

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 11, 2018
7:00 P.M.

CALL TO ORDER: Mayor Keenan called the meeting to order.

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

STATEMENT OF ADVERTISEMENT: The Mayor 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
COUNCIL PRESIDENT FRANK HARTMAN- ABSENT
TOM COLLINS, COUNCILMAN - PRESENT
PATRICK GILLIGAN, COUNCILMAN - PRESENT
PATRICK GREEN, COUNCILMAN- PRESENT
LINDA HALL, COUNCILWOMAN- ABSENT

TINA LOMANNO, COUNCILWOMAN - PRESENT
ALEN ARNAUTOVIC, SOLICITOR- PRESENT
MARK BASEHORE, BOROUGH ENGINEER- PRESENT
RON MORELLO, POLICE CHIEF - PRESENT
BEN ANGELI, BOROUGH CLERK - PRESENT
MICHAELA BOSLER, DEPUTY CLERK

PROCLAMATION: COUNCILWOMAN HALL AND COUNCILWOMAN LOMANNO WILL PRESENT THE CITIZENSHIP AWARD TO KRISTEN MARLEY, VIOLET MARLEY AND MICHAEL SWALLOW.

The Mayor announced that this would be done later in the meeting.

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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

There were no questions or comments from the public.

Hall motioned to close the public portion for agenda items. Lomanno 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: AUGUST 2018

FOLLOW UP'S	33
WARNINGS LETTERS	71
VIOLATIONS RESOLVED	30
COMPLAINTS SIGNED	2

RESPECTFULLY SUBMITTED,

STEPHEN V. GAGLIARDI
CODE ENFORCEMENT OFFICER

58 LETTERS FOR GRASS ON CURB LINE

FINANCE & REVENUE

Councilman Patrick Gilligan read his report as follows:

Balance as of 8-1-18 – \$2,444,853.67
Total Receipts - \$2,002,161.30
Total Disbursements - \$2,289,710.61
Balance as of 8-31-18 – \$2,157,304.36
Total in other Funds - \$2,311,671.97

EMERGENCY SERVICES

Councilman Patrick Gilligan read portions of the following reports:

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

Councilman Frank Hartman
Director of Emergency Services

September 1, 2018

The Stratford Ambulance Association **Paid Crew** responded to 91 **Alarms** in the month of **August 2018**, the following is a breakdown of the same:

	Paid	
	Month	Y.T.D.
1. Assault	0	11
2. Bleeding	2	17
3. Cardiac	3	74
4. CVA	3	15
5. Diabetic	2	9
6. Fall	7	109
7. Fire Call	1	23
8. Haz-Mat	0	0
9. Maternity	0	3
10. Medical Emergency	27	251
11. Medical Alarm	1	9
12. MVA	13	63
13. Overdose	5	23
14. Ped/MVA	0	8
15. Psych. Emergency	5	58
16. Respiratory	10	75
17. Seizures	1	23
18. Sick Person	5	30
19. Special Assignment	0	2
20. Unconscious Person	6	71

Year to Date Calls

Paid: 874

Respectfully Submitted:

Lois Tadley
Chief-Stratford Ambulance

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

Councilman Frank Hartman
 Director of Emergency Services

September 1, 2018

The Stratford Ambulance Association Volunteer Crew responded to 16 Alarms in the month of August 2018, the following is a breakdown of the same:

	<u>Month</u>	<u>Volunteer Y.T.D.</u>
1. Assault	1	2
2. Bleeding	0	7
3. Cardiac	1	11
4. CVA	0	2
5. Diabetic	0	2
6. Fall	3	9
7. Fire Call	0	2
8. Haz-Mat	0	0
9. Maternity	0	0
10. Medical Emergency	3	38
11. Medical Alarm	0	0
12. MVA	1	10
13. Overdose	2	4
14. Ped/MVA	1	1
15. Psych. Emergency	1	16
16. Respiratory	1	10
17. Seizures	0	2
18. Sick Person	0	3
19. Special Assignment	0	0
20. Unconscious Person	2	7

Year to Date Calls
Volunteer: 126

Respectfully Submitted:

Lois Tadley
 Chief-Stratford Ambulance

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

August 2018 Monthly Report

- 1) Cutting of schools, railroad and Sterling Arms.
- 2) Cutting of Borough properties, Quaker Store and ballfields
- 3) Chipper out two times for the month.
- 4) Ba on vacation – changing of trash bags at parks and Borough properties, sewer calls.
- 5) Painting of crosswalks and yellow "no parking curbs"
- 6) Cleaning of storms drains.
- 7) Securing back door on an abandon home and repairs at Police station.
- 8) Installation and repair of street signs

The sewer report was tabled until the next meeting.

