

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, MAY 14, 2019  
7:00 P.M.

**CALL TO ORDER:** Mayor Keenan called the meeting to order at 7:00 P.M.

**STATEMENT OF ADVERTISEMENT:** The Mayor read the following statement:

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.

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

**ROLL CALL:**

MAYOR JOSH KEENAN – PRESENT  
COUNCIL PRESIDENT TINA LOMANNO – PRESENT  
TOM COLLINS, COUNCILMAN – PRESENT  
PATRICK GILLIGAN, COUNCILMAN – ABSENT  
PATRICK GREEN, COUNCILMAN – PRESENT  
LINDA HALL, COUNCILWOMAN – PRESENT  
FRANK HARTMAN, COUNCILMAN – PRESENT  
ERIC RISO, BOROUGH SOLICITOR – PRESENT  
ROBERT KELLY, POLICE CAPTAIN – PRESENT  
CHRIS CONROY, BOROUGH ADMINISTRATOR – PRESENT  
MICHAELA BOSLER, ACTING BOROUGH CLERK - PRESENT

**PROCLAMATIONS**

- Honoring Stratford Athletic Organization – Councilwoman Hall read the proclamation for honoring the Stratford Athletic Organization members for their 65 years of dedicated service to our community and its youth
- Honoring Tarkill Soccer Club – Councilman Collins read the proclamation for honoring the Tarkill Soccer Club members for their 50 years of dedicated service to our community and its youth

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

- Elaine Speer – 8 College Circle – In regards to Ordinance 2019:09, questioned certain fees and if they are being changed. In regards to Ordinance 2019:10, questioned what trees will be taken down specifically. Concerned about giving the developer a tax abatement program as per Ordinance 2019. In regards to Resolution 2019:125, asked for further clarification on how green waste will be collected. Gave suggestions on how to make ordinances more resident friendly. In regards to Resolution 2019:121, questioned the amount of money that was budgeted for police vehicles. In regards to Resolution 2019:123, questioned the section of the Borough Code regarding vacant and foreclosure properties.
- Harry Berry – 10 Cornell Ave. – Asked if the microphones could be fixed. In regards to Ordinance 2019:13 and 14, announced his concerns about giving the developer a tax abatement program. Discussion ensued.
- Joe Hahn – 1 Buttonwood Rd. – Concerned about how Ordinance 2019:14 will affect the school tax.
- Mike Mancini – 3 Winding Way Rd. – In regards to Ordinance 2019:13, wanted clarification on the difference between the financial agreements in Ordinances 2019:13 and 2019:14

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- John Gentless – 111 Union Ave. – Wanted to know the purpose of Resolutions 2019:126 and 2019:127. Discussion ensued.

Hartman 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 report as follows:

Properties Inspected: 26  
Warning Letters Issued: 16  
Summons Issued: 12  
*Submitted by Ron Morello, Chief of Police*

**FINANCE & REVENUE** Councilman Patrick Green read the report as follows:

Balance as of 4-1-19 – \$1,318,086.36  
Total Receipts – \$2,867,237.44  
Total Disbursements – \$1,734,672.34  
Balance as of 3-31-19 – \$2,450,651.46  
Total in other Funds - \$2,206,745.00

**POLICE** Councilwoman Lomanno read the report as follows:

29 Adult arrests,  
0 Juvenile arrests,  
0 assaults to police,  
6 Simple assaults Complaints,  
4 Criminal Mischief Complaints,  
16 Harassment complaints,  
102 Other investigations and complaints,  
0 burglaries,  
0 robberies,  
11 thefts in the amount of \$7,425.00,  
\$2,425.00 in stolen property recovered,  
0 motor vehicle thefts,  
11 D.W.I. arrests,  
6 Narcotics arrests,  
512 Traffic summonses issued,  
35 Motor vehicle accidents,  
5 injuries from accidents  
31 Alarm activations,  
  
73 Total crime reports taken  
706 total calls for police service  
*Submitted by Ron Morello, Chief of Police*

**EMERGENCY SERVICES** Councilman Frank Hartman read portions of the following reports:

Fire Department

The Stratford Fire Department responded to 44 Alarms 3 Drills in the month April 2019. The following list is a breakdown of the same:

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Dwelling Fires	0
Building Fires	2
Investigations	3
Out of Town Assists	9
Alarm Systems	9
Assist Ambulance, Police, Public	4
Car Fires	1
Wires, Trees Down	4
Rescues & M.V.A.'s	12
Brush Fires	0
Drills	3

Total man hours on the above alarm drills was 379  
*Submitted by Stephen Gagliardi, Deputy Chief*

Ambulance Association

The Stratford Ambulance Association **Paid Crew** responded to 104 Alarms  
 in the month of **April 2019**, the following is a breakdown of the same:

	<b>Paid</b>	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	0	4
2. Bleeding	3	13
3. Cardiac	2	30
4. CVA	4	14
5. Diabetic	1	6
6. Fall	6	41
7. Fire Call	4	12
8. Haz-Mat	0	0
9. Maternity	1	1
10. Medical Emergency	29	109
11. Medical Alarm	3	7
12. MVA	12	34
13. Overdose	3	6
14. Ped/MVA	2	4
15. Psych. Emergency	9	29
16. Respiratory	13	52
17. Seizures	1	9
18. Sick Person	4	16
19. Special Assignment	0	0
20. Unconscious Person	7	22

Year to Date Calls

**Paid: 409**

*Submitted by Lois Tadley, Chief-Stratford Ambulance*

The Stratford Ambulance Association **Volunteer Crew** responded to 17 Alarms and 1 Drill  
 in the month of **April 2019**, the following is a breakdown of the same:

	<b>Volunteer</b>	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	0	0
2. Bleeding	2	5
3. Cardiac	1	4
4. CVA	0	0
5. Diabetic	0	0

