

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 13, 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
- ERIC RISO, SOLICITOR - PRESENT
- RON MORELLO, POLICE CHIEF - PRESENT
- BEN ANGELI, BOROUGH CLERK - PRESENT
- ERIN SIMONE, REDEVELOPMENT COUNCIL

PRESENTATION:

Mayor Keenan announced that there would be a special presentation to the staff of Parkview school for their courageous actions on November 20, 2017. Councilwoman Lomanno and Councilwoman Hall read the proclamation. Mr. Blumenstein from Stratford Schools also wanted to state his thanks to the staff for acting quickly in a difficult situation. Chief Morello added that everyone did the right thing as they had been trained. Their reaction was perfect in what could have been a more dangerous situation.

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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

Mr. Gentless, Union Ave, asked about documents being attached to the agenda that was eblasted out before the meetings. Solicitor Riso replied that legally attachments do not have to be included with the agenda according the Open Public Meetings Act. Mr. Gentless asked about resolution 2018:64 and if taxes were going up. The clerk replied that taxes would be going up about \$25 for the average home. Mr. Gentless asked additional questions about the budget and Mr. Riso explained that the budget was being introduced tonight, not adopted. Mr. Gentless asked about Ordinances 2018:02 and 2018:03 and if Council had meetings to discuss these Ordinances. Mr. Riso explained the process and that the Ordinances were drafted by redevelopment Council and were being introduced. They could be sent to the JLUB. If sent to JLUB, the JLUB would have a hearing and then the Ordinances could come back to the Governing Body for a hearing. Gentless had additional questions about the process. Mr. Riso explained the process for these types of Ordinances and stated that that was the procedure as long as he has been doing this type of work and in all the towns that he has worked in. There were no further questions.

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

REPORTS:

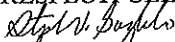
ORDINANCE & PROPERTY

Councilman Patrick Green read the Code Enforcement report as follows:

STRATFORD
CODE ENFORCEMENT MONTHLY REPORT

MONTH: FEBRUARY 2018

FOLLOW UP'S	22
WARNINGS LETTERS	21
VIOLATIONS RESOLVED	19
COMPLAINTS SIGNED	0

RESPECTFULLY SUBMITTED,

 STEPHEN V. GAGLIARDI
 CODE ENFORCEMENT OFFICER

FINANCE & REVENUE

Councilman Patrick Gilligan read his report as follows:

Balance as of 2-1-18 - \$1,834,163.96
 Total Receipts - \$1,970,749.47
 Total Disbursements - \$2,151,458.16
 Balance as of 4-30-18 - \$2,482,215.68
 Total in other Funds - \$2,937,704.43

EMERGENCY SERVICES

Councilman Frank Hartman read his reports as follows:

Stratford Fire Department

TO: DIRECTOR OF FIRE
Subject Monthly Report

The Stratford Fire Department responded to 28 Alarms 2 Drills in the month February 2018. The following list is a breakdown of the same.

	MONTH	YR. TO DATE
DWELLING FIRES.....	1	3
BUILDINGS FIRES.....	2	2
INVESTIGATIONS.....	2	4
OUT OF TOWN ASSISTS.....	11	26
ALARMS SYSTEMS.....	5	6
ASSIST AMBULANCE, POLICE, PUBLIC..	3	9
CAR FIRES.....	1	1
WIRES, TREES DOWN.....	1	3
RESCUES & M.V.A.'S.....	1	1
BRUSH FIRES.....	1	1
DRILLS.....	2	5

Total man hours on the above Alarms Drills was 303
Respectfully Submitted, Stephen Gagliardi, Deputy Chief

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

Councilman Frank Hartman
Director of Emergency Services

March 1, 2018

The Stratford Ambulance Association Paid Crew responded to 106 Alarms in the month of February 2018, the following is a breakdown of the same:

	Paid	
	Month	Y.T.D.
1. Assault	3	6
2. Bleeding	5	8
3. Cardiac	14	23
4. CVA	1	3
5. Diabetic	1	1
6. Fall	11	27
7. Fire Call	1	4
8. Haz-Mat	0	0
9. Maternity	0	1
10. Medical Emergency	25	49
11. Medical Alarm	1	4
12. MVA	8	15
13. Overdose	2	4
14. Ped/MVA	0	1
15. Psych. Emergency	8	16
16. Respiratory	9	24
17. Seizures	4	7
18. Sick Person	4	8
19. Special Assignment	0	2
20. Unconscious Person	9	19