PUBLIC EVENTS

Councilwoman Linda Hall announced the second annual scarecrow decorating contest and that Micki would be helping out with that this year. She announced that the Halloween parade was scheduled for 10/27 and would start at 5:30 in the Incollingos shopping center. She noted that the soccer leagues had started for the Squires and that SAO had started sign-ups for the fall season.

POLICE

Councilwoman Tina Lomanno read her report as follows:

POLICE ACTIVITY FOR THE MONTH OF August 2018

<u>44</u>	Adult Arrests	
<u>7</u>	Juvenile Arrests	
<u>2</u>	Assaults to Police	
<u>6</u>	Simple Assaults Complaints	
<u>5</u>	Criminal Mischief Complaints	
<u>8</u>	Harassment Complaints	
<u>121</u>	Other Investigations & Complaints	
<u>1</u>	Burglaries	
<u>0</u>	Robberies	
<u>9</u>	Thefts	<u>\$17,200.</u>
<u>\$16,081.00</u>	Stolen Property Recovered	
<u>1</u>	Motor Vehicle Thefts	
<u>6</u>	D. W. I Arrests	
<u>10</u>	Narcotics Arrests	
<u>512</u>	Traffic Summonses issued	<u>-----</u> Red light Camera Summonses
<u>25</u>	Motor Vehicle Accidents	
<u>11</u>	Injuries from Car Accidents	<u>-----</u>
<u>28</u>	Alarm Activations	
	<u>69</u>	Total crime reports taken
	<u>672</u>	Total Calls for Police Service

<u>3</u>	Properties Inspected
<u>0</u>	Warning Letters Issued
<u>6</u>	Code Summonses Issued

PROCLAMATION: COUNCILWOMAN HALL AND COUNCILWOMAN LOMANNO WILL PRESENT THE CITIZENSHIP AWARD TO KRISTEN MARLEY, VIOLET MARLEY AND MICHAEL SWALLOW.

The mayor announced that Councilwoman Hall and Councilwoman Lomanno would be making the citizenship award presentation to Kristen and Violet Marley and Michael Swallow. Councilwoman. Hall read the following proclamation:

C I T I Z E N S H I P P R O C L A M A T I O N

WHEREAS, on May 16th of this year, the heroic actions of three Citizens of Stratford provided for the safe evacuation of a family from a burning home; and

WHEREAS, at approximately 7:15am on the 16th day of May, Kristin Marley alertly noticed smoke coming from her neighbor's home; and

WHEREAS, Kristin recognized the danger of the situation, and took immediate action to alert her mother of the emergency; and


WHEREAS, Violet Marley acted swiftly to warn her neighbors of the fire; and

WHEREAS, Neighbor Michael Swallow also took immediate action to warn the occupants of the fire.

WHEREAS, Violet Marley and Michael Swallow both risked their own safety to evacuate the family from the burning home.

THEREFORE, because of their quick and persistent actions, Violet Marley & Michael Swallow were able to awake the mother, who evacuated her three children from the burning home.

NOW, THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Stratford present this **Citizenship Proclamation** to Kristin Marley, Violet Marley and Michael Swallow for their heroic lifesaving actions taken on the morning of May 16th 2018.



Mayor Josh Keenan

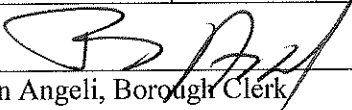
September 11, 2018

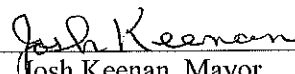
OLD BUSINESS:

ORDINANCE 2018:09 AMENDING ORDINANCE 2018:05 ESTABLISHING SALARIES

Green motioned to open the public hearing on ordinance 2018:09. Collins seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

HALL			X				
LOMANNO			X				


 Ben Angeli, Borough Clerk


 Josh Keenan, Mayor

ORDINANCE 2018:10 AMENDING THE CODE OF THE BOROUGH OF STRATFORD TO REVISE CHAPTER 1.08 ESTABLISHING PENALTIES FOR THE VIOLATIONS OF ORDINANCES AND REPEALING AND SUPERSEDING CERTAIN SECTIONS OF THE CODE CONCERNING PENALTIES

Collins motioned to open the public hearing on ordinance 2018:10. Green seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

Collins motioned to close the public hearing on ordinance 2018:10. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

Green motioned to adopt Ordinance 2018:10. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