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6. Fall	1	6
7. Fire Call	0	2
8. Haz-Mat	0	0
9. Maternity	0	0
10. Medical Emergency	5	13
11. Medical Alarm	0	2
12. MVA	1	10
13. Overdose	1	2
14. Ped/MVA	0	0
15. Psych. Emergency	5	7
16. Respiratory	0	5
17. Seizures	0	1
18. Sick Person	1	3
19. Special Assignment	0	0
20. Unconscious Person	0	1

Year to Date Calls

**Volunteer: 61**

*Submitted by Lois Tadley, Chief-Stratford Ambulance*

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

Sewer Utility

- Call outs for emergency service: 14
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Sewer line maintenance performed: N/A
- Work requests performed:
  - Removed 3 broken picnic tables adjacent to the ball fields; moved one table from Tarkill area to Hagerty area; repaired one table for use at Hagerty area
  - Replaced 2 sections of fence at the entrance of "Woods 'n' Leaves" neighborhood
  - Installed dog waste station at Saratoga Park
  - Worked with Atlantic Construction Company to complete restoration of pavement, curb, and curb lawn in the area of the storm drain repair on Temple Ave.
  - Mapped storm drains on private property: Stratford Square, Laurel Mills, Whitehall Mansions, and Sterling Arms; labeled drains where necessary
- Regular maintenance activities performed include:
  - Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball fields
  - Bi-weekly town wide metal/appliance collection

Public Works

- Mulching of Borough gardens
- Clean up and mulching of gardens at Library
- Cleaning of storm drains
- Chipper out two times for the month
- Installed driveway behind Borough for police trailer
- Installed crosswalk signs on Warwick Rd.
- Mulching of Sterling Arms
- Metal pick up and trash pick up at parks and ballfields, Ba on vacation
- Lawn cutting of Borough properties and ballfields
- Lawn cutting of schools and Sterling Arms
- Boarded up house on Berlin Rd.
- Pothole repair – entire town
- Put benches and tables together for parks
- Sewer calls during the week the Sewer Tech was on vacation

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- o Installed 60 feet of split rail fence in woods at Whitman

**PUBLIC EVENTS** Councilwoman Hall asked residents to spread the word about participation in the Miss Stratford Pageant on Friday, May 31<sup>st</sup>.

**OLD BUSINESS:**

- o ORDINANCE 2019:05 – AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 16.32, ENTITLED “PERFORMANCE GUARANTEES,”; AMENDING CHAPTER 16.28, ENTITLED “SITE PLAN REVIEW,”; AND AMENDING CHAPTER 16.24, ENTITLED “SUBDIVISION REVIEW,”; OF TITLE 16, ENTITLED “LAND DEVELOPMENT CODE,” OF THE CODE OF THE BOROUGH OF STRATFORD

Hartman motioned to open the public hearing on ordinance 2019:05. Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Collins motioned to close the public hearing on ordinance 2019:05. Green seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Hall motioned to adopt Ordinance 2019:05. Hartman seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

- o ORDINANCE 2019:09 – AN ORDINANCE CREATING CHAPTER 1.12, TO BE ENTITLED “FEES” AND AMENDING, REVISING, AND/OR SUPPLEMENTING AS NECESSARY THE CODE OF THE BOROUGH OF STRATFORD

Hartman motioned to open the public hearing on ordinance 2019:09. Green seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Hall motioned to close the public hearing on ordinance 2019:09. Collins seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Lomanno motioned to adopt Ordinance 2019:09. Collins seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

- o ORDINANCE 2019:10 – BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THE BOROUGH OF STRATFORD, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING THE AGGREGATE AMOUNT OF \$546,750.00 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$519,412.50 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THERE OF

Hartman motioned to open the public hearing on ordinance 2019:10. Hall seconded the motion, which passed with all members present voting in favor in a Voice Vote.

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There were no comments from the public.

Collins motioned to close the public hearing on ordinance 2019:10. Collins seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Green motioned to adopt Ordinance 2019:10. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

**NEW BUSINESS:**

- ORDINANCE 2019:11 – AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 8.40, ENTITLED “SOLID WASTE REMOVAL,” AND CHAPTER 1.12, ENTITLED “FEES,” OF THE CODE OF THE BOROUGH OF STRATFORD

This is the first reading and introduction, the public hearing for this ordinance will be on June 11, 2019 at 7:00 p.m..

WHEREAS, Chapter 8.4, entitled “Solid Waste Disposal,” of the Code of the Borough of Stratford regulates the storage, collection and disposal of garbage, trash and rubbish in order to protect the public safety, health and welfare and to enhance the environment of the people of Stratford; and

WHEREAS, Code Enforcement Officer has recommended that Chapter 8.4 be amended to include regulations pertaining to fire safety and street safety of construction dumpsters; 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 the Borough to amend Chapter 8.40 to include the Code Enforcement Officer’s recommendations and incorporate additional regulations pertaining to the use of construction dumpsters.

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. Chapter 8.40 of the Code of the Borough of Stratford, entitled “Solid Waste Disposal,” is hereby amended, modified and/or supplemented by amending Section 8.40.030, entitled “Administration of provisions,” to read as follows:

“8.40.030 - Administration of provisions.

Except as otherwise designated in this chapter, the foreman of the public works department shall be responsible for the administrative management of this chapter and the rules and regulations authorized.”

SECTION 2. Chapter 8.40 is hereby further amended, modified and/or supplemented by deleting Subsection F, entitled “Penalties” and amending Subsection D, entitled “Exceptions to prohibitions” of Section 8.40.085, entitled “Containers/dumpsters to be covered; spillage or leakage prohibited,” as follows:

“A. [No Changes].

B. [No Changes].

C. [No Changes].

D. *Exceptions to prohibitions.*

1. Permitted temporary demolition/construction containers.

2. to 5. [No Changes].

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E. [No Changes].”

