

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

CALL TO ORDER: Mayor Keenan called the meeting to order at 7:00

PLEDGE OF ALLEGIANCE: Mayor Keenan led the Pledge and said an opening prayer.

STATEMENT OF ADVERTISEMENT: Borough Clerk read the following statement:

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 - PRESENT
- FRANK HARTMAN, COUNCIL PRESIDENT- PRESENT
- TOM COLLINS, COUNCILMAN- PRESENT
- PATRICK GILLIGAN, COUNCILMAN- PRESENT
- PATRICK GREEN, COUNCILMAN - PRESENT
- LINDA HALL, COUNCILWOMAN - PRESENT
- TINA LOMANNO, COUNCILWOMAN- PRESENT
- STUART PLATT, SOLICITOR - PRESENT
- RON MORELLO, POLICE CHIEF - PRESENT
- BEN ANGELI, BOROUGH CLERK - PRESENT
- JOHN FABRITIIS, CFO - PRESENT
- ERIN SIMONE – REDEVELOPMENT SOLICITOR

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Hartman motioned to open the public portion on agenda items only. Collins seconded the motion, which passed with all members present voting in favor in a voice vote.

Harry Berry, Cornell Ave. asked if the Ordinances would be read tonight. The Clerk responded that they were introduced last month and were posted on the bulletin board in Borough Hall since introduction. Mr. Platt further explained the process including the hearing that would take place for each ordinance. Mr. Berry asked about the salary ordinance and the clerk explained that this would be the first reading and the hearing would be next month. Mr. Berry asked about employee raises and stated that he had not had a raise in 30 years. John Gentless, Union Ave., asked about Resolution 2018:89, 2018:90, 2018:92 and 2018:91. The Clerk and Mr. Platt responded to Mr. Gentless' questions. Jack Brennan, Bucknell Ave., asked if the Ordinances could be posted on line before they are approved. Mr. Platt explained that the way they are posted currently meets the legal standard and the Governing Body could decide to post them on-line. Mr. Brennan also asked about the Construction on Laurel Road and the budget. Mr. Platt stated that we would be talking about the budget this evening. Agnes Moore, Laureba Ave., stated that she has gone into Borough Hall when she needed to see documents and that adding more steps to the borough staff's procedures may not be necessary. Mr. Berry asked about the amendments to the Bradlees redevelopment plan. Councilman Green explained the procedure and the Clerk explained that tonight would be the second reading. Tom Koehler, Homestead Road, asked if the amendments to the laurel Mills plan would be read tonight. Mr. Platt states that redevelopment Council would give a brief explanation of the amendments. Mike Mancini, Winding Way, stated that there was extensive discussion concerning the amendments at the JLUB meeting and that that was another way that people could get information. There were no further questions.

Gilligan motioned to close the public portion for agenda items. Green seconded the motion, which passed with all members present voting in favor in a voice vote.

REPORTS:

ORDINANCE & PROPERTY Councilman Patrick Green read the Code Enforcement report as follows:

STRATFORD
CODE ENFORCEMENT MONTHLY REPORT
MONTH OF APRIL 2018
FOLLOW UP'S 29
WARNINGS LETTERS 14
VIOLATIONS RESOLVED 21
COMPLAINTS SIGNED 4
RESPECTFULLY SUBMITTED,
STEPHEN V. GAGLIARDI
CODE ENFORCEMENT OFFICER

FINANCE & REVENUE Councilman Patrick Gilligan read his report as follows:

Balance as of 3-1-18 – \$2,482,215.68
Total Receipts - \$418,090.77
Total Disbursements - \$1,369,827.13
Balance as of 3-31-18 - \$1,530,479.32
Total in other Funds - \$2,810,751.49

EMERGENCY SERVICES Councilman Frank Hartman read summaries of the reports below:

Stratford Fire Department

TO: DIRECTOR OF FIRE
Subject Monthly Report

The Stratford Fire Department responded to 61 Alarms 2 Drills in the month
March 2018. The following list is a breakdown of the same.