Year to Date Calls
Paid: 222

Respectfully Submitted:

Lois Tadley
Chief-Stratford Ambulance

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

Councilman Frank Hartman
Director of Emergency Services

March 1, 2017

The Stratford Ambulance Association Volunteer Crew responded to 15 Alarms and 1 Drill in the month of February 2018, the following is a breakdown of the same:

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

Year to Date Calls
Volunteer: 37

Respectfully Submitted:

Lois Tadley
Chief-Stratford Ambulance

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

February 2018 Monthly Meeting

- 1) Finished entire town for pot hole repairs.
- 2) Helped police with cones and no parking signs for Super Bowl parade, afterwards picked up cones and signs.
- 3) Cleaning of storm drains.
- 4) 2-12-18 Picked up bucket truck for tree trimming. Trimming of trees for rest of the month.
- 5) Chipping two times for month of February.
- 6) Two storms black ice -- 6 tons of salt used.
- 7) Changed out bad street signs with new ones.
- 8) Removal of soliciting signs on corners and telephone poles.
- 9) Helped Ba with metal pick up.

PUBLIC EVENTS

Councilwoman Linda Hall listed some of the upcoming events: The Easter egg hunt will be 3-31-18 at 1PM, the girl scouts filled over 1600 eggs. The Fire company flower sale will start on 3-29-18 and SAO opening day is 4-14. She stated that there were already some ladies interested in the Ms. Stratford pageant. The pageant will be held on 4-20-18 and will be the 60th year.

POLICE

Councilwoman Tina Lomanno read her report as follows:

POLICE ACTIVITY FOR THE MONTH OF March 2018

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

OLD BUSINESS: Mayor Keenan stated that there was no old business.

NEW BUSINESS:

ORDINANCE 2018:02

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

This is the first reading, the public hearing for this ordinance will be on April 10, 2018 at 7:00.

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

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

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:

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).

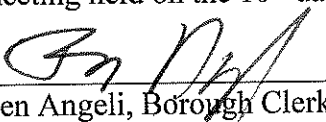
Section 2. The Borough Council declares and determines that said Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 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.

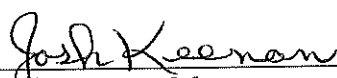
I hereby certify that the foregoing Ordinance was approved for final adoption by the Governing Body of the Borough of Stratford, County of Camden, State of New Jersey at a meeting held on the 10th day of April, 2018.


Ben Angeli, Borough Clerk

ATTEST:


Ben Angeli, Borough Clerk

BOROUGH OF STRATFORD


Josh Keenan, Mayor

Councilman Gilligan motioned to approve. Councilman Hartman seconded the motion and 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

This is the first reading, the public hearing for this ordinance will be on April 10, 2018 at 7:00.

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 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	

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.

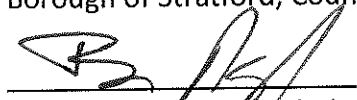
Section 2. The Borough Council declares and determines that said plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 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.

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

Councilman Collins motioned to approve. Councilwoman Lomanno seconded the motion and all members present voting in favor in a Roll Call Vote.

RES. 2018:63

RESOLUTION CERTIFYING COMPLIANCE WITH THE US EQUAL EMPLOYMENT OPPORTUNITY COMMISSIONS "ENFORCEMENT GUIDANCE ON THE CONSIDERATION OF ARRESTS AND CONVICTION RECORDS EMPLOYMENT DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964"

RESOLUTION 2018:63

GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"


FORM OF RESOLUTION

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the *Governing Body* of the *Borough of Stratford*, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON *MARCH 13, 2018*



Ben Angeli, Borough Clerk


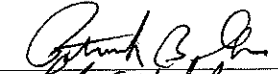
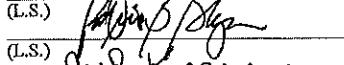
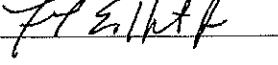
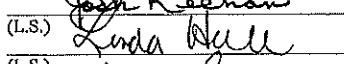
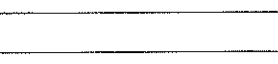
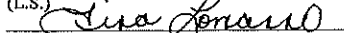

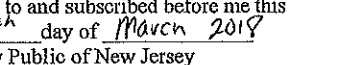

GOVERNING BODY CERTIFICATION PURSUANT TO P.L. 2017, C.183 OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"