SECTION 3. Chapter 8.40 is hereby further amended, modified, and/or supplemented by creating a new Section 8.40.090, to be entitled “Demolition/construction containers,” as follows:

“8.40.090 – Demolition/construction containers.

A. For purposes of this chapter, Demolition/construction containers are any containers used in the normal course of demolition or construction for the purpose of storing, containing and/or carting debris.

B. The placement of a demolition/construction containers upon a sidewalk, street or highway within the Borough of Stratford by persons other than agents or employees of the Borough is hereby prohibited unless:

1. The demolition/construction container is properly illuminated by at least one reflector on each side, such reflector to be at least six inches in diameter so that it is visible at night.

2. There is no defect or faulty design in the demolition/construction container which would create a hazard to the general public.

3. The placement of the demolition/construction container which must have the specific approval of the Construction Official of the Borough of Stratford shall not block the flow of vehicular traffic or pedestrian traffic and shall not be loaded in such a manner as to cause its contents to spill onto the street or sidewalk areas.

4. The use of the demolition/construction container will not create offensive odors or a health hazard.

5. The demolition/construction container is conspicuously marked with the name and address of its owners.

6. A permit for the placement of the demolition/construction container is obtained from the Construction Official of the Borough of Stratford pursuant to this chapter, and evidence of such permit is displayed conspicuously on the property of the applicant by means specified by the Construction Code Official.

C. The movement of a loaded demolition/construction container onto other than construction property or Borough street is prohibited.

D. Demolition/construction containers shall be placed at least 12 feet away from any combustible structures.

E. *Application for permit.* An application for a permit pursuant to the provisions of this section shall be made on forms approved and made available by the Construction Official of the Borough of Stratford. Such application shall include but not be limited to the following information:

1. The name and address of the applicant and, if applicable, the name and address of the lessor of the demolition/construction container.

2. A description or diagram of the location where he proposes to place the demolition/construction container.

3. A description of the demolition/construction container which the applicant proposes to place on the sidewalk, street or any other public place of the Borough, which includes the name of the manufacturer, its capacity and a description of the reflectors required by this section.

4. The circumstance necessitating the use of the demolition/construction container on a sidewalk, street or public place in the Borough.

5. The length of time the applicant plans to place the demolition/construction container on the site, such time not exceeding 30 days.

F. *Issuance of permit.* All permits required by this chapter shall be in writing and issued by the Construction Code Official of the Borough of Stratford. The Construction Official shall issue said permit if it appears that the applicant has a reasonable need to use a demolition/ construction container. Prior to the issuance of such a permit, the Construction Official shall consult with the Chief of Police to determine that the proposed use of the demolition/construction container shall not constitute a traffic and/or safety hazard. No permits shall be issued until the fee, hereinafter described, shall be paid to the Borough.

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G. The fee payable for a permit pursuant to this chapter shall be as set forth in Chapter 1.12 for each demolition/construction container.

H. *Insurance.* The owner of the property associated with the use of the container or the contractor arranging use of the container shall provide the Borough with satisfactory proof of liability insurance covering any claims or losses for property damage or personal injury resulting from or occasioned by the placement of the demolition/construction container in an amount not less than \$250,000.

I. *Expiration of permit; renewal.*

1. No permit shall be granted by the Construction Official for a term longer than 30 days, although, for good cause shown, a permit previously issued may be renewed for an additional thirty-day period.

2. Upon the expiration of the permit, the permit holder shall remove or cause to be removed the demolition/construction container from the sidewalk, street or public place.

SECTION 4. Chapter 8.40 is hereby further amended, modified, and/or supplemented by renumbering certain sections as follows:

Previous Section Number	New Section Number
8.40.010 - Legislative intent.	No Change
8.40.020 – Definitions.	No Change
8.40.030 - Administration of provisions.	No Change
8.40.040 - Placement of waste for collection.	No Change
8.40.050 - Preparation of waste for collection.	No Change
8.40.060 - Disposal of bulky waste.	No Change
8.40.070 - Storage of hazardous material.	No Change
8.40.080 - Containers for solid waste.	No Change
8.40.085 - Containers/dumpsters to be covered; spillage or leakage prohibited.	No Change
	8.40.090 – Demolition/construction containers
8.40.090 - Entrance onto private property by collector prohibited.	8.40.100 - Entrance onto private property by collector prohibited.
8.40.100 - Excess nonresidential solid waste.	8.40.110 - Excess nonresidential solid waste.
8.40.110 - Scavenging.	8.40.120 - Scavenging.
8.40.120 - Frequency of collection—Placement of containers.	8.40.130 - Frequency of collection—Placement of containers.
8.40.130 - Violations and penalties.	8.40.140 - Violations and penalties.

SECTION 5. Chapter 1.12 of the Code of the Borough of Stratford, entitled “Fees,” is hereby amended, modified and/or supplemented by adding a new Section 1.12.640, to be entitled “Demolition/construction container permit fees from Section 8.40.090 of Chapter 8.40” to read as follows:

“1.12.640 Demolition/construction container permit fees from Section 8.40.090 of Chapter 8.40.

The fee payable for a permit pursuant to this chapter shall be \$25.00 for each demolition/construction container.”

SECTION 6. Except as set forth in Sections 1 through 5 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

SECTION 7. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.



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SECTION 8. 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 9. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

Hartman motioned to approve the introduction of Ordinance 2019:11. Green seconded the motion and all members present voting in favor in a Roll Call Vote.

- ORDINANCE 2019:12 – AN ORDINANCE REPEALING AND REPLACING CHAPTER 2.12, ENTITLED “POLICE DEPARTMENT,” AND APPENDIX TO CHAPTER 2.12 OF THE CODE OF THE BOROUGH OF STRATFORD WITH A NEW CHAPTER 2.12, ENTITLED “POLICE DEPARTMENT”

This is the first reading and introduction, the public hearing for this ordinance will be on June 11, 2019 at 7:00 p.m..