	MONTH	YR. TO DATE
DWELLING FIRES.....	1	4
BUILDINGS FIRES.....	4	6
INVESTIGATIONS.....	3	7
OUT OF TOWN ASSISTS.....	16	52
ALARMS SYSTEMS.....	8	14
ASSIST AMBULANCE, POLICE, PUBLIC..	9	18
CAR FIRES.....	1	1
WIRES, TREES DOWN.....	18	21
RESCUES & M.V.A.'S.....	2	3
BRUSH FIRES.....	1	1
DRILLS.....	2	7

Total man hours on the above Alarms Drills was 562

Respectfully Submitted, Stephen Gagliardi, Deputy Chief

STRATFORD AMBULANCE ASSOCIATION
502 W. ATLANTIC AVENUE
STRATFORD, NJ 08084

Councilman Frank Hartman
Director of Emergency Services

April 1, 2017

The Stratford Ambulance Association **Volunteer Crew** responded to **12 Alarms** and **0 Drill** in the month of **March 2018**, the following is a breakdown of the same:

	Volunteer	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	0	1
2. Bleeding	1	5
3. Cardiac	2	6
4. CVA	0	2
5. Diabetic	0	0
6. Fall	0	4
7. Fire Call	1	2
8. Haz-Mat	0	0
9. Maternity	0	0
10. Medical Emergency	3	16
11. Medical Alarm	0	0
12. MVA	0	0
13. Overdose	1	1
14. Ped/MVA	0	0
15. Psych. Emergency	0	4
16. Respiratory	3	4
17. Seizures	0	0
18. Sick Person	0	1
19. Special Assignment	0	0
20. Unconscious Person	1	3

Year to Date Calls
Volunteer: 49

Respectfully Submitted:

Lois Tadley
Chief-Stratford Ambulance

STRATFORD AMBULANCE ASSOCIATION
502 W. ATLANTIC AVENUE
STRATFORD, NJ 08084

Councilman Frank Hartman
Director of Emergency Services

April 1, 2018

The Stratford Ambulance Association **Paid Crew** responded to 118 **Alarms** in the month of **March 2018**, the following is a breakdown of the same:

	<u>Paid</u>	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	2	8
2. Bleeding	4	12
3. Cardiac	11	34
4. CVA	0	3
5. Diabetic	3	4
6. Fall	16	43
7. Fire Call	7	11
8. Haz-Mat	0	0
9. Maternity	0	1
10. Medical Emergency	28	77
11. Medical Alarm	1	5
12. MVA	10	25
13. Overdose	3	7
14. Ped/MVA	3	4
15. Psych. Emergency	8	24
16. Respiratory	3	27
17. Seizures	2	9
18. Sick Person	7	15
19. Special Assignment	0	2
20. Unconscious Person	10	29

Year to Date Calls
Paid: 340

Respectfully Submitted:

Lois Tadley
Chief-Stratford Ambulance

PUBLIC WORKS & LIGHTING Councilman Tom Collins read his reports as follows:

Activity Report for Utility Department
Month of MARCH 2018

- Call outs for emergency service: 23
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Sewer line maintenance performed: N/A
- Work requests performed:
 - Fixed the leak in the sink of the public bathroom in the Justice Center
 - Removed debris from the Library roof and cleared all the roof drains
 - Built a wooden chipping box to mount on a truck for the Public Works Dept., to enable use of an alternative truck with the chipper
 - Installed a new snow plow blade on the PW Dept. F450 truck
 - Secured all the broken windows and the basement door at 22 W. Vassar Ave.
- Regular maintenance activities performed include:
 - Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball fields
 - Clearing of debris from storm drains after rain
 - Bi-weekly town wide metal/appliance collection

March 2018

- 1) Finished trimming curb tree's on March 12 th returned bucket truck.
- 2) Four Nor'easters for the month. Plowing and salting of road ways, borough properties, Sterling Arms and Methodist Church.
- 3) High winds with Nor'easters, multiple trees and branches down. For the month we chipped 210 yards of chips that is seven 30 yard dumpsters of chips.
- 4) Picked up two ton of cold patch, ran town and fixed pot holes.
- 5) Boarding of windows and doors on Vassar property.
- 6) Equipment maintenance -- trucks, plows, salt spreaders, etc.