**BOROUGH OF STRATFORD
 ORDINANCE 2018:10
 Revising Ord. No. 2001:16 § 1, 2001**

**AMENDING THE CODE OF THE BOROUGH OF STRATFORD TO
 REVISING CHAPTER 1.08 ESTABLISHING PENALTIES FOR VIOLATIONS OF
 ORDINANCES AND REPEALING AND SUPERSEDING CERTAIN SECTIONS OF THE CODE CONCERNING
 PENALTIES**

WHEREAS, the Legislature has amended N.J.S.A. 40:49-5 authorizing a municipality to increase the amount of money which can be imposed as a penalty for violation of municipal ordinances; and

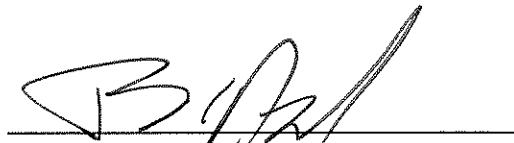
WHEREAS, the Code of the Borough of Stratford contains various penalty provisions and it would be in the best interest of the public to centralize within the Code general penalty provisions.

NOW THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Stratford, in the County of Camden, as follows:

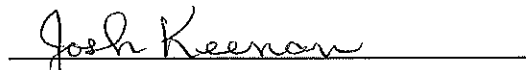
Section 1. The Chapter 1.08 of the Code of the Borough of Stratford is hereby amended as follows:

GENERAL PENALTIES FOR VIOLATION OF MUNICIPAL ORDINANCES

A. Superseding all other maximum penalties set forth within the applicable sections of the Stratford Code, one or more of the following penalties may be imposed for violation of a



Ben Angeli, Borough Clerk



Josh Keenan, Mayor

ORDINANCE 2018:11 ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE 3, SPECIAL LAW ENFORCEMENT OFFICERS, SECTION 2.12.100 TO ALLOW FOR THE APPOINTMENT OF SPECIAL LAW ENFORCEMENT OFFICERS CLASS III TO PROVIDE LAW ENFORCEMENT SERVICES IN PUBLIC OR PRIVATE SCHOOLS IN THE BOROUGH OF STRATFORD

Lomanno motioned to open the public hearing on ordinance 2018:11. Green seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

Lomanno motioned to close the public hearing on ordinance 2018:11. Collins seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

Lomanno motioned to adopt Ordinance 2018:11. Green seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

ORDINANCE 2018:11

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE 3, SPECIAL LAW ENFORCEMENT OFFICERS, SECTION 2.12.100 TO ALLOW FOR THE APPOINTMENT OF SPECIAL LAW ENFORCEMENT OFFICERS CLASS III TO PROVIDE LAW ENFORCEMENT SERVICES IN PUBLIC OR PRIVATE SCHOOLS IN THE BOROUGH OF STRATFORD

BE IT ORDAINED BY the Mayor & Council of the Borough of Stratford, County of Camden, State of New Jersey, that the title of “Special Law Enforcement Officers Class III” be established.

WHEREAS, N.J.S.A. 40A:14-146.10 authorizes the use of special law enforcement officers to assist the regular police department in the performance of its duties and responsibilities subject to the eligibility criteria and limitations set forth in the *Special Law Enforcement Officer Act*. No special law enforcement officers shall be appointed to any term exceeding one year.

- a. No special law enforcement officer, by virtue of his/her appointment as such, shall be or become a regular member of the police department.
- b. Special law enforcement officers are considered at-will part time employees and can be terminated for cause after adequate hearing, unless the appointment is for four months or less, in which event the appointment may be revoked without cause or hearing. (N.J.S.A. 40A:14-146.14)
- c. Every special law enforcement officer, while on duty, shall abide by all the rules and regulations of the police department and those policies, general order or standard operating procedures established by the Chief of Police.

WHEREAS, Qualifications:

No person shall be appointed as a special law enforcement officer Class III unless the person:

- a. Is a resident of the State of New Jersey during his/her term of appointment.

- b. Is able to read, write and speak the English language well and intelligently and has a high school diploma or its equivalent.
- c. Is of sound body and health
- d. Is of good moral character
- e. Has not been convicted of any offense involving dishonesty or that, which would make him/her unfit to serve as a special law enforcement officer.
- f. Must be a retired police officer who has previously served as a duly qualified, fully trained, full-time officer in any municipality or county of this state, or as a member of the New Jersey State Police, and must be living in New Jersey.
- g. Must be retired from that agency in good standing
- h. Be without medical restrictions imposed by a medical disability
- i. Must be less than 65 years of age for appointment.
- j. Must pass a psychological exam.
- k. Must pass a medical exam and have doctor complete Medical Certification Form
- l. Must pass a Drug Test pursuant to Attorney General's Law Enforcement Drug Testing Policy.
- m. Must have an updated background investigation by the Stratford Police Department
- n. Limited Break in Service may not exceed three (3) years.