WHEREAS, the Borough of Stratford is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:14-118 the Mayor and Borough Council, by ordinance, may create and establish, as an executive and enforcement function of the Borough government, a police force, whether as a department or as a division, bureau or other agency thereof, and provide for the maintenance, regulation and control thereof; 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 the Borough to repeal and replace Chapter 2.12, entitled “Police Department,” with a new Chapter 2.12, to be entitled “Police Department”.

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. Chapter 2.12 of the Code of the Borough of Stratford, entitled “Police Department,” and Appendix to Chapter 2.12, are hereby repealed and replaced with a new Chapter 2.12, entitled “Police Department,” as follows:

CHAPTER 2.12 POLICE DEPARTMENT

Article 1 - Establishment

2.12.010 Establishment and composition.

There shall be established a police department in the borough, which shall consist of one (1) Chief of Police and such Captains, Lieutenants, Sergeants, police officers, special law enforcement officers and civilian employees as the Borough Council shall deem advisable and necessary. Said Chief of Police, Captains, Lieutenants, Sergeants, police officers, special law enforcement officers and civilian employees shall be nominated and appointed by the Mayor of the Borough, by and with the consent of the Borough Council.

2.12.020 Salary and compensation.

The salaries of the Chief of Police, who shall be the highest paid officer pursuant to N.J.S.A. 40A:14-179, and all members of the police department are as fixed by the Mayor and Borough Council and contained in the salary schedule on file in the office of the Borough Clerk.

2.12.030 Designation of Appropriate Authority.

The Mayor and Borough Council, shall be designated as the appropriate authority as provided in the state statute N.J.S.A. 40A:14-118. The appropriate authority shall be responsible for the overall performance of the Police Department. The Chief of Police shall be the head of the police force and shall be directly responsible to the appropriate authority for the efficiency and routine day to day operation of the police department pursuant to policies, rules and regulations established by said appropriate authority.

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2.12.040 Police Department Rules and Regulations and Police Manual.

A. The appropriate authority pursuant to N.J.S.A. 40A:14-118 is hereby authorized to update, adopt and promulgate rules and regulations for the governing of the Police Department and for the discipline of its members with a view to making the Police Department and all members thereof efficient, vigilant and effective in the service of the Borough of Stratford. Said rules and regulations will be in manual form and shall be called the "Rules and Regulations of the Police Department for the Borough of Stratford" and shall govern the conduct of and be binding upon the entire membership of said Police Department, including the Chief and all subordinates as listed in Section 2.12.010 hereof. Said rules and regulations shall provide for penalties and forfeitures for violations thereof.

B. The rules and regulations shall be distributed in manual form as follows: A serialized copy will be issued to and signed for by each employee of the Police Department for the Borough of Stratford.

C. All members and employees who are assigned a manual shall be responsible for its maintenance and care. Said manuals shall remain the property of the Borough of Stratford and, upon separation from police service, each person is bound to return same. Each person will be responsible for the security of his/her manual, and loss of the same will constitute neglect of duty and will result in disciplinary action. All manuals shall be kept current, and supplementary pages concerning additions, revisions or amendments shall be promptly and properly inserted. No Police Department operating policies will be inserted as part of this manual unless and until properly assimilated by the appropriate authority.

D. Each police officer and each civilian employee is duty-bound to thoroughly familiarize himself/herself with the provisions of the Police Manual. Failure to comply shall be considered neglect of duty.

E. In the event neglect of duty is charged against a member for failure to observe the rules and regulations or Department procedures or orders, ignorance of any provision of this manual will not be accepted as an excuse.

2.12.050 Duties.

The duties of the officers appointed to the police department shall be those ordinarily performed by police officers generally and such duties as may be designated by the Borough Council.

2.12.060 Acquisition of Equipment.

A. The Borough Council may prescribe and establish such rules and regulations respecting the Department and its operation and make provisions for the acquisition of such apparatus, equipment and vehicles as it may deem necessary or useful for the Police Department, upon the recommendation of the Chief of Police.

B. The purchase of all equipment for the police department in excess of fifty dollars (\$50.00) shall be approved by the Chief of Police and submitted on purchase orders and approved by the appropriate authority and paid in accordance with law.

Article 2 – Prerequisites to Permanent Employment

2.12.070 Qualifications.

A. Each member and officer shall be a citizen of the United States, be of good moral character, sound in body and in good health and be able to read, write and speak the English language well and intelligently. In addition, every member and officer shall be a high school graduate and shall comply with all eligibility requirements as set forth in the laws of the state of New Jersey. No person shall be appointed to the police force who has not been a resident of the state of New Jersey for at least six months prior to the date of appointment.

B. No person shall be appointed or retained as an officer or member of the Police Department who has been convicted of a crime constituting an indictable offense or one involving moral turpitude or who is not within the age limits as specified by law. Nothing herein contained shall be construed to prohibit the continuance in office or employment of any person who was employed by the Borough in the capacity of a policeman at the time of the adoption of Ordinance No. 98:6 in 1998.

C. No person shall be given a permanent appointment as an officer or member of the Police Department unless he or she has passed a medical and psychological examination; and he or she has received a certificate of completion from a certified police training academy within the state in accordance with the laws of the state.

2.12.080 Probationary Period.

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A. Each person appointed as an officer to the Department shall first serve a probationary period of 12 months from the date of receipt of written certification by a certified police training academy within the state. During the probationary period, he or she shall be known as a "probationary officer." At the termination of the probationary period, the appointment as an officer shall become final upon the recommendation of the Chief of Police and the consent of the appropriate authority. However, the appropriate authority, for good cause shown, by resolution, may waive the probationary period or any part thereof for any appointee who has had previous experience as a police officer and who otherwise meets the qualifications as set forth in this chapter and the laws of the state.