PUBLIC EVENTS Councilwoman Linda Hall mentioned that the Easter Egg hunt was a great time and that the Sterling High School musical starts this Thursday. She announced that SAO opening day was next Saturday and the Miss Stratford pageant would be next Friday and that there was still time for more girls to enter.

POLICE Councilwoman Tina Lomanno read her report as follows:

POLICE ACTIVITY FOR THE MONTH OF March 2018

<u>52</u>	Adult Arrests	
<u>1</u>	Juvenile Arrests	
<u>0</u>	Assaults to Police	
<u>4</u>	Simple Assaults Complaints	
<u>3</u>	Criminal Mischief Complaints	
<u>12</u>	Harassment Complaints	
<u>118</u>	Other Investigations & Complaints	
<u>0</u>	Burglaries	
<u>0</u>	Robberies	
<u>7</u>	Thefts	<u>\$10,200.</u>
<u>\$8300.</u>	Stolen Property Recovered	
<u>1</u>	Motor Vehicle Thefts	
<u>6</u>	D. W. I Arrests	
<u>6</u>	Narcotics Arrests	
<u>335</u>	Traffic Summonses issued	Red light Camera Summonses
<u>19</u>	Motor Vehicle Accidents	
<u>6</u>	Injuries from Car Accidents	<u>1, Ped MVA</u>
<u>29</u>	Alarm Activations	
	<u>82</u>	Total crime reports taken
	<u>691</u>	Total Calls for Police Service

Ms. Lomanno also mentioned some e-mail/letters that the department received complimenting SGT. McBride for helping someone in the store parking lot and another person mentioning how affective the DARE program is as her son witnessed a person being administered NARCAN at a sporting event and that the young man was very aware of what the process was because of the program.

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

Erin Simone, Redevelopment Council, briefly summarized the amendment and reason for doing an amendment.

Hartman motioned to open the public hearing on ordinance 2018:02. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

Harry Berry, Cornell Ave., stated that the town was told that this property would be all commercial. Ms. Simone explained why it was necessary to include the residential component in the amendment and the plan proposed by the developer is all commercial. This amendment just allows for residential. Mr. Berry also inquired about what would be considered affordable and Ms Simone explained how that is determined. Mr. Platt explained that we are in housing region #5 and he spoke about the percentages and types of affordable housing. Agnes Moore, Laureba Ave., explained what she thought the amendment was about and that this did not mean that anyone can force the owner to put residential units on the site. Greg Mirenda, Saratoga Ave., asked if the housing agreement meant that the Borough would have to amend any redevelopment plan in the future. Mr. Platt explained that he Housing settlement was actually for the Borough because it gives the Borough immunity against builders remedy suits. Lynn Bauman, Webster Ave., asked why it took a year for this amendment to be done. Ms. Simone explained the process. Jack Brennan, Bucknell Rd., asked if there would be any housing on the Brandywine site and Ms. Simone stated that none is currently planned.

Collins motioned to close the public hearing on ordinance 2018:02. Hall seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

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 floor of each structure must contain commercial contain residential units with a provided.

units. The first use, the second and third floors may minimum of 48 affordable housing units being

(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 requirement through the implementation of Uniform Housing 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 Units in rental projects being required this Affordability and/or 10% of Affordable Housing to be at 35% of the median income,

13% of affordable units in median income.

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:

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.

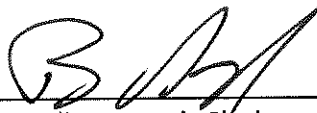
I hereby certify that the foregoing Ordinance was approved for final adoption by the Governing Body of the Borough of Stratford, County of Camden, State of New Jersey at a meeting held on the 10th day of April, 2018.