WHEREAS, Duties:

Special Law Enforcement Officers Class III are authorized to exercise full powers and duties similar to those permanent, regularly appointed full-time police officers while providing security at a public or non-public school on the school premise during hours when the public or non-public school is normally in session or when it is occupied by students, staff, teachers or otherwise.

WHEREAS, Compensation:

The governing body of the Borough of Stratford shall establish compensation. Compensation shall be determined in accordance with any shared services agreement entered into by the Borough of Stratford and any public or private school within the jurisdiction of Stratford Borough.

NOW THEREFORE, BE IT ORDAINED, by the governing body of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

- a. All ordinances and parts of Ordinances that are inconsistent herewith are hereby repealed and superseded.
- b. The various parts, sections and clauses of this Ordinance are hereby declared severable. If any part, sentence, paragraph, section or clause is adjudicated unconstitutional or invalid by a court of competent jurisdiction, shall not affect the remainder of this Ordinance.

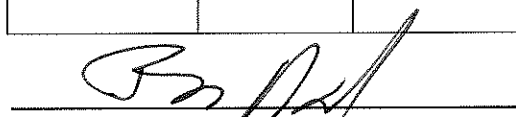
PUBLIC NOTICE

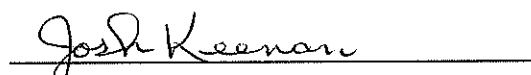
Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 14th day of August, 2018 and will be considered for final passage on the 11th day of September, 2018 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.


Ben Angeli, Borough Clerk

Notice is hereby given that a public hearing was held for the foregoing ordinance on September 11, 2018. I certify that the foregoing Ordinance 2018:11 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 11th day of September, 2018.

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


Ben Angeli, Borough Clerk


Josh Keenan, Mayor

NEW BUSINESS:

RESOLUTIONS 2018:173 THROUGH 2018:181 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. 2018:173 AWARD 2018 ROAD IMPROVEMENT PROGRAM

RESOLUTION 2018:173

AWARD 2018 ROAD IMPROVEMENT PROGRAM

RESURFACING OF WINDING WAY (PHASE ONE) AND COOLIDGE AVENUE

WHEREAS, the Borough of Stratford has received bids for the 2018 Road Improvement Program : Winding Way (Phase One) and Coolidge Ave.; and

WHEREAS, the low bid is from Charles Marandino, LLC in the amount of Base Bid \$279,538.82; and

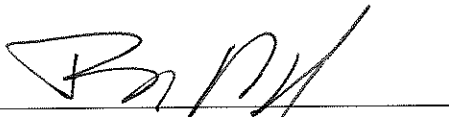
WHEREAS, the Borough Engineer has reviewed the bid documents and consulted with the Municipal CFO and has concluded to recommend the award to the low bidder; and

WHEREAS, the CFO has provided the Certification of Funds document; and

WHEREAS, the award of this bid for the 2018 Road Improvement project is contingent upon the favorable review of the Borough Solicitor; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the award of the bid for the 2018 Road Improvement project to Charles Marandino, LLC, PO Box 20, Milmay, NJ in the amount of \$279,538.82

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted by the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.



Ben Angeli, Borough Clerk

RES. 2018:174 RESOLUTION DESIGNATING BLOCK 53, LOTS 1,2,3,4,5 AND 6 IN THE
BOROUGH OF STRATFORD, COUNTY OF CAMDEN AS A NON-
CONDEMNATION REDEVELOPMENT AREA

RESOLUTION 2018:174

**RESOLUTION DESIGNATING BLOCK 53, LOTS 1, 2, 3, 4, 5 AND 6 IN THE BOROUGH OF STRATFORD, COUNTY
OF CAMDEN AS A
NON-CONDEMNATION REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), specifically N.J.S.A. 40A:12A-6, authorizes the governing body of any municipality, by Resolution, to have its Joint Land Use Board conduct a preliminary investigation to determine whether any area of the municipality qualifies as an "Area in Need of Redevelopment" under the criteria set forth in the LRHL; and

WHEREAS, pursuant to Resolution 2018:137 adopted by the Mayor and Council of the Borough of Stratford (the "Borough Council"), the Joint Land Use Board of the Borough of Stratford (the "Joint Land Use Board") conducted an investigation to determine whether Block 53, Lot(s) 1, 2, 3, 4, 5, and 6 should be designated as a Non-Condemnation Redevelopment Area (the "Study Area") and considered the Preliminary Investigation Determination of Need Report prepared by Pamela J. Pellegrini, PE, PP, CME dated August, 2018 (the "Study Area Report") and adopted herein by reference; and