B. This Article 2 shall not prohibit the appointment of a probationary officer, who otherwise qualifies, for a period not to exceed 12 months to enable the probationary officer seeking a permanent appointment to complete a certified police training academy within the state in accordance with the laws of the state.

C. No person shall be permitted to take a police training academy course unless he or she is a probationary officer of the borough, and such probationary officer shall be entitled to a leave of absence with pay during the period of the police training academy course.

Article 3 – Special Law Enforcement Officers

2.12.090 Appointment of Special Law Enforcement Officers.

The Borough Council may appoint from time to time special law enforcement officers in accordance with N.J.S.A. 40A:14-146.8 et seq., for terms not exceeding one year. Such special law enforcement officers shall possess and exercise all the powers and duties provided by these statutes during their term in office, but shall not be members of the Police Department and shall not be entitled to tenure. The Chief of Police may authorize special law enforcement officers when on duty to exercise the same powers and authority as regular members of the Police Department, including the carrying of firearms and the power of arrest. Any such appointment of special law enforcement officers shall be revoked at any time without cause and without hearing, if the original appointment was for four months or less, otherwise, pursuant to N.J.S.A. 40A:14-146.14, with cause and after a hearing.

2.12.100 Categories.

A. There shall be three classifications of special officers. The New Jersey State Police Training Commission shall prescribe by rule or regulation the training standards to be established for each classification. The classifications shall be based on the duties to be performed by the special law enforcement officer, as follows:

(1) Class I - Officers of this class are authorized to perform routine traffic detail, spectator control and similar duties. They shall have the power to issue summonses for disorderly persons and petty disorderly persons offenses, violations of municipal ordinances and violations of Title 39 of the Revised Statutes. The use of a firearm by an officer of this category shall be strictly prohibited and no Class I officer shall be assigned any duties which may require the carrying or use of a firearm. There may be appointed such number of Class I special law enforcement officers as may be required.

(2) Class II - Officers of this class shall be authorized to exercise full powers and duties similar to those of a permanent, regularly appointed full-time police officer. The use of a firearm by an officer of this class may be authorized only after the officer has been fully certified as successfully completing training as pre-scribed by the New Jersey Police Training Commission. The number of Class II special law enforcement officers shall not exceed twenty-five percent (25%) of the total number of regular police officers.

(3) Class III – Officers of this class shall be authorized to exercise full powers and duties similar to those of a permanent, regularly appointed full-time police officer while providing security at a public or nonpublic school on the school premises during hours when the public or nonpublic school is normally in session or when it is occupied by public or nonpublic school students or their teachers or professors. While on duty in the jurisdiction of employment, an officer may respond to offenses or emergencies off school if they occur in the officer's presence while traveling to a school facility, but an officer shall not otherwise be dispatched or dedicated to any assignment off school property.

2.12.110 Qualifications for Special Law Enforcement Officers.

A. No person may be appointed as a special law enforcement unless the person:

- (1) Is a resident of this State during the term of appointment;
- (2) Is able to read, write and speak the English language well and intelligently and has a high school diploma or its equivalent;
- (3) Is sound in body and of good health;
- (4) Is of good moral character;

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(5) Has not been convicted of any offense involving dishonesty or which would make him unfit to perform the duties of his office;

(6) Has successfully undergone the same psychological testing that is required of all full-time police officers in the Borough or county;

(7) Shall have had fingerprints taken, which finger-prints shall be filed with the Division of State Police and the Federal Bureau of Investigation; and

(8) Is not serving as a special law enforcement officer or regularly appointed full-time police officer of any municipality. Is not a public official with responsibility for setting law enforcement policy or exercising authority over the budget or supervision of the police department of any municipality.

B. In addition to the qualifications in subsection A. of this Section, a person shall not be appointed as a Class III special law enforcement officer unless the person:

(1) Is a retired law enforcement officer who is less than 65 years of age; for the purposes of this paragraph, a law enforcement officer shall not be considered retired if the officer's return to employment violates any federal or State law or regulation which would deem the officer's retirement as not being bona fide;

(2) Had served as a duly qualified, fully-trained, full-time officer in any law enforcement position eligible for participation in the Police and Firemen's Retirement System or in any federal or bi-state law enforcement agency or as a member of the State Police and was separated from that prior service in good standing;

(3) Is physically capable of performing the functions of the position, determined in accordance with Police Training Commission guidelines;

(4) Possesses a New Jersey Police Training Commission Basic Police Officer Certification, New Jersey State Police Academy Certification, or other proof of basic police training approved by the Police Training Commission;

(5) Has completed the training course for safe schools resource officers developed pursuant to N.J.S.A. 52:17B-71.8; and

(6) Is hired in a part-time capacity.

Article 4 -- Contracted Off-Duty Employment

2.12.120 - Purpose.

For the convenience of those persons and entities which utilize the services of off-duty law enforcement officers of the Stratford Police Department and to authorize the outside employment of borough police while off-duty, the borough establishes a policy regarding the use of said officers.

A. Members of the police department shall be permitted to accept police related employment for private employers or school districts only during off-duty hours and at such time as will not interfere with the efficient performance of regularly scheduled or emergency duty for the borough.

B. Any person or entity wishing to employ off-duty police shall first obtain the approval of the Chief of Police, which approval shall be granted if, in the opinion of the chief, such employment would not be inconsistent with the efficient functioning and good reputation of the police department, and would not unreasonably endanger or threaten the safety of the officer or officers who are to perform the work. Staffing levels of any outside employment shall be determined by the Chief of Police as negotiated with the outside vendor.

2.12.130 - Escrow accounts.

A. Any person or entity requesting the services of an off-duty law enforcement officer in the Stratford Police Department shall estimate the number of hours such law enforcement services are required, which estimate shall be approved in writing by the Chief of Police, and shall establish an escrow account with the borough CFO by depositing an amount sufficient to cover the rates of compensation and administrative fees set forth in section 2.12.150 for the total estimated hours of service.