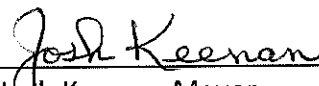
Ben Angeli, Borough Clerk

ATTEST:

BOROUGH OF STRATFORD



Ben Angeli, Borough Clerk



Josh Keenan, Mayor

Hartman motioned to adopt Ordinance 2018:02. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

ORDINANCE 2018:03

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

Erin Simone, Redevelopment Council, briefly summarized the amendment and reason for doing an amendment.

Green motioned to open the public hearing on ordinance 2018:03. Hartman seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

John Gentless, Union Ave., asked about parking spaces and Ms. Simone spoke about the size of parking spaces. He also asked about changes that were made and Mr. Platt explained the process concerning how changes are made during the process. Agnes Moore, Laureba Ave., also spoke about parking spaces and if the handicapped spaces sizes would be changed and Ms. Simone replied that they would not be changed. Ms. Moore asked about who would be responsible for the streets in the development. Harry Berry, Cornell Ave., asked about off street parking and Ms. Simone read the requirements for all parking spaces. Mr. Platt stated that the amendment does not address the parking. Mr. Berry asked if a comprehensive study would be done to determine the effect of the development on the Borough. Mr. Gentless asked additional questions concerning the roads and Mr. Platt spoke about road design standards. Mike Mancini, Winding Way Road, asked if taxes paid by the new homeowners in the development would cover any road issues. Mr. Platt answered that like most other road issues in town, homeowner taxes would be used for those issues.

Gilligan motioned to close the public hearing on ordinance 2018:03. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

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:

V. 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.

VI. 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 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 ³	30% 50% or 56%
Maximum Impervious Coverage	65% 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%
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 ³ 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	

VII. 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.

VIII. 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.

IX. 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.

X. 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.

XI. 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.


I hereby certify that the foregoing Ordinance was approved for final adoption by the Governing Body of the Borough of Stratford, County of Camden, State of New Jersey at a meeting held on the 10th day of April, 2018.


Ben Angeli, Borough Clerk

ATTEST:


Ben Angeli, Borough Clerk

BOROUGH OF STRATFORD


Josh Keenan, Mayor

Collins motioned to adopt Ordinance 2018:03. Hartman seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

RESOLUTION 2018:86

RESOLUTION TO READ BUDGET BY TITLE ONLY

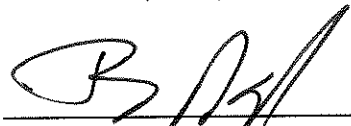
WHEREAS, N.J.S. 40A:4-8, as amended by L.2015, c. 95, § 14, 2015, provides that the budget may be

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 10th day of April, 2018.



Ben Angeli, Borough Clerk

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

Hall motioned to approve Resolution 2018:86. Collins seconded the motion and all members present voting in favor in a Roll Call Vote.

2018 BOROUGH OF STRATFORD BUDGET – PUBLIC HEARING

Gilligan motioned to open the public hearing on the 2018 Budget. Hartman seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

Jack Brennan, Bucknell Ave., asked if there was anything in the budget to address generators for the borough buildings in case of emergencies. Chief Morello replied that there was money included in the Bond Ordinance that would be introduced later in the meeting. Harry Berry, Cornell Ave., asked if the tax increase would exceed the tax levy cap and Mr. Platt explained that it would not. Mr. Fabritiis, the CFO, stated that the average home assessed at \$157,300 would see a \$25.33 yearly increase in the municipal tax. This number does not include school or county taxes. There were no further questions or comments.

Collins motioned to close the public hearing on the 2018 Budget. Hall seconded the motion. Mr. Platt announced that due to a prior engagement, Councilman Green excused himself from the meeting. Motion passed with all members present voting in favor in a Roll Call Vote. Councilman Green was not present for the vote to close the hearing.

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

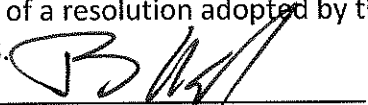
WHEREAS, the Governing Body of the Borough of Stratford has reviewed and approved this proposed budget; and

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			X				
GILLIGAN			X				
GREEN						X	
HARTMAN	X		X				
HALL			X				
LOMANNO		X	X				
MAYOR							

Hartman motioned to approve Resolution 2018:87. Lomanno seconded the motion and all members present voting in favor in a Roll Call Vote.

