

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
JULY 9, 2019  
7:00 P.M.

**CALL TO ORDER:** THE STRATFORD REGULAR COUNCIL MEETING FOR JULY 9<sup>th</sup>, 2019

**PLEDGE OF ALLEGIANCE AND PRAYER:**

**STATEMENT OF ADVERTISEMENT:**

Notice of this meeting has been provided to the Courier Post and The Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

**ROLL CALL:**

MAYOR JOSH KEENAN	COUNCILWOMAN LINDA HALL
COUNCIL PRESIDENT TINA LOMANNO	COUNCILMAN FRANK HARTMAN
COUNCILMAN TOM COLLINS	STUART PLATT, BOROUGH SOLICITOR
COUNCILMAN PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF
COUNCILMAN PATRICK GREEN	CHRIS CONROY, BOROUGH ADMINISTRATOR
	MICHAELA BOSLER, ACTING BOROUGH CLERK

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to close public portion on agenda items:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

**PROCLAMATIONS**

HONORING THE STRATFORD SWIM CLUB

**REPORTS:**

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

**OLD BUSINESS:**

ORDINANCE 2019:14 AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING A FINANCIAL AGREEMENT PURSUANT TO THE FIVE YEAR EXEMPTION AND ABATEMENT LAW

Motion to open the public hearing on ORD. 2019:14: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to close the public hearing on ORD. 2019:14: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to adopt ORD 2019:14: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**NEW BUSINESS:**

*This agenda is subject to change*

ORDINANCE 2019:15

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

This is the first reading and introduction, the public hearing for this ordinance will be on August 13, 2019 at 7:00 pm.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

ORDINANCE 2019:16

AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 8.56, ENTITLED "BOARD OF HEALTH REGULATIONS," OF THE CODE OF THE BOROUGH OF STRATFORD

This is the first reading and introduction, the public hearing for this ordinance will be on August 13, 2019 at 7:00 pm.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**RESOLUTIONS:** NONE

**APPROVAL OF BILLS:**

Animal checks		through		
Manual checks		through		
Payroll checks		through		and
Payroll checks		through		
Automated checks		through		
Various electronic transfers and potential interim payments to				

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**COUNCIL COMMENTS:**

**GOOD AND WELFARE:**

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

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Please step up to the podium, state your name and address and sign the sign-in sheet.

Motion to close the public portion for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

**ADJOURN:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

# CITIZENSHIP PROCLAMATION

## HONORING THE STRATFORD SWIM CLUB

**WHEREAS**, the Stratford Swim Club, incorporated in 1960 and has been providing residents of Stratford and neighboring towns with a safe, fun and relaxing place to spend hot summer days; and

**WHEREAS**, the Stratford Swim Club is one of only a few private seasonal club in Southern New Jersey; and

**WHEREAS**, the Stratford Swim Club is a member of The Tri-County Swimming Pool Association, serving over 4,000 swimmers in the Tri-County area; and

**WHEREAS**, during the 2018 swim season, the Board of Directors of the Swim Club were faced with financial difficulties potentially impacting the future of the club; and

**WHEREAS**, the Board of Directors collaborated with members of the Stratford Community and were successful fundraising donations; and

**WHEREAS**, the Board of Directors has secured the future of the Stratford Swim Club and the Stratford Swim Team.

**NOW, THEREFORE, BE IT RESOLVED**, the Mayor and Council of the Borough of Stratford, are proud to Congratulate the Board of Directors, Members of the Swim Club and their families for all their hard work, and dedication that led to their success.

**BE IT FURTHER RESOLVED**, that the Mayor and Council present this Citizen Proclamation Award to Jack Whalen and the Board of Directors in recognition of their past success and wish them the best of luck in the future. This is an organization that continues support and brings pride to the Borough of Stratford.