B. Prior to posting any request for services of off-duty law enforcement officers, the Chief of Police or his or her designee shall verify that the balance in the escrow account of the person or entity requesting services is sufficient to cover the compensation and

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fees for the number of hours specified in the request for services. The Chief of Police shall not post a request for services from any person or entity unless all fees and compensation required in the manner described above have been deposited with the borough CFO. No officer shall provide any such services for more hours than are specified in the request for services.

C. In the event the funds in such an escrow account should become depleted, services of off-duty law enforcement officers shall cease and requests for further or future services shall not be performed or posted until additional funds have been deposited in the account in the manner prescribed above.

D. The person or entity requesting such services shall be responsible for ensuring that sufficient funds remain in the escrow account in order to avoid any interruption of services and shall provide at least 2 hours prior notice in the event of a cancellation or postponement of work. Notifications shall be made in person at the Stratford Police Department or via telephone.

2.12.140 - Request for services.

All requests to the borough for services of off-duty law enforcement officers in the Stratford Police Department for a period of one (1) week or longer shall be forwarded to the Chief of Police for posting at least ten (10) days before such services are required. Any law enforcement officers, when so employed by the borough, shall be treated as an employee of the borough; provided, however, that wages earned for outside employment shall not be applied toward the pension benefits of law enforcement officers so employed, nor shall hours worked for outside employment be considered in any way compensable as overtime.

2.12.150 - Rates of compensation—Payment for services.

The rates of compensation for off-duty services performed by police officers shall be as set forth in Chapter 1.12.

2.12.160 - (Reserved).

Article 5 – Police Department Records

2.12.170 - Fees established—Obligation of custodian.

The fees which are to be prepaid by the requestor are established for the furnishing of copies of records, reports, documents, photographs and other services prepared, maintained and performed by the police department of the borough, shall be as set forth in Chapter 1.12.

2.12.180 - Exemption from payment of fees.

No charge or fee shall be made for the furnishing of copies of records, reports, documents, photographs and other information to any federal, state, county or municipal law enforcement department agency.

2.12.190 - Requests for copies of records.

All requests for copies of records, reports, documents, photographs and other services prepared, maintained and performed by the police department of the borough shall be made and directed to the police record division of said department. All requests must provide sufficient and accurate data for search and furnishing of the same, such as the names of the drivers, the time, location and date of the accident or incident, the name of the defendant, the summons number, the date of the violation, etc.

2.12.200 - Payment of fees.

All fees shall be pre-paid by requestor. All fees shall be payable to the borough and presented to and collected by the CFO of the borough who shall issue a duplicate receipt therefor, one of which shall be given by the CFO or person making the request to the custodian of records in the police record division of the police department.

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.

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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.

Lomanno motioned to approve the introduction of Ordinance 2019:12. Hall seconded the motion and all members present voting in favor in a Roll Call Vote.

- ORDINANCE 2019:13 – ORDINANCE AUTHORIZING EXECUTION OF AMENDMENT TO THE FINANCIAL AGREEMENT FOR A LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE URBAN RENEWAL CONDOMINIUM ASSOCIATION LLC FOR LOT 2 IN BLOCK 62 ON THE OFFICIAL BOROUGH TAX MAP

This is the first reading and introduction, the public hearing for this ordinance will be on June 11, 2019 at 7:00 p.m..

WHEREAS, the Borough and Stratford Square Urban Renewal Condominium Association, LLC (“Redeveloper”) are parties to a Financial Agreement dated as of September 12, 2017 (the “Original Agreement”), relating to the improvements (the “Improvements”) located on certain land located in the Borough of Stratford known as Block 62, Lot 2 as shown on the Official Tax Map of the Borough of Stratford (the “Land”) (the Land and Improvements are hereinafter collectively referred to as the “Property”);

WHEREAS, the Redeveloper has requested to amend the Original Agreement to allow for the transfer of the cellular tower (the “Transfer”) constructed as part of the redevelopment project;

WHEREAS, the Borough and the Redeveloper have entered into this Amendment to memorialize the terms and conditions by which the Transfer will be permissible.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Borough Council that the Amendment to the Financial Agreement with Stratford Square Urban Renewal Condominium Association, LLC be approved and that the Mayor is authorized to execute the attached Amendment to the Financial Agreement on behalf of the Borough; and

BE IT FURTHER ORDAINED, by the Borough Council that this Ordinance shall take effect in accordance with law.

Hartman motioned to approve the introduction of Ordinance 2019:13. Hall seconded the motion and all members present voting in favor in a Roll Call Vote.

- 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

This is the first reading and introduction, the public hearing for this ordinance will be on June 11, 2019 at 7:00 p.m..

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

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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.

Hall motioned to approve the introduction of Ordinance 2019:14. Lomanno seconded the motion and all members present voting in favor in a Roll Call Vote.

**RESOLUTIONS 2019:115 THROUGH 2019:128 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 were no requests to remove any of the resolutions from the consent agenda and the Clerk read the resolutions by title.

o **RES. 2019:115 – ESTIMATED TAX RATE**

WHEREAS, due to the late adoption of the Borough of Stratford's 2019 Municipal Budget and 2019 Camden County Budget, the Camden County Board of Taxation is unable to certify tax rates for the year 2019; and

WHEREAS, without a 2019 certified tax rate the Tax Collector of the Borough of Stratford will be unable to issue 2019 tax bills on a timely basis;

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

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1. The Tax Collector of the Borough of Stratford is hereby authorized and directed to prepare and issue estimated tax bills for the Borough of Stratford for the third installment of 2019 taxes. The Tax Collector shall proceed and take such actions as are permitted and required by Chapter 72, Public Laws of 1994 and N.J.S.A. 54:4-66.2 and 54:4-66.3.