WHEREAS, the Joint Land Use Board conducted a public hearing on August 23, 2018 concerning designation of the Study Area as a Non-Condensation Redevelopment Area, and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Joint Land Use Board; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was given to the property owners as mandated by the aforesaid statute and also notice was posted and published in accordance with the law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Joint Land Use Board prepared a map showing the boundaries of the Study Area begin proposed as a Non-Condensation Redevelopment Area and the location of the various parcels of property included therein. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, all members of the Joint Land Use Board reviewed the Study Area Report submitted by Ms. Pellegrini, incorporated herein, and the Joint Land Use Board determined that, based upon the Study Area Report and the testimony of Pamela J. Pellegrini, PE, PP, CME dated August, 2018, the following criteria within the Study Area exist and that the Study Area qualifies as a Non-Condensation Redevelopment Area pursuant to criteria "a," "b," "c," "d," "e," and/or "h" as set forth in N.J.S.A. 40A:12A-5 or otherwise satisfies N.J.S.A. 40A:12A-3; and

WHEREAS, the Joint Land Use Board adopted Resolution 09-2018 as its official report and recommendation to Mayor and Council that the above-referenced Study Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-5 and should be declared a Non-Condensation Redevelopment Area; and

WHEREAS, the Borough Council has reviewed the Study Area Report submitted by Ms. Pellegrini and determines that it is in the best interest of the Borough of Stratford to declare Block 53, Lot(s) 1, 2, 3, 4, 5, and 6 as a Non-Condensation Redevelopment Area pursuant to the Study Area Report and recommendation of the Joint Land Use Board.

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

1. Pursuant to Resolution 2018:137 adopted by the Mayor and Borough Council, the Joint Land Use Board conducted an investigation to determine whether Block 53, Lot(s) 1, 2, 3, 4, 5, and 6 should be designated as a Non-Condensation Redevelopment Area and considered the Preliminary Investigation Determination of Need Report prepared by Pamela J. Pellegrini, PE, PP, CME dated August, 2018 adopted herein by reference.

2. The Study Area Report commissioned by the Joint Land Use Board has been submitted to the Mayor and Borough Council for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.

3. The Mayor and Borough Council hereby accept and approve the findings and recommendations of the Joint Land Use Board set forth in Resolution 09-2018 that the Study Area, Block 53, Lot(s) 1, 2, 3, 4, 5,

and 6, satisfies criteria "a," "b," "c," "d," "e," and/or "h" as set forth in N.J.S.A. 40A:12A-5 or otherwise satisfies N.J.S.A. 40A:12A-3, as set forth in the Study Area Report and testimony of Pamela J. Pellegrini, PE, PP, CME, specifically that the following conditions exist:

Block 53, Lot 2 contains a 2-story residential structure constructed in 1918 that appears to have multiple apartments which are currently vacant and on average are in fair condition. The residential structure is on the same lot as several pieced together commercial structures dating back to 1928, related to a previous plumbing business among other remnant businesses, which are also vacant and no longer operating. The structures overall are in disrepair and would be untenable without improvements. Tax records indicate portions are gutted and several areas sustained fire damage in 1993. As such, the generality of buildings would meet criteria 'a' and the vacant commercial structures would meet criteria 'b'.

The surrounding remnant parking areas and related improvements are also deteriorating, improperly surfaced, un-delineated, in a state of obsolescence and not provided in a manner based on current site planning practices necessary as required to serve various uses onsite in accordance with Borough standards. As such, this property would additionally qualify under criteria 'd' as well as 'e' with an improvement value of less than 50%, an indication of underutilization.

Block 53, Lot(s) 3 & 6 are privately owned, vacant wooded parcels and **Lot 4** is a publicly owned, vacant wooded parcel. All three parcels have been vacant and unimproved for over 10 years despite commercial zoning and available infrastructure. Per NJDEP wetlands mapping, these lots are significantly encumbered by potential wetlands and wetland buffer areas. **Lot(s) 4 & 6** are also irregularly shaped. These parcels are unlikely to be developed unless included in a larger comprehensive redevelopment plan incorporating adjacent uplands. Developing the parcels on their own is not financially feasible. As such, these parcels qualify under criteria 'c'.

In addition to the above, Section 3 of the Local Redevelopment and Housing Law allows the inclusion of properties necessary for the effective redevelopment of the area by stating, "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part".

