YEAR)**

WHEREAS, the Borough of Stratford is in need of a Borough Clerk; and

WHEREAS, the Borough currently has an Acting Municipal Clerk with an expiring one year term; and

WHEREAS, according to N.J.S.A. 40A:9-133c an Acting Municipal Clerk may be appointed for two additional one year terms with approval of the Director of the Division of Local Government Services (DLGS); and

WHEREAS, the Governing Body of the Borough of Stratford seeks to appoint Ben Angeli for an additional one year as the Acting Borough Clerk pending approval by Director of the DLGS, and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Ben Angeli as the Acting Borough Clerk effective May 1, 2018.

I, Ben Angeli., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body at a meeting on April 10, 2018.

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Ben Angeli, Borough Clerk

I, Frank Hartman, Council President for the Borough of Stratford hereby attest that the above resolution was adopted by the Governing Body at a meeting on April 10, 2018.

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Frank Hartman, Council President

**RESOLUTION 2018:92**

**RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO MAKE APPLICATION AND THE  
MAYOR TO EXECUTE A CAMDEN COUNTY COMMUNITY DEVELOPMENT BLOCK  
GRANT AGREEMENT FOR PROGRAM YEAR 2018**

**WHEREAS**, the Camden County Improvement Authority provides funding for certain infrastructure improvements under Community Development Block Grant funding; and

**WHEREAS**, the Governing Body has chosen to submit an application for Program Year 2018; and

**WHEREAS**, the Governing Body of the Borough of Stratford has agreed to apply for funding for the following project:

**RECONSTRUCTION OF HUNT AVENUE AND BISHOP TERRACE**

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Stratford, County of Camden, State of New Jersey that the Mayor is hereby authorized to execute A Camden Authority Improvement Authority Community Development Grant Agreement for Program Year 2018.

Dated: April 10, 2018

**BOROUGH OF STRATFORD**

\_\_\_\_\_  
Mayor Josh Keenan

ATTEST: \_\_\_\_\_  
Ben Angeli, Borough Clerk

**CERTIFICATION**

I, Ben Angeli, Borough Clerk for the Borough of Stratford do hereby certify the foregoing to be a true and complete copy of a resolution adopted at a public meeting of the Governing Body held on April 10, 2018.

\_\_\_\_\_  
Ben Angeli, Borough Clerk



## RESOLUTION 2018:93

### 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.



RESOLUTION 2018:94

AUTHORIZE SHARED SERVICE AGREEMENT WITH  
STRATFORD BOARD OF EDUCATION

WHEREAS, the Borough of Stratford offers the service of grass cutting to the Stratford Board of Education; and

WHEREAS, Stratford Department of Public Works cuts the grass at the Yellin and Parkview Schools; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council to authorize the execution of the Shared Service Agreement between Stratford Board of Education and the Borough of Stratford.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted by the Governing Body of the Borough of Stratford on April 10, 2018.

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Ben Angeli, Borough Clerk

# Alcohol Awareness Month 2018

**“Changing Attitudes: It’s not a ‘rite of passage”**

## **Proclamation**

**WHEREAS**, excessive drinking is responsible for more than 4,300 deaths among underage youth each year; and

**WHEREAS**, alcohol is the most commonly used addictive substance in the United States; and

**WHEREAS**, more than 1.6 million young people report driving under the influence of alcohol in the past year; and

**WHEREAS**, young people who begin drinking before age 15 are four times more likely to develop alcohol dependence than those who begin drinking at age 21; and

**WHEREAS**, drinking by persons under the age of 21 is linked to 189,000 emergency room visits; and

**WHEREAS**, the typical American will see 100,000 beer commercials before he or she turns 18; and

**WHEREAS**, kids who drink are more likely to be victims of violent crime, to be involved in alcohol-related traffic crashes, and to have serious school-related problems; and

**WHEREAS**, a supportive family environment is associated with lowered rates of alcohol use for adolescents; and

**WHEREAS**, kids who have conversations with their parents and learn a lot about the dangers of alcohol and drug use are 50 percent less likely to use alcohol and drugs than those who don’t have such conversations.

**THEREFORE**, the Mayor and Council ,now join the National Council on Alcoholism & Drug Dependence, Inc. (NCADD) and Camden County Council on Alcoholism & Drug Abuse, Inc. (CCCADA) and do hereby proclaim that April 2018 is Alcohol Awareness Month in Stratford. As the Governing Body, we also call upon all citizens, parents, governmental agencies, public and private institutions, businesses, hospitals, schools and colleges in Stratford to support efforts that will provide early education about alcoholism and addiction and increase support for individuals and families coping with alcoholism. Through these efforts, together, we can provide Hope, Help and Healing for those in our community who are facing challenges with alcohol use and abuse.

May it be so decreed by the Mayor and Council of the Borough of Stratford on this 8<sup>th</sup> day of April, 2018.