NEW BUSINESS:

ORDINANCE 2018:04 2018 BOND ORDINANCE

This is the first reading and introduction of Ordinance 2018:04, the public hearing for this ordinance will be on May 8, 2018 at 7:00.

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 THERE OF

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:

PURPOSE	APPROPRATION & ESTIMATED COST	ESTIMATED MAXIMUM AMOUNT OF BONDS OR NOTES	PERIOD OF AVERAGE USEFULNESS
---------	-------------------------------------	--	------------------------------------

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, it 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:

ORDINANCE 2018:04

PAGE 2

- (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

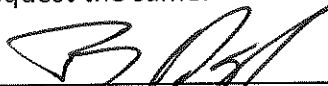
Adopted:

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 10th day of April, 2018. It will be further considered for final passage after public hearing thereon, at the meeting of the

BOND ORDINANCE 2018:04			
SCHEDULE "A"			
PURPOSE	APPROPRATION & ESTIMATED COST	ESTIMATED MAXIMUM AMOUNT OF BONDS OR NOTES	PERIOD OF AVERAGE USEFULNESS
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

Governing Body to be held in the Borough Hall, in the Borough of Stratford on the 8th 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

Collins motioned to approve the introduction of Ordinance 2018:04. Gilligan seconded the motion and all members present voting in favor in a Roll Call Vote.

ORDINANCE 2018:05 2018 SALARY ORDINANCE

This is the first reading and introduction of Ordinance 2018:05, the public hearing for this ordinance will be on May 8, 2018 at 7:00.

ORDINANCE 2018:

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 COMPLENSATION	
Mayor		\$5,253.15	P/T
Mayor performs marriage or civil union ceremony		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		37,128.00 – 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 - 3,000.00	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 – 36,000.00	
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		92,918.34 – 103,756.27	
Police Lieutenant		92,240.97 – 103,031.59	
Police Sergeant		89,250.38 – 99,831.66	
Patrolman Starting Salary		46,822.36	
Patrolman Starting Salary 2nd Year		56,215.56	
Patrolman Starting Salary 3rd Year		71,173.88	
Patrolman Starting Salary 4th Year		77,473.24	
Patrolman Starting Salary 5th Year		85,346.67 – 95,654.69	
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
Fire Sub-Code Official		shared service	
Sub-Code Official, Building plan review		2,000.00 – 3000.00	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		30,150.79 – 33,000.00	P/T
Police Officer Seat Belt		50.00 hour	P/T
Police Officer DWI		75.00 hour	P/T
Police Secretary		34,673.04 – 38,000.00	
Police P/T Secretary		11.00-15.00 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			4,500.00	P/T
Repairman			56,972.89	
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.



 Ben Angeli, Borough Clerk



 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.

Hartman motioned to approve the introduction of Ordinance 2018:05. Hall seconded the motion and all members present voting in favor in a Roll Call Vote.

RESOLUTIONS 2018-88 THROUGH 2018-97 WILL BE DONE AS A CONSENT AGENDA

The clerk stated that Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately. There was no request to remove any of the resolutions from the consent agenda and the clerk read the resolutions by title.

RES. 2018:88 REMOVE TAX DEDUCTIONS

RESOLUTION 2018:88

REMOVE TAX DEDUCTIONS

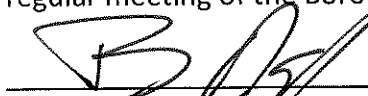
WHEREAS, all eligibility requirements for a SENIOR CITIZEN tax deduction for the year 2017 have not been met by the following residents due to their exceeding the statutory limitations in income and age or sale of the property or failure to file the annual Post Year Tax Statement:

<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

RES. 2018:89 APPROVE BUSINESS LICENSES

RESOLUTION 2018:89

APPROVE BUSINESS LICENSES

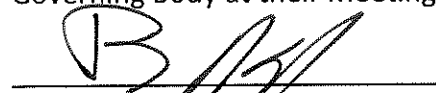
WHEREAS, three businesses have applied to the Borough of Stratford for mercantile licenses; and

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.