As such, the remaining parcels, **Block 53, Lot 1**, a visible corner lot within the study area which contains a one-story, single-family residential structure recently converted to a daycare facility with newly constructed associated site improvements, having per tax records an improvement ratio below 50% and **Block 53, Lot 5**, an interior lot which contains a non-conforming single-family residential use, has been determined necessary to be included because the

generality of conditions in the area satisfy the criteria and inclusion is necessary for effective development.

Lastly, criterion 'h' is implicated where the designation of the delineated area is consistent with Smart Growth Planning Principles adopted pursuant to law or regulation."

The New Jersey Department of State defines Smart Growth as one of the following:

- Metropolitan Planning Area (PA1).
- Suburban Planning Area (PA2).
- A designated center.
- An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the SPC.
- A smart growth area designated by the New Jersey Meadowlands Commission.

- A Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

The 'h' criterion of Smart Growth consistency applies to all the parcels in the Study Area, which are either located within State Planning Area 1. The New Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within these areas. As such, redevelopment of these properties is consistent with the Smart Growth objectives of the New Jersey State Development and Redevelopment Plan and would be useful and valuable in contributing to the social and economic benefit of Borough of Stratford.

4. The Borough Council hereby accepts the report and recommendation of the Joint Land Use Board and hereby designates the Study Area, Block 53, Lot(s) 1, 2, 3, 4, 5, and 6, as a Non-Condensation Redevelopment Area in accordance with N.J.S.A. 40A:12A-5.

5. The Borough Clerk, or his designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person, if any, who filed a written objection to the Joint Land Use Board's recommendation, with service to be in a manner provided by N.J.S.A. 40A:12A-1 et seq., as amended.

6. This Resolution shall take effect immediately.

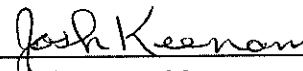
I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.

ATTEST:

BOROUGH OF STRATFORD



Ben Angeli, Municipal Clerk



Josh Keenan, Mayor

RES. 2018:175 CREATE COUNCIL BERLIN ROAD REDEVELOPMENT COMMITTEE

RESOLUTION 2018:175

CREATE COUNCIL BERLIN ROAD REDEVELOPMENT COMMITTEE

WHEREAS, the Borough of Stratford Governing Body has designated Block 53, Lots 1,2,3,4,5 and 6 as a non-condemnation redevelopment area; and

WHEREAS, Block 53, Lots 1,2,3,4,5 and 6 will now be referred to as the Berlin Road Redevelopment area; and

WHEREAS, the Governing Body desires to appoint a Council Redevelopment Committee to oversee the process and progress of the Berlin Road redevelopment area; and

WHEREAS, the Governing Body has recommended the following appointments:
Councilman Frank Hartman, Councilwoman Tina Lomanno, Councilman Tom Collins; and

NOW, THEREFORE BE IT RESOLVED, by Mayor and Council to appoint to the Berlin Road Redevelopment Area as Chairperson Councilwoman Tina Lomanno, Councilman Tom Collins, and Councilman Frank Hartman; and

FURTHERMORE, BE IT RESOLVED, by Mayor and Council to recognize in the absence of any appointed Councilperson to the Redevelopment Committee any fellow Councilperson can act as an alternate as long as there are no more than three (3) Governing Body Members represented; and

FURTHERMORE, BE IT RESOLVED, by Mayor and Council to properly provide a copy of this resolution and notice to the property owners, community stakeholders, as well as institutional and governmental agency stakeholders as to the creation of the Council Redevelopment Committees; and

FURTHERMORE, BE IT RESOLVED, by Mayor and Council to recognize this Council Redevelopment Committee as the municipal point of contact for any discussions, meetings, correspondence and negotiations related to the redevelopment site and plan; and

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.


Ben Angeli, Borough Clerk

RES. 2018:176 CREATE CANNABIS ISSUE INVESTIGATION COMMITTEE

RESOLUTION 2018:176

CREATE CANNABIS ISSUE INVESTIGATION COMMITTEE

WHEREAS, the Borough of Stratford has received many communications about the medical cannabis situation in the state; and

WHEREAS, the issue of cannabis both medical and non medical production, distribution and use is evolving in the state of New Jersey; and

WHEREAS, the Governing Body desires to appoint a Committee to receive information, investigate the issues and disseminate the information to the Governing Body; and


WHEREAS, the Governing Body has recommended the following appointments:
Councilman Patrick Green, Councilman Patrick Gilligan, Councilwoman Linda Hall, Police Chief Ron Morello;
and

NOW, THEREFORE BE IT RESOLVED, by Mayor and Council to appoint to the Cannabis Issue Investigation Committee as Chairperson Councilman Patrick Gilligan, Councilwoman Linda Hall, Councilman Patrick Green and Police Chief Ron Morello ; and

FURTHERMORE, BE IT RESOLVED, by Mayor and Council to recognize in the absence of any appointed Councilperson to the Cannabis Issue Investigation Committee any fellow Councilperson can act as an alternate as long as there are no more than three (3) Governing Body Members represented; and

FURTHERMORE, BE IT RESOLVED, by Mayor and Council to recognize this Cannabis Issue Investigation Committee as the municipal point of contact for any discussions, meetings, correspondence and negotiations related to the Cannabis issue either medical or non-medical; and

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.