**GROUP AFFIDAVIT FORM FOR MUNICIPALITIES AND COUNTIES
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY
COUNTY OF *Camden*

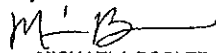
We, members of the governing body of the *Borough of Stratford* being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the *Stratford Governing Body* of the *Borough of Stratford* in the county of *Camden*;
2. Pursuant to P.L. 2017, c.183, we have familiarized ourselves with the contents of the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," as amended, 42 U.S.C. § 2000e et seq., (April 25, 2012);
3. We are familiar with the local unit's hiring practices as they pertain to the consideration of an individual's criminal history;
4. We certify that the local unit's hiring practices comply with the above-referenced enforcement guidance.

(L.S.) 	(L.S.) 
(L.S.) 	(L.S.) 
(L.S.) 	(L.S.) 
(L.S.) 	(L.S.) 
(L.S.) 	(L.S.) 

Sworn to and subscribed before me this
13th day of March 2018

Notary Public of New Jersey


MICHAELA BOSLER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/28/2022



Ben Angeli, Borough Clerk

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be executed before a municipality or county can submit its approved budget to the Division of Local Government Services. The executed certificate and the adopted resolution must be kept on file and available for inspection.

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

RESOLUTION 2018:64

**MUNICIPAL BUDGET FOR THE BOROUGH OF STRATFORD,
COUNTY OF CAMDEN FOR THE YEAR 2018**

BE IT RESOLVED, that the following statements of revenues and appropriation shall constitute the Municipal Budget of the Borough of Stratford for the year 2018 and the Governing Body of the Borough of Stratford does hereby approve the following, as the budget for the year 2018; and

BE IT FURTHER RESOLVED that said budget be published in the Courier Post in the issue of March 21, 2018 and a public hearing will be held at the Stratford Borough Justice Facility, 315 Union Ave, Stratford, NJ on April 10, 2018 at 7:00 PM at which time and place objections to said budget for the year 2018 may be presented by taxpayers or other interested persons.

I hereby certify that the foregoing to be a true correct copy of a resolution duly adopted by the Borough Council of the Borough of Stratford at a meeting of said Borough Council held on March 13, 2018.



Ben Angeli, Borough Clerk

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

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

RESOLUTIONS 2018-65 THROUGH 2018-76 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. 2018:65 RESOLUTION AUTHORIZING BOROUGH ENGINEER TO UPDATE DESIGN,
PLAN, CREATE SPECIFICATIONS AND TO ADVERTISE AND RECEIVE BIDS
FOR SUNNYBROOK AND SUNNYBROOK COURT ROAD PROJECT

RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO UPDATE DESIGN, PLAN AND CREATE SPECIFICATIONS, AND TO ADVERTISE AND RECEIVE PUBLIC BIDS FOR SUNNYBROOK ROAD AND SUNNYBROOK COURT ROAD PROJECT

WHEREAS, the Borough Council has received funding from the New Jersey Department of Transportation (NJDOT) Fiscal Year 2018 Municipal Aid Program for resurfacing of Sunnybrook Road and Sunnybrook Court in the amount of \$270,000; and

WHEREAS, the Borough Council has budgeted capital funding for improvements to Sunnybrook Road and Sunnybrook Court for 2018; and

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

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

I, Ben Angeli, Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on March 13, 2018.


Ben Angeli, Borough Clerk

RES. 2018:66

RESOLUTION AUTHORIZING BOROUGH ENGINEER TO DESIGN, PLAN, CREATE SPECIFICATIONS AND TO ADVERTISE AND RECEIVE BIDS FOR WINDING WAY PHASE ONE ROAD PROJECT

RESOLUTION 2018:66

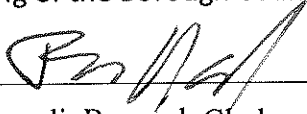
RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO DESIGN, PLAN, CREATE SPECIFICATIONS, AND TO ADVERTISE AND RECEIVE PUBLIC BIDS FOR WINDING WAY PHASE ONE ROAD PROJECT

WHEREAS, the Borough Council has budgeted capital funding for improvements to Winding Way Road for 2018; and

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

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

I, Ben Angeli, Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on March 13, 2018.