Ben Angeli, Borough Clerk

RES. 2018:90 APPOINT ALTERNATE DEPUTY REGISTRAR

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.



Ben Angeli, Borough Clerk

RES. 2018:91 APPOINT ACTING BOROUGH CLERK

RESOLUTION 2018:91

APPOINT ACTING BOROUGH CLERK (1 YEAR)

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

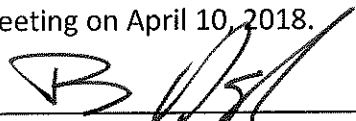
WHEREAS, the Borough currently has an Acting Municipal Clerk with an expiring one year term; and

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

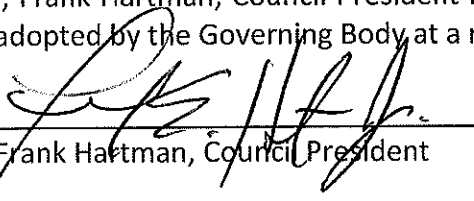
WHEREAS, the Governing Body of the Borough of Stratford seeks to appoint Ben Angeli for an additional one year as the Acting Borough Clerk pending approval by Director of the DLGS, and

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.


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.


Frank Hartman, Council President

RES. 2018:92 AUTHORIZE BOROUGH ENGINEER TO MAKE APPLICATION AND MAYOR TO EXECUTE A CAMDEN COUNTY CDBG GRANT AGREEMENT FOR PROGRAM YEAR 2018

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 Cummmnity Development Block Grant funding; and

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

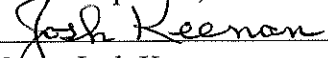
WHEREAS, the Governing Body of the Borough of Stratford has agreed to apply for funding for the following project:

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 Commmunity Development Grant Agreement for Program Year 2018.

Dated: April 10, 2018

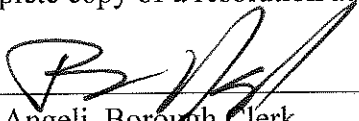
BOROUGH OF STRATFORD


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

RES. 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

The topics of discussion are related to Attorney/Client Privilege to discuss status related to Litigation 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 30 minutes. Action may be taken after the session

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.

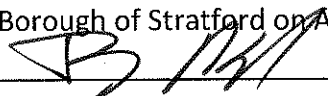
 X (8) **Matters Relating to the Employment Relationship:** Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or

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 April 10, 2018 that an Executive Session closed to the public shall be held on April 10, 2018 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.

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.



Ben Angeli, Borough Clerk

RES. 2018:94

AUTHORIZE SHARED SERVICE AGREEMENT WITH STRATFORD BOE

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.



Ben Angeli, Borough Clerk

RES. 2018:95

REFUND MARRIAGE CERTIFICATE PAYMENT

RESOLUTION 2018:95

REFUND MARRIAGE CERTIFICATE PAYMENT

WHEREAS, a payment was received in the Borough office for a marriage certificate; and

WHEREAS, Esmira Fabela and Katherine Vazquez applied for a marriage license which was rejected by the state as they should have applied in Cinnaminson, NJ; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that the payment in the amount of \$38.00 be refunded to Katherine Vazquez.

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



Ben Angeli, Borough Clerk

RES. 2018:96

AUTHORIZE AGREEMENT WITH STERLING ARMS CONDO ASSOCIATION

RESOLUTION 2018:96

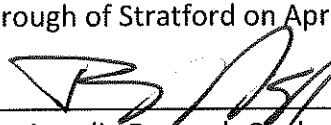
**AUTHORIZE AGREEMENT WITH STERLING ARMS
CONDO ASSOCIATION**

WHEREAS, the Borough of Stratford offers the service of grass cutting to the Sterling Arms Condo; and

WHEREAS, Stratford Department of Public Works cuts the grass at the Sterling Arms Condos,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council to authorize the execution of the Agreement between Sterling Arms Condos 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.