Ben Angeli, Borough Clerk

RESOLUTION 2018:177

ADOPT THE COMMUNITY DEVELOPMENT GRANT AGREEMENT AMENDMENT

WHEREAS, the County applies for and receives funds from the United State Government under Title I of the Housing and Community Development Act of 1974, Public Law 93-383 ("CDBG"), the HOME Investment Partnership funds under the National Affordable Housing Act of 1990, ("HOME"), the Emergency Solutions Grant ("ESG"), and funds under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009; and

WHEREAS, the Board of Chosen Freeholders of the County of Camden ("County") authorized the execution of a Memorandum of Understanding (the "MOU") with the CCIA to take over certain functions and activities of grant administration of the County's CDBG, ESG, and HOME Program as a Subrecipient; and

WHEREAS, pursuant to Federal Community Development regulations (24 CFR Part 570.501(A)), the County reassumed certain administrative functions necessary to carry out CDBG, ESG, and HOME activities as a grant recipient; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-4 et seq.) permits local units such as counties and municipalities to enter into agreements for the provision of joint services; and

WHEREAS, this Amendment to the Agreement details the changes to the responsibilities of the County as grant recipient, the CCIA as grant Subrecipient, to administer County's CDBG, ESG, and HOME Programs; and

WHEREAS, the County has achieved "Urban County" status in accordance with the requirements set forth in Title 1 of the Housing and Community Development Act of 1974, as amended and the Housing and Urban-Rural Recovery Act of 1983 (the "Act"); and

WHEREAS, the County has entered into a Grant Agreement with the U.S. Department of Housing and Urban Development (hereinafter referred to as "HUD") under Title I of the Housing and Community Development Act, as amended, for an Entitlement Grant; and

WHEREAS, this Grant shall be administered for the County by the County's Community Development Office (the "CDO"); and

WHEREAS, the County desires that the CCIA, as a grant subrecipient, continue its management of all non-administrative functions of the County's CDBG, ESG and HOME Programs which are not otherwise reserved for the CDO pursuant to this Amendment or the original Agreement and which are permitted pursuant to Federal Community Development regulations (24 CFR Part 570.501(a)); and


WHEREAS, the Mayor and Borough Council of the Borough of Stratford has proposed certain activities to be carried out under the 37th Year Program; and

WHEREAS, the County has approved funding for eligible project(s) of the Borough of Stratford from said grant and desires the Borough of Stratford to undertake said project(s);

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Stratford, that the Community Development Grant Agreement Amendment for YR 37 be adopted between the Borough of Stratford, County, and CCIA a copy of the Agreement which is attached hereto; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon its enactment as provided by law.

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.



Ben Angeli, Borough Clerk

RES. 2018:178 AUTHORIZE ENGINEER TO FILE NJDOT GRANT APPLICATION FOR
EVERGREEN ROAD

RESOLUTION 2018:178

**AUTHORIZE ENGINEER TO FILE NJDOT GRANT
APPLICATION FOR EVERGREEN ROAD**

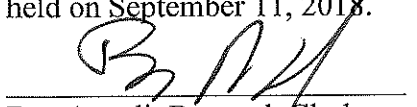
WHEREAS, the State of New Jersey Department of Transportation offers municipal aid grants to assist in funding municipal road reconstruction projects; and

WHEREAS, the Borough of Stratford finds the need for funding to repair and reconstruct and resurface Evergreen Road; and

WHEREAS, the Borough of Stratford Engineer is capable in making the said application,

THEREFORE, BE IT RESOLVED, by the Mayor and Council to authorize the Borough Engineer Bach Associates to make the New Jersey Department of Transportation Municipal Aid application for the resurfacing of Evergreen Road.

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.