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Mayor Josh Keenan

**ORDINANCE 2019:14**

**AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING A FINANCIAL AGREEMENT PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW**

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

**WHEREAS**, on March 3, 2011, the Borough Council adopted Resolution 2011-32 designating parcels identified as Block 116, Lot(s) 14 and 14.04 (the “Property” or “Rehabilitation Area”) as an “Area in Need of Rehabilitation” in accordance with the Redevelopment Law, referred to herein as the “Rehabilitation Area;” and

**WHEREAS**, pursuant to Ordinance 2011:05 adopted on August 9, 2011, the Borough Council adopted a redevelopment plan entitled “Laurel Mills Redevelopment/Rehabilitation Plan” which was subsequently amended by Ordinance 2014:02 adopted on February 11, 2014, further amended by Ordinance 2017:11 adopted on July 11, 2017, and further amended by Ordinance 2018:03 adopted on April 10, 2018 (the “Redevelopment Plan”), which sets forth, *inter alia*, the plans for the redevelopment and rehabilitation of the Rehabilitation Area; and

**WHEREAS**, the provisions of the Five-Year Tax Exemption and Abatement Law, N.J.S.A 40A:21-1, et seq. (the “Exemption Law”), permit a municipality to exempt from the payment of real estate taxes, for a limited period of time, any improvements made in the development of a rehabilitation area, subject to the terms and conditions of a tax agreement complying with the requirements of the Exemption Law; and

**WHEREAS**, Laurel Mills, LLC, a New Jersey Limited Liability Company having offices at 15 Wilkinson Avenue, Jersey City, New Jersey 07305 (the “Entity”), has taken title to the Property and submitted a proposal to the Borough to construct a mixed-use project consisting of a 14,000 square foot retail building and related improvements (the “Commercial Improvements”) and a for-sale residential townhome community consisting of eighty (80) units, including sixteen (16) affordable housing units and related improvements (the “Residential Improvements”) (the “Commercial Improvements” and “Residential Improvements” being collectively identified as the “Project” or “Project Improvements”); and

**WHEREAS**, the Entity, which is qualified to do business under the Exemption Law, has submitted a formal request to the Borough for a five-year tax exemption on the Residential Improvements to the Property pursuant to the Exemption Law; and

**WHEREAS**, the Borough approves the tax exemption requested by the Entity subject to the terms and conditions of a Financial Agreement, and the parties desire to set forth in detail their mutual rights and obligations with respect to the tax exemption applicable to the Residential Improvements; and

**WHEREAS**, the Entity and the Borough wish to enter into a Financial Agreement with respect to completion of the Residential Improvements to the Property; and

**WHEREAS**, the Mayor and Borough Council find that the relevant benefits of the rehabilitation and completion of the Residential Improvements on the Property outweigh the loss, if any, of property tax revenue in granting the tax exemption and that it is in the best interest of the residents of the Borough to enter into a Financial Agreement between the Borough and the Entity.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Mayor or Borough Administrator and Borough Clerk are hereby authorized to execute a Financial Agreement, pursuant to the Exemption Law, between the Borough and Laurel Mills, LLC for completion of the Residential Improvements of the Project on property identified as Block 116, Lot(s) 14 and 14.04 on the Official Tax Maps of the Borough of Stratford.

Section 3. All Ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect after final adoption and publication according to law.

**Attest:**

**BOROUGH OF STRATFORD**

\_\_\_\_\_  
MICHAELA BOSLER, Acting Borough Clerk

\_\_\_\_\_  
JOSH KEENAN, Mayor

**PUBLIC NOTICE**

**NOTICE** is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, held on the 14<sup>th</sup> day of May, 2019, and will be considered for final passage after a public hearing at a meeting of the Borough Council of the Borough of Stratford to be held on the 9<sup>th</sup> day of July, 2019.

\_\_\_\_\_  
Michaela Bosler, Acting Borough Clerk

I hereby certify that the foregoing Ordinance was approved for final adoption by Mayor and Borough Council of the Borough of Stratford, County of Camden, State of New Jersey at a meeting held on the 9<sup>th</sup> day of July, 2019.

\_\_\_\_\_  
Michaela Bosler, Acting Borough Clerk

## ORDINANCE 2019:15

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

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

**SECTION 1:**

The salaries and salary ranges of the officers and employees commencing as of January 01, 2019 are established as follows:

TITLE	ANNUAL COMPLENSATION	
Mayor	\$5,253.15	P/T
Mayor performs marriage or civil union ceremony	100.00 per	P/T
Council Members (each)	4,253.91	P/T
Borough Clerk	70,000.00 – 90,000.00	
Borough Administrator	70,000.00 – 90,000.00	
Deputy Borough Clerk	30,000.00 – 60,000.00	
Tax Collector	70,122.89 – 80,000.00	
Certified Municipal Finance Officer	47,745.84 – 55,000.00	
Public Works Supervisor	56,515.40 – 65,000.00	
Public Works Assistant Supervisor	48,865.16 – 50,000.00	
Public Works Laborer 1	30,600.00 – 40,000.00	
Public Works Laborer 2	35,190.00 – 37,000.00	
Public Works Laborer 3	39,780.00 – 41,000.00	
Public Works Temporary	10.00-18.00 hour	P/T
Tax Assessor	10,000.00 – 13,000.00 P/T	P/T
Deputy Tax Assessor	10,000.00 – 13,000.00 P/T	P/T
Tax Searcher	663.87 – 800.00 P/T	P/T
Registrar	4,500.00 – 9,000.00	
Deputy Registrar of Vital Statistics	3,326.43 – 9,000.00	
Clerk Typist/Construction Clerk	21,000.00 – 40,000.00	
Clerk 1	30,000.00 – 45,000.00	
Emergency Program Manager	2,500.00	P/T
Secretary to Joint Land Use Board	1650.04 – 3,000.00	P/T
Secretary/Administrator to Park Commission	1,200.00 – 1,500.00	P/T
Zoning Administrative Officer	1266.06 – 3,000.00	P/T
Zoning Officer	2,600.00 – 4,500.00	P/T
Municipal Magistrate	517.05 per session	P/T
Construction Clerk	7.50-16.00 hour	P/T
Municipal Prosecutor	408.00 per session	P/T
Municipal Public Defender	2,729.89 + 227.49 per 4th session	P/T
Court Sound Recorder Operator	51.765 per session	P/T
Court Secretary	34,612.17 – 41,000.00	

Court Temporary		6.00 to 16.00 hour	P/T
Certified Court Temporary		75.00 per session	P/T
Site Plan Inspector		12.00 – 15.00 per hour	P/T
Police Chief		150,000.00 – 155,000.00	
Police Captain		96,672.24 – 107,948.02	
Police Lieutenant		95,967.51 – 107,194.07	
Police Sergeant		92,856.10 – 103,864.86	
Patrolman Starting Salary		48,713.99	
Patrolman Starting Salary 2nd Year		58,486.67	
Patrolman Starting Salary 3rd Year		74,049.31	
Patrolman Starting Salary 4th Year		80,603.15	
Patrolman Starting Salary 5th Year		88,794.67 – 99,519.14	
School Traffic Guards		31.55 – 35.00 a day	P/T
Special Class II Police Officers		8.50 – 35.00 per hour	P/T
Special Class I Police Officer		8.00 – 18.00 per hour	P/T
Court Administrator		59,160.00 – 75,000.00	
Construction Code Official		4,500.00 – 20,000.00	P/T
Housing Inspector		12.00 – 15.00 per hour	P/T
Plumbing Inspector		8,000.00 – 10,000.00	P/T
Electrical Inspector		10,000.00 – 37,000.00	P/T
Part time Police Officer/Bailiff/Security		7.00 – 18.00 per hour	P/T
Police Officer Seat Belt		55.00 per hour	P/T
Police Officer DWI		75.00 per hour	P/T
Police Secretary		34,673.04 – 38,000.00	
Police P/T Secretary		11.00-15.00 per hour	P/T
Transcript Service		.15 per line	P/T
Special DWI Court Per Session:			
Judge		517.05	P/T
Prosecutor		408.00	P/T
Public Defender		227.49	P/T
Court Administrator		100.00	P/T
Court Secretary		65.00	P/T
Sound Recorder		51.765	P/T
UTILITY			
Accounting Clerk		30,000.00 – 50,000.00	P/T
Licensed Operator		66,369.27 – 75,000.00	
License Compensation		6,500.00	P/T
Repairman		56,972.00 - 65,000.00	
Account Clerk		15.00 – 25.00 per hour	P/T
Code Enforcement Official		12.00 - 15.00 per hour	P/T
Site Plan Inspector		12.00 - 15.00 per hour	P/T

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

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Michaela Bosler, Acting Borough Clerk

Mayor Josh Keenan

PUBLIC NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at the meeting of the governing body held on July 9, 2019 and will be considered for final passage on August 13, 2019 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

Notice is hereby given that a public hearing was held for the foregoing ordinance on August 13, 2019.

I certify that the foregoing Ordinance 2019:15 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 13<sup>th</sup> day of August, 2019.