Ben Angeli, Borough Clerk

RES. 2018:97 AUTHORIZE EXECUTION OF REDEVELOPMENT AGREEMENT WITH
BRANDYWINE ACQUISITION AND DEVELOPMENT, LLC FOR
BLOCK 62, LOT 2

RESOLUTION 2018:97

**RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH BRANDYWINE
ACQUISITION AND DEVELOPMENT, LLC FOR BLOCK 62, LOT 2**

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

WHEREAS, in order to stimulate redevelopment, the Borough Council of the Borough of Stratford ("Borough Council"), by Resolution 2016-108 adopted August 4, 2016, designated Block 62, Lot(s) 2, 2B, 2C, 4, 7, and 18 within the Borough a Condemnation Area in Need of Redevelopment in accordance with the LRHL (the "Redevelopment Area"), including a site identified as Block 62, Lot 2 on the Official Tax Map of the Borough (the "Property"); and

WHEREAS, the "Bradlees/Juster Site Redevelopment Plan" (the "Redevelopment Plan"), which sets forth, inter alia, the plans for redevelopment of the Project Site, was adopted by Ordinance 2016-12 on October 11, 2016; and

WHEREAS, N.J.S.A. 40A:12A-8(f) of the LRHL authorizes the Borough to arrange or contract with a redeveloper for the planning, construction and/or undertaking of any project or redevelopment work in an area designated as an "Area in Need of Redevelopment;" and

WHEREAS, Brandywine Acquisition and Development, LLC (the "Redeveloper") has proposed to undertake the planning, design, and construction of certain improvements (the "Project Improvements") on the Property to include a commercial structure; and

WHEREAS, the Borough and Redeveloper have engaged in such negotiations and the Borough Council has determined that it is in the best interests of the Borough to enter into a Redevelopment Agreement with Redeveloper for the construction of the Project Improvements (the "Project").

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

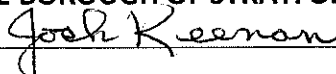
1. The Borough of Stratford is hereby authorized to enter into and execute a Redevelopment Agreement (the "Redevelopment Agreement") with the Redeveloper in the form attached hereto.

2. The Mayor and Municipal Clerk, or their successors in said titles, are hereby authorized to execute the attached Redevelopment Agreement and any other documents necessary in connection therewith, subject to the approval of the Borough Redevelopment Solicitor.

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

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.

ATTEST: 
Ben Angeli, Municipal Clerk

THE BOROUGH OF STRATFORD

Josh Keenan, Mayor

Hartman motioned to approve the consent agenda. Collins seconded the motion and all members present voting in favor in a Roll Call Vote.

APPROVAL OF BILLS:

The Clerk asked if any Council person had to recuse themselves from any checks.

Councilman Hartman recused himself from voting on check number 31728.

Animal checks	1760	through	1763	
Manual checks	19834	through	19837	
Payroll checks	48349	through	48353	and
Payroll checks	48422	through	48423	
Automated checks	31691	through	31781	
And various electronic transfers				

Gilligan motioned to approve payment of bills. Lomanno seconded the motion and all members present voting in favor in a Roll Call Vote

PROCLAMATION
APRIL AS ALCOHOL AWARENESS MONTH IN STRATFORD

Councilman Collins read the following proclamation:

PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE NATIONAL GUN VIOLENCE
AWARENESS DAY AND JUNE TO BE GUN VIOLENCE AWARENESS MONTH

WHEREAS, every day, 96 Americans are killed by gun violence and on average there are nearly 13,000 gun homicides every year; and

WHEREAS, Americans are 25 times more likely to be killed with guns than people in other developed countries; and

WHEREAS, protecting public safety in the communities they serve is the governing body's highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from dangerous people; and

WHEREAS, mayors and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, in January 2013, Hadiya Pendleton, a teenager who marched in President Obama's second inaugural parade and was tragically shot and killed just weeks later, should have been now celebrating her 21st birthday; and

WHEREAS, to help honor Hadiya – and the 96 Americans whose lives are cut short and the countless survivors who are injured by shootings every day – a national coalition of organizations has designated June 1st, 2018, the first Friday in June, as the 4th National Gun Violence Awareness Day; and


WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to Wear Orange on June 1st, the first Friday in June in 2018, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 1, 2018 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.