Ben Angeli, Borough Clerk

RES. 2018:67 RESOLUTION TO REFUND A BIRTH CERTIFICATE OVERPAYMENT

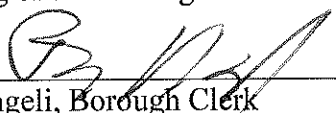
RESOLUTION 2018:67

REFUND BIRTH CERTIFICATE OVERPAYMENT

WHEREAS, an overpayment was received in the Borough office for for a birth certificate;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that the overpayment in the amount of \$5.00 be refunded to Amber Thornton.

I, Ben Angeli, Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council meeting held on March 13, 2018.



Ben Angeli, Borough Clerk

RES. 2018:68 RESOLUTION AUTHORIZING SUBMISSION OF TONNAGE GRANT APPLICATION

RESOLUTION 2018:68

TONNAGE GRANT APPLICATION

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

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

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

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

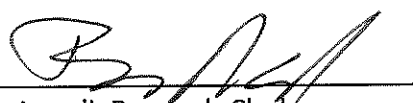
WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants for the calendar year 2017 will memorialize the commitment of this municipality to recycling and to indicate the assent of Stratford Borough Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

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

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

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

I certify the above to be a true copy of a true copy of a resolution adopted by the Mayor and Council of the Borough of Stratford on March 13, 2018.


Ben Angeli, Borough Clerk

RES. 2018:69 APPOINTMENT OF RECYCLING REPRESENTATIVE TO SUBMIT REPORT

RESOLUTION 2018:69

APPOINT CERTIFIED RECYCLING REPRESENTATIVE TO SUBMIT REPORT

WHEREAS, the State of New Jersey, Department of Environmental Protection has required the person submitting the Municipal Annual Recycling Report be a certified individual; and

WHEREAS, to be certified there are many courses, fees and time expended; and

WHEREAS, the Jill McCrea of Sewell, NJ has agreed to be the certified individual to represent the Borough of Stratford in submitting the Annual Recycling Report.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body to appoint Jill McCrea of Sewell, NJ to be the certified recycling representative to submit the NJ DEP Municipal Annual Recycling Report for the Borough of Stratford for the fee of \$750.00.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on March 13, 2018.



Ben Angeli, Borough Clerk

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

RES. 2018:70 RESOLUTION TO FULLY EXTEND 2018 BUDGET

RESOLUTION 2018:70

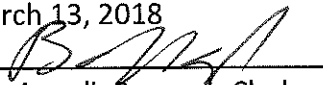
RESOLUTION TO FULLY EXTEND 2018 BUDGET

WHEREAS, the Borough of Stratford adopted a temporary budget for the year 2018 to be able to operate; and

WHEREAS, the Borough of Stratford at this time finds the need to fully extend the 2018 Budget; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the CFO to fully extend the 2018 Budget so the functions being allocated can continue to operate without interruption until the 2018 Budget is adopted and approved.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on March 13, 2018



Ben Angeli, Borough Clerk

RES. 2018:71 APPOINTMENT OF CONSTRUCTION OFFICIALS/INSPECTORS

RESOLUTION 2018:71

APPOINTMENT OF CONSTRUCTION OFFICIALS/INSPECTORS

WHEREAS, a vacancy exists in the Borough Construction Department for licensed construction officials and inspectors to serve and provide inspection services; and

WHEREAS, the following licensed construction officials/inspectors have previously performed these services as back up inspectors for the Borough and/or performed these services in other municipalities ; and

WHEREAS, the following licensed officials/inspectors are qualified to provide services to the Borough in the following capacities:

Albert Hallworth Jr.

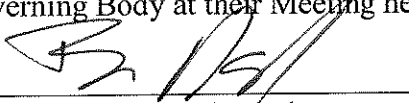
Building Inspector/
Zoning Officer

Al Reilly

Building Subcode/Plan Review

NOW THEREFORE BE IT RESOLVED, that the Borough Council of Stratford in the County of Camden and in the State of New Jersey hereby approves the appointment of the aforementioned licensed construction officials and inspectors.

I, Ben Angeli, Clerk of the Borough of Stratford, hereby certify that the foregoing resolution was adopted by the Governing Body at their Meeting held on the 13th day of March 2018.



Ben Angeli, Borough Clerk

RES. 2018:72

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 personnel matters. These items are for #8 of the Executive Session Resolution for matters relating to employment relationship. The approximate time of this session should be 30 minutes. Action may be taken after the session

RESOLUTION 2018:72

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.