Ben Angeli, Borough Clerk

RESOLUTION 2018:179**MAINTENANCE LIENS**

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

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


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

WHEREAS, the following amount is due for services rendered for August 2018:

Address	Block/lot	description of svc	date of svc	cost of svc	date of svc	cost of svc	Total to be liened
11 ALMOND	66/11	lawn maintenance	8/11/2018	45.00	8/25/18	45.00	90.00
109 CORNELL	18/11	lawn maintenance	8/11/2018	45.00	8/25/18	45.00	90.00
11 OXFORD	35/7	lawn maintenance	8/11/18(1st cut)	60.00	8/25/18	-	60.00
112 STRATFORD	55/12	lawn maintenance	8/11/2018	45.00	8/25/18	45.00	90.00
124 STRATFORD	55/1	lawn maintenance	8/11/2018	45.00	8/25/18	45.00	90.00
13 WARWICK	78/17	lawn maintenance	8/11/2018	45.00	8/25/18	45.00	90.00
123 WHITMAN	8/23	lawn maintenance	8/11/18(1st cut)	60.00	8/25/18	45.00	105.00
							615.00

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

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.


 Ben Angeli, Borough Clerk

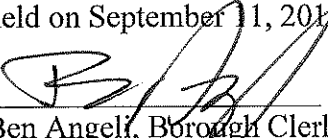
RESOLUTION 2018:180**AUTHORIZE SALE OF POLICE VEHICLE**

WHEREAS, the Borough of Stratford Police Department has a vehicle which no longer serves any purpose for vehicular use; and

WHEREAS, the vehicle is a 2003 Ford Expedition VIN# 1FMPU16L33LC27448 which no longer is road worthy,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the vehicle for public auction at a minimum bid of \$500.00.

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.


Ben Angeli, Borough Clerk

RES. 2018:181 SETTING CURFEW FOR 10-27-18 TO 10-31-18

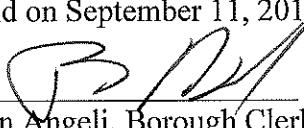
RESOLUTION 2018:181

SETTING CURFEW FOR 10-27-18 TO 10-31-18

BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, upon the recommendation of the Stratford Police Department, a Juvenile Curfew, up to 18 years of age, is to be in effect for the period from Saturday, October 27, 2018 through and including Wednesday, October 31, 2018;

BE IT FURTHER RESOLVED, the Juvenile Curfew is also declared to be 7:00 PM from the aforesaid dates.

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.


Ben Angeli, Borough Clerk

Gilligan motioned to approve the Consent Agenda. Hall seconded the motion and all members present voting in favor in a Roll Call Vote.

RAFFLE AND BINGO LICENSES:

RA667 RAFFLE LICENSE FOR OUR LADY OF GUADALUPE PTA – PULL TAB RAFFLE ON 11-17-18
BA668 BINGO LICENSE FOR OUR LADY OF GUADALUPE PTA – 11-17-18

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

APPROVAL OF BILLS:

Animal checks	1776	through	1778	
Manual checks		through		
Payroll checks	49161	through	49165	and
Payroll checks	49231	through	49232	
Automated checks	32222	through	32312	
Various electronic transfers and potential interim payments to ACE, SJG, SJE and CCMUA				

Green motioned to approve the payment of the bills. Hall seconded the motion. All members present voted in favor in a Roll Call Vote.

COUNCIL COMMENTS:

Councilwoman Lomanno complimented the Fire Department on the success of the new fire truck housing ceremony. She also mentioned having a Holiday party for the staff and asked all to check their schedules for possible dates. Councilwoman Hall also expressed her compliments to the Fire department for the ceremony appreciated that the Fire department recognized the Mayor and Council members at the ceremony. Councilman Collins read a statement in memory of 9/11 and mentioned the very nice post from Fire Chief Jess about the housing event. Councilman Gilligan said that it was a nice ceremony and thanked the taxpayers for supporting the purchase of the new truck. He commented on the 9/11 memorial at the Fire House and said that everyone should take the time to check it out if they have not done so yet. He spoke about how people could help the fundraising for the memorial by purchasing a paver. Councilman Green said that he wanted to echo what Councilman Gilligan said about the event and thanked the Fire Department for the great job.

MAYOR'S APPOINTMENT:

THE MAYOR APPOINTED JANICE SKICA TO THE LIBRARY BOARD OF TRUSTEES

GOOD AND WELFARE:

Green 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.

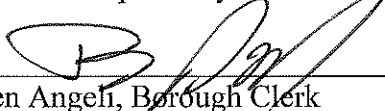
Greg Miranda, Saratoga Road, asked about the progress of the Colby Avenue Veteran's housing project. The clerk responded that the lawsuit had been dropped and that a site plan had been dropped off. The plans did not have any contractor signatures, so they could not be forwarded to the JLUB until they were signed.

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

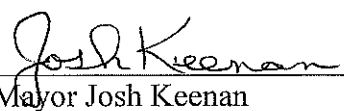
ADJOURN:

Collins motioned to adjourn the meeting and Hall 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