2. The entire estimated tax levy for 2019 is hereby set \$18,178,560.46. The estimated tax rate for 2019 is hereby set at 4.453.

○ RES. 2019:116 – AUTHORIZING APPLICATION FOR 2019 BULLET PROOF VEST GRANT WITH THE NEW JERSEY DEPARTMENT OF JUSTICE IN THE AMOUNT OF \$1,760.00

WHEREAS, the Borough of Stratford Police Department will apply for the 2019 Bullet Proof Vest Grant in the amount of \$1,760.00 with the New Jersey Department of Justice; and

NOW THEREFORE BE IT RESOLVED, by Mayor and Council is supportive of the Stratford Police Department’s application for the 2019 Bullet Proof Vest Grant in the amount of \$1,760.00 with the New Jersey Department of Justice.

○ RES. 2019:117 – 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 2018 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.

○ RES. 2019:118 – APPROVING REPAIRING ADDITIONAL LEAKS IN BASEMENT IN THE BOROUGH HALL BUILDING (\$1,635.00)

WHEREAS, the Borough has approved Resolution 2019:39 which approved the repair of leaks in the Borough Hall basement by R. Volpe Building and Remodeling, 411 10th Avenue, Haddon Heights, NJ 08035 in the amount of \$4,255.00; and



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WHEREAS, the Borough discovered additional leaks have occurred and requested a quote for the additional repairs from R. Volpe Building and Remodeling; and

WHEREAS, the quote for the additional repair services was \$1,635.00 from R. Volpe Building and remodeling; and

WHEREAS, the total amount of both quotes received from R. Volpe Building and Remodeling is \$5,890.00 and is less than other quotes that were received; and

WHEREAS, the monetary amount for the repair services is below the bid threshold, thus exempting them from formal bidding under the Local Public Contracts Law; and

WHEREAS, the repair services are necessary to promote the public health, safety and welfare in the Borough of Stratford.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford, County of Camden and State of New Jersey that additional repair services to be performed by R. Volpe Building and Remodeling, of Haddon Heights, NJ in the amount of \$1,635.00 is approved.

○ RES. 2019:119 – AUTHORIZING SHARED SERVICE AGREEMENT WITH STRATFORD BOARD OF EDUCATION FOR LAWN MAINTENANCE

WHEREAS, the Borough of Stratford offers the service of lawn maintenance to the Stratford Board of Education; and

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

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

○ RES. 2019:120 – AUTHORIZING AGREEMENT WITH STERLING ARMS CONDO ASSOCIATION FOR LAWN MAINTENANCE

WHEREAS, the Borough of Stratford offers the service of lawn maintenance to the Sterling Arms Condo Association; and

WHEREAS, Stratford Department of Public Works cuts the grass and performs other landscaping services at Sterling Arms Condos; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize the execution of the agreement between the Sterling Arms Condo Association and the Borough of Stratford.

○ RES. 2019:121 – AUTHORIZE PURCHASE OF TWO POLICE VEHICLES

WHEREAS, the Borough of Stratford is in need of two police vehicles; and

WHEREAS, the New Jersey State Contract #88728 offers such vehicles; and

WHEREAS, the New Jersey State Contract #88728 with Winner Ford of Cherry Hill, NJ offers 2020 Ford Interceptors Utility, All Wheel Drive, Gold in Color; and

WHEREAS, the cost under New Jersey State Contract #88728 for the vehicles is \$42,202.00 per vehicle; and

WHEREAS, the purchase will be made contingent on the approval and availability of capital funds; and

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NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize, under the New Jersey State Contract #88728, the purchase of two (2) 2020 Ford Interceptors Utility for the Police Department.

- RES. 2019:122 – AUTHORIZING SHARED SERVICE AGREEMENT WITH TOWNSHIP OF VOORHEES FOR FIRE SUBCODE OFFICIAL

WHEREAS, the Borough of Stratford is in need of a Fire Subcode Official; and

WHEREAS, the Township of Voorhees has offered a Shared Service Agreement for their Fire Subcode Official for the term beginning July 1, 2019 through June 30, 2023; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the proper officials of the Borough of Stratford to execute the Shared Service Agreement with the Township of Voorhees for Fire Subcode Official services from July 1, 2019 through June 30, 2023 contingent on the agreement being approved by the Borough Solicitor.

- RES. 2019:123 – 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 April 2019:

Address	Block/lot	description of svc	date of svc	cost of svc	Total to be liened
109 CORNELL AVE	18/11	Lawn maintenance (1 <sup>st</sup> cut)	4/27/2019	60.00	60.00
116 BERLIN RD	53/2	Board up	4/25/2019	262.54	262.54
TOTAL					322.54

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.

- RES. 2019:124 – AUTHORIZE PURCHASE OF PUBLIC WORKS LAWNMOWER

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

WHEREAS, the Sourcwell Contract#062117-EXM offers such equipment; and

WHEREAS, the Sourcwell Contract#062117-EXM with Laurel Lawnmower Inc. offers 60" Lazer Model #LZX801GKA60600

WHEREAS, the cost under Sourcwell Contract#062117-EXM for the lawnmower is \$10,461.00.

WHEREAS, the purchase will be made contingent on the approval and availability of capital funds; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize, under the Sourcwell Contract#062117-EXP, the purchase of a lawnmower in the amount of \$10,461.00.

- RES. 2019:125 – AUTHORIZE PURCHASE OF DUMP TRAILER

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WHEREAS, the Borough of Stratford is in need of a dump trailer for the Public Works Department; and

WHEREAS, the Borough has obtained two (2) quotes for the dump trailers, the lowest of which was \$7,378.18 from Franklin Trailers, located at 1016 S. White Horse Pike, Somerdale, NJ 08083; and

WHEREAS, the monetary amount for the dump trailers was below the bid threshold, thus exempting them from formal bidding under the Local Public Contracts Law; and

WHEREAS, the dump trailer is necessary for the Public Works Department to collect green waste; and

WHEREAS, the purchase will be made contingent on the approval and availability of capital funds; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to purchase a dump trailer from Franklin Trailers, located at 1016 S. White Horse Pike, Somerdale, NJ 08083 in the amount of \$7,378.18.