_____ (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

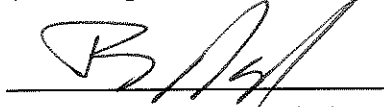
current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

_____ (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 March 13, 2018 that an Executive Session closed to the public shall be held on March 13, 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.

The following resolution was duly adopted by the Governing Body of the Borough of Stratford at a public meeting held on march 13, 2018.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted on march 13, 2018.



Ben Angeli, Borough Clerk

RES. 2018:73

RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD
JOINT LAND USE BOARD TO REVIEW A PROPOSED AMENDMENT TO THE
BRADLEES/JUSTER SITE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 2, 4, 7
AND 18 WITHIN THE BOROUGH OF STRATFORD, CAMDEN COUNTY

RESOLUTION 2018:73

**RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD
JOINT LAND USE BOARD TO REVIEW A PROPOSED AMENDMENT TO THE
BRADLEES/JUSTER SITE REDEVELOPMENT PLAN
FOR BLOCK 62, LOTS 2, 4, 7 AND 18
WITHIN THE BOROUGH OF STRATFORD, CAMDEN COUNTY**

WHEREAS, the Borough of Stratford, (the "Township"), in the County of Camden, State of New Jersey, has designated an area within the Borough, known as the Bradlees/Juster Redevelopment Area ("Redevelopment Area"), as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 et seq.; and

WHEREAS, in order to stimulate redevelopment within the Redevelopment Area, the Borough adopted the Bradlees/Juster Site Redevelopment Plan ("Redevelopment Plan"); and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

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

WHEREAS, the Redevelopment Plan encompasses the Redevelopment Area which consists of Block 62, Lots 2, 4, 7 and 18; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the governing body hereby refers "Amendment to the Bradlees/Juster Redevelopment Plan for Block 62, Lots 2, 4, 7 and 18" to the Borough of Stratford Planning Board for review and approval.

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

1. That the Governing Body does hereby authorize the Planning Board to review the attached proposed "Amendment to the Bradlees/Juster Redevelopment Plan for Block 62, Lots 2, 4, 7 and 18," Borough of Stratford, and to report its findings to the Governing Body within forty-five (45) days hereof.


- This Resolution shall take effect immediately.

ATTEST:

BOROUGH OF STRATFORD



Ben Angeli, Borough Clerk



Josh Keenan, Mayor

RES. 2018:74

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

RESOLUTION 2018:74

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

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

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

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

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

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

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

- That the Governing Body does hereby authorize the Joint Land Use Board to review, upon its completion, a draft Second Amended Redevelopment Plan for the Laurel Mills Rehabilitation

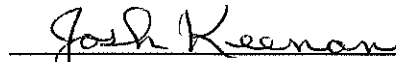
Area, Block 116, Lots 14 and 14.04. within the Borough of Stratford, and to report its findings to the Governing Body within forty-five (45) days hereof.

2. This Resolution shall take effect immediately.

ATTEST:

BOROUGH OF STRATFORD


Ben Angeli, Municipal Clerk


Josh Keenan, Mayor

RES. 2018:75 AUTHORIZE SHARED SERVICE AGREEMENT WITH CLEMENTON FOR
ELECTRICAL SUB CODE OFFICIAL/CONSTRUCTION OFFICIAL
RESOLUTION 2018:75

AUTHORIZE SHARED SERVICE AGREEMENT WITH CLEMENTON FOR ELECTRICAL SUB CODE
OFFICIAL/CONSTRUCTION OFFICIAL

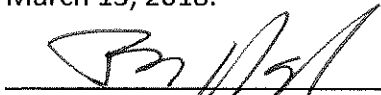
WHEREAS, the Borough of Clementon and the Borough of Stratford have negotiated a Shared Service Agreement; and

WHEREAS, the Borough of Clementon is in need of an Electrical Sub Code Official/Inspector and a Construction official; and

WHEREAS, the Borough of Stratford has employed an Electrical Sub Code Official/Inspector and Construction official; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of the Shared Service Agreement between the Borough of Clementon and the Borough of Stratford for the services of the Electrical Sub Code Official/Inspector and Construction Official for the year 2018 contingent on agreement being approved by the Borough Solicitor.

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on March 13, 2018.