NOW, THEREFORE BE IT RESOLVED, that Mayor and Council of the Borough of Stratford declares the first Friday in June, June 1st, 2018, to be National Gun Violence Awareness Day and the month of June to be Gun Violence Awareness Month. We encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.



Mayor Josh Keenan

COUNCIL COMMENTS:

Councilman Hartman wanted to remind everyone that the people sitting at the front table are doing what they think is right for the Borough. He added that there are a lot of people making comments and that they don't show up at the meetings. He spoke about the Veteran's project on Colby being on hold due to the residents on the street filing an appeal.

Councilman Collins invited everyone to come out to SAO opening day. He also wanted to thank the volunteers from both Tarkill and SAO for running the sports programs in town.

Councilwoman Hall spoke about SAO opening day and mentioned for Mayor and Council to let SAO know if they would be attending Opening Day.

GOOD AND WELFARE:

Hartman motioned to open the meeting to the public for Good and Welfare. Collins seconded the motion, which passed with all members present voting in favor in a voice vote.

Frank Reilly, Temple Ave., wanted to compliment the DPW, Police and Fire for how they handled the storm. He asked for an update on the work on Temple Ave. The Clerk replied that the pipe is fixed, but they still needed to do the paving. Mr. Gentless, Union Ave., asked about the CDBG project and the redevelopment agreement that the Borough had with Brandywine. The Clerk explained what the CDBG money could be used for and spoke about some of the things in the Redevelopment agreement. He mentioned the administration fee that the owner would be paying and that there would be updates every 30 days. Gentless asked about the Open Space Grant. The Clerk explained the process and stated that everything was done properly and turned in on time. Gentless asked about the vacant home program. The Clerk explained that the Borough was using part of the program, but was not pursuing taking properties and getting them rehabbed as of now. Gentless asked about fireworks and Councilwoman Hall responded that nothing had been worked out at this time. Gentless asked about updating the Borough's Sexual Harassment policy. Mr. Platt stated that the Borough had a policy and that the Governing Body was always looking at the employee manual and looking for ways to update it. Adrienne Miranda, from the SBCA, asked if the SBCA could use the Borough's General Liability Insurance for a series of runs. Mr. Platt stated that the Borough cannot provide insurance for private or not-for-profit organizations. Agnes Moore, Laureba Ave., mentioned potholes on Bryant and Coolidge. She said that we needed to take down the Juster sign and put up Brandywine. She asked about the road going in at the Brandywine site. Mr. Hartman explained where the road would be going. She asked about the houses on Stratford Avenue that were in bad shape. Jack Brennan, Bucknell, spoke about need for generators in police station. Harry Berry, Cornell Ave., asked about an empty house on Cornell. Mr. Hartman explained that the VA owned the home. Mr. Berry asked about a downed tree across from the ball fields. The Clerk stated that the DPW guys would be cutting up the tree. There were no further questions.

Gilligan motioned to close the Good and Welfare portion of the meeting. Collins seconded the motion and all members present voted in favor in a voice vote.

EXECUTIVE SESSION:

Collins motioned to go into executive session. Gilligan seconded the motion and all members present voting in favor in a Roll Call Vote.

Gilligan motioned to close executive session. Collins seconded the motion and all members present voting in favor in a Roll Call Vote.

No action was taken in Executive session.

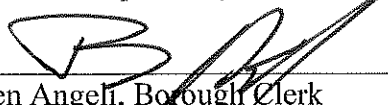
The Mayor, all Council members except Mr. Green, Mr. Platt and Mr. Angeli were present upon return to open session.

No members of the public were in attendance after the executive session.


ADJOURN:

Gilligan motioned to adjourn the meeting and Collins seconded the motion and all members present voting in favor in a voice vote.

Minutes respectfully submitted by:



Ben Angeli, Borough Clerk



Mayor Josh Keenan