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

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Michaela Bosler, Acting Borough Clerk

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Josh Keenan, Mayor



**ORDINANCE 2019:16**

**AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 8.56, ENTITLED “BOARD OF HEALTH REGULATIONS,” OF THE CODE OF THE BOROUGH OF STRATFORD**

**WHEREAS**, Article 3, entitled “Smoke Control,” of Chapter 8.56, entitled “Board of Health Regulations,” of the Code of the Borough of Stratford adopts a code regulating the emission of smoke from fuel-burning equipment, internal-combustion engines, open fires, stacks or chimneys, and provides for the inspection of fuel-burning equipment, pursuant to the Public Health and Sanitation Codes Adoption by Reference Act; and

**WHEREAS**, upon recommendation of the Borough Fire Chief, Chapter 8.56 has been determined by the Mayor and Borough Council of the Borough of Stratford to be in need of revision and modification to include additional safety regulations pertaining to open burning within the Borough; and

**WHEREAS**, pursuant to N.J.S.A. 40:48-2 the Mayor and Borough Council may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Borough and its inhabitants; and

**WHEREAS**, the Mayor and Borough Council deem it in the best interest of public health, safety and welfare of the residents of the Borough to amend Article 3 of Chapter 8.56 to include the additional safety regulations recommended by the Borough Fire Chief pertaining to open burning within the Borough.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford is hereby amended, revised and/or supplemented as follows:

**SECTION 1.** Article 3, entitled “Smoke Control,” of Chapter 8.56, entitled “Board of Health Regulations,” of the Code of the Borough of Stratford is hereby amended, modified and/or supplemented to read as follows:

**“Article 3 - Smoke Control**

**8.56.090 - Acceptance of standards.**

A. A code regulating the emission of smoke from fuel-burning equipment, internal-combustion engines, open fires, stacks or chimneys, and providing for the inspection of fuel-burning equipment, is established pursuant to the Public Health and Sanitation Codes Adoption by Reference Act (L. 1950, Chapter 188). A copy of said code is annexed hereto and made a part hereof without the inclusion of the text thereof herein.

B. Stratford Borough hereby further adopts the following regulations concerning open burning within Borough limits as follows:

1. Definitions.

(a) “Open burning” the kindling of a fire in the open air without containment or in outdoor structures that permit products of combustion to be emitted directly into the ambient air space, excluding gas or charcoal grill barbecues.

(b) “Approved outdoor structures” noncombustible containers which include but may not be limited to outdoor fireplaces, fire pits, receptacles, chimeneas, patio warmers, portable woodburning devices or other devices which meet the minimum standards set forth in this article that permit products of combustion to be emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber and which do not provide effective control of the air pollutants generated and are used for outdoor recreation and/or heating.

2. Regulations. Open burning shall be permitted in approved outdoor structures subject to the following requirements:

(a) Open burning shall be conducted 25 feet from dwelling (15 feet if in approved outdoor structure with spark arrestor);

(b) Open burning shall be conducted 25 feet from any structure, combustible exterior wall, or other combustibles that may ignite and permit the spread of a fire. Examples include but are not limited to shrubs, trees, fences, wood piles, leaf piles, etc. (15 feet if in approved outdoor structure with spark arrestor);

(c) While open burning is being conducted, it shall be attended by a competent person of at least 18 years of age at all times until fully extinguished;

(d) Any person conducting open burning shall have at least one (1) form of extinguishment or fire-suppression readily available;

(e) No person shall cause an open fire or outdoor fire to be used or maintained in such a manner as to cause a nuisance to neighbors; and

(f) The Code Enforcement Officer or police officer may order an outdoor burning activity to cease if conditions are such or the activity is so situated as to endanger the health or safety of persons or property located in the general area of the activity. If the party responsible for outdoor burning activity does not immediately comply with an order to cease given pursuant to this subsection, the party responsible shall be subject to the penalties set forth below. Any open fire or open burning or use of a chimenea, outdoor fireplace, or fire pit which creates a nuisance or is deemed to be a hazard is to be extinguished.

**8.56.100 - Title. [No Changes.]**

**8.56.110 - Copies on file. [No Changes.]**

**8.56.120 - Violations and penalties. [No Changes.]”**

**SECTION 2.** Except as set forth in Section 1 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

**SECTION 3.** All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

**SECTION 4.** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**SECTION 5.** This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

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Mayor Josh Keenan

**Adopted:**

ATTEST:

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Michaela Bosler, Acting Borough Clerk

**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 9<sup>th</sup> day of July, 2019 and will be considered for final passage on the 13<sup>th</sup> day of August, 2019 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

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Michaela Bosler, Acting Borough Clerk