Ben Angeli, Borough Clerk

RES. 2018:76 AUTHORIZE SHARED SERVICE AGREEMENT FOR BUILDING SUBCODE
OFFICIAL/PLAN REVIEW OFFICIAL WITH VOORHEES
RESOLUTION 2018:76

AUTHORIZE SHARED SERVICE AGREEMENT FOR BUILDING
SUBCODE OFFICIAL/PLAN REVIEW OFFICIAL

WHEREAS, the Borough of Stratford is in need of a Building SubCode Official/ Plan Review official; and

WHEREAS, the Township of Voorhees has offered a Shared Service Agreement for their Building Subcode Official/ Plan Review Official for the term beginning February 1, 2018 through December 31, 2018,

NOW, THEREFORE, BE IT RESOVLED, to authorize the proper officials of the Borough of Stratford to execute the Shared Service Agreement with the Township of Voorhees for Building Subcode Official/ Plan review Official services from February 1, 2018 through December 31, 2018 contingent on the agreement being approved by the Borough Solicitor.

I, Ben Angeli, Borough Clerk, hereby certify the above noted Resolution was adopted at the regular meeting of the Governing Body on March 13, 2018.



Ben Angeli, Borough Clerk

Hartman motioned to approve the consent agenda. Hall seconded the motion and all members present voting in favor in a Roll Call Vote except that Lomanno voted no on Resolution 2018:69.

RAFFLE / BINGO LICENSES:

Raffle License #664 PTA Our Lady of Guadalupe Carnival

Raffle License #665 PTA Our Lady of Guadalupe Carnival

Collins motioned to approve. Gilligan seconded the motion and all members present voting in favor in a Voice Vote.

APPROVAL OF BILLS:

Be it resolved to approve payment of bills.

Animal Control Checks 1753 through 1759 ; Manual Checks 19828 through 19833 ; Payroll Checks 48187 through 48191 and 48274 through 48275, and Automated check number 31596 through 31690 and various electronic wire transfers

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

COUNCIL COMMENTS:

Lomanno said how proud she was of the teachers and how they handled the situation at the school. Hall thanked Mr. Blumenstein and the staff for the great job they did. She mentioned that Mr. Blumenstein practices drills and the police are always around to help out. She also spoke about the great job the police are doing with the road detours. Collins thanked the Parkview staff and the police for handling the situation and stated that the public works department did a great with the last two snowstorms. Hartman also spoke about the school staff and the police and how they handled the situation. He stated that the police, fire department and public works did a great job with the storms and that they are the best in the area. Gilligan wanted to thank the police and the school staff and what they did to protect the kids. Green also thanked all involved in the situation and said they did a great job.

GOOD AND WELFARE:

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

John Gentless, Union Ave., Inquired about resolutions 2018:69 and 2018:70. The clerk provided the names of those appointed in the resolutions. Mr. Gentless asked about the vacant house ordinance and the shared service with Somerdale. Clerk explained that we were using the service on a limited basis, but not moving forward with the process of taking possession of the properties at this time. He mentioned that the report that we received each month was very helpful. He asked how many vacant homes there were in town and the clerk did not have that number. Gentles asked about the swim club and if the Borough would be taking over operation of the club. Mr. Hartman replied that the Borough would be doing their due diligence concerning the club. At this

point the Governing Body was collecting information. Gentless asked about the chipper and the bucket truck. Mr. Collins said that the chipper was out working this week and that the bucket truck was rented from 2-12-18 to 3-12-18. Gentles also spoke about street repairs and he was told that it was too cold to make asphalt, so that would delay some road repairs. Mr. Moffett had some questions about street plowing and wanted to know what he could do to stop his driveway from being plowed in once he shoveled it out. His concern was trying to find out how he would know if the plows had made their last run. Mr. Green and Mr. Hartman gave him some advice on how they handled the driveway situation. Harry Berry, Cornell Ave., asked about code violations at the laurel Mills shopping center. Meghan Ketchum spoke about the snow storm and that she received a letter about her sidewalk not being cleared. She felt that the person should knock on the door and notify the homeowner. The clerk stated that he would talk to the official. Kevin Jessburger, Colby Ave., asked when the chipper normally went out. The clerk stated that the chipper goes out the second and fourth Monday and to put out the branches on Sunday night. There were no further comments.

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

EXECUTIVE SESSION:

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

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

No action was taken in Executive session.

The Mayor, all Council members, Mr. Riso and Clerk Angeli were present upon return to open session.

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


ADJOURN:

Lomanno motioned to adjourn the meeting and Gilligan 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