- RES. 2019:126 – RESOLUTION AUTHORIZING EXECUTION OF FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH STRATFORD SQUARE URBAN RENEWAL CONDOMINIUM ASSOCIATION, LLC FOR BLOCK 62, LOT 2

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

WHEREAS, in order to stimulate redevelopment, the Borough Council, by Resolution No. 2016-108, designated certain properties in and around the Borough to be a Condemnation Area in Need of Redevelopment in accordance with the Redevelopment Law, referred to as the “Redevelopment Area”; and

WHEREAS, on October 11, 2016, the Borough Council adopted the “Bradlees/Juster Site Redevelopment Plan” (the “Redevelopment Plan”) pursuant to Ordinance 2016-12, which sets forth, inter alia, the plans for the redevelopment of Block 62, Lot 2, which are part of the Redevelopment Area (the “Property”); and

WHEREAS, pursuant to the Redevelopment Law, the Borough and Stratford Square Urban Renewal Condominium Association, LLC (“Redeveloper”) entered into a Redevelopment Agreement (the “Redevelopment Agreement”), dated April 18, 2018, for the planning, design, and construction of certain improvements more specifically described as a mixed-use commercial and potential residential structure; and

WHEREAS, subsequent to the execution of the Redevelopment Agreement, it has become necessary to amend the Redevelopment Agreement to allow for the transfer of Block 62, Lot 2, Qualifier T01 on the Official Tax Map of the Borough of Stratford (the “Transfer”) located on the Property;

WHEREAS, the Borough and the Redeveloper have entered into this First Amendment to memorialize the terms and conditions by which the Redevelopment Agreement will be modified as a result of the Transfer.

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

1. The Borough of Stratford is hereby authorized to enter into and execute the First Amendment to Redevelopment Agreement (the “First Amended Redevelopment Agreement”) by and between the Borough of Stratford and Stratford Square Urban Renewal Condominium Association, LLC.
2. The Mayor is hereby authorized to execute the attached First Amended Redevelopment Agreement and any other documents necessary in connection therewith.

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

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- RES. 2019:127 – RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH LAUREL MILLS, LLC FOR BLOCK 116, LOTS 14 AND 14.04 IN THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN

WHEREAS, in order to facilitate the development, redevelopment, and rehabilitation of the Borough of Stratford (the "Borough"), the Mayor and Council of the Borough of Stratford (the "Borough Council"), by Resolution No. 2011:32 adopted on March 3, 2011, designated certain properties in the Borough as an "Area in Need of Rehabilitation" (the "Rehabilitation Area") pursuant to the provisions of the Local Redevelopment and Housing Law (the "Redevelopment Law"), N.J.S.A. 40A:12A-1 et seq.; 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 Block 116, Lot(s) 14 and 14.04 (the "Property"), which is part of the Rehabilitation Area; and

WHEREAS, the Borough Council has negotiated a Redevelopment Agreement with Laurel Mills, LLC (the "Redevelopment Agreement") for the construction of a mixed-use commercial and residential structure (the "Project Improvements") on the Project Site and consider it to be in the best interest of the Borough to enter into the Redevelopment Agreement with respect to the Property; and

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

1. That the Borough Council does hereby authorize the execution of the Redevelopment Agreement between the Borough of Stratford and Laurel Mills, LLC.
2. That the Borough Council does hereby authorize the Mayor and/or Borough Administrator and the Borough Clerk to execute said Redevelopment Agreement on behalf of the Borough of Stratford, subject to the approval of the Borough Administrator, Borough Auditor, Borough Solicitor, and Borough Redevelopment Counsel.

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

- RES. 2019:128 – AUTHORIZING THE ADOPTION OF THE UPDATED STORMWATER POLLUTION PREVENTION PLAN

WHEREAS, in 2005, the Borough of Stratford created a Municipal Stormwater Pollution Prevention Plan as required by the New Jersey Pollutant Discharge Elimination Authorization to Discharge (NJPDES) #NJG0152960 (Category R9- Tier A Municipal Stormwater General Permit) issued under the authority of Stormwater NJPDES Master General Permit #NJ0141852 (Tier A Permit); and

WHEREAS, the 2017 Tier A Permit requires the annual updating of the Municipal Stormwater Pollution Prevention Plan, and the Plan has been updated to meet the current content and format requirements; and

WHEREAS, the updated Plan will be posted and available for public inquiry and review on the Stormwater Information page of the Borough website;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that the 2019 update of the Municipal Stormwater Pollution Prevention Plan is approved.

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, MAY 14, 2019  
7:00 P.M.

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

**APPROVAL OF BILLS:**

Animal checks	1808	through	18011	
Manual checks	19894	through	19899	
Payroll checks	50505	through	50508	and
Payroll check	50596			
Automated checks	33057	through	33175	
Various electronic transfers and potential interim payments to UGI, House Medics, and RMA				

Councilwoman Hall abstained from the approval of check #33108.

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

**COUNCIL COMMENTS:**

- Councilman Green – None
- Councilwoman Lomanno – None
- Councilman Hartman – None
- Councilman Collins – Stated that he is happy that the Borough is making progress on passing ordinances that improve the Borough Code.
- Councilwoman Hall – None

**GOOD AND WELFARE:**

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

- Tony Santora – 36 Winding Way Rd. – Spoke favorably about the progress of the town’s redevelopment projects.
- Matt Tomkinson – 5 College Circle – Asked for the basketball nets on the Yellin courts to be replaced.

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

**ADJOURN:**

Collins motioned to adjourn the meeting at 8:18 p.m.. Hall seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:

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

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