

STRATFORD BOROUGH COUNCIL
REGULAR MEETING AGENDA
NOVEMBER 12, 2019
7:00 P.M.

CALL TO ORDER: THE STRATFORD REGULAR COUNCIL MEETING FOR NOVEMBER 12, 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	COUNCILMAN FRANK HARTMAN
COUNCIL PRESIDENT TINA LOMANNO	STUART PLATT, BOROUGH SOLICITOR
COUNCILMAN TOM COLLINS	RON MORELLO, POLICE CHIEF
COUNCILMAN PATRICK GILLIGAN	CHRIS CONROY, BOROUGH ADMINISTRATOR
COUNCILMAN PATRICK GREEN	MICHAELA BOSLER, ACTING BOROUGH CLERK
COUNCILWOMAN LINDA HALL	

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: _____

PROCLAMATION

HONORING CAPTAIN STEVE MCBRIDE – RECOGNITION OF RETIREMENT

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: NONE

NEW BUSINESS:

ORDINANCE 2019:19 AN ORDINANCE AMENDING CHAPTER 1.12, ENTITLED "FEES," AND CHAPTER 8.20, ENTITLED "BUREAU OF FIRE SAFETY," OF THE CODE OF THE BOROUGH OF STRATFORD

This is the first reading and introduction, the public hearing for this ordinance will be on December 10, 2019 at 7:00 pm.

Motion: _____ Second: _____ RCV: _____

This agenda is subject to change

ORDINANCE 2019:20

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 53, LOTS 1, 2, 3, 4, 5 and 6 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, et seq.) ("LRHL")

This is the first reading and introduction, the public hearing for this ordinance will be on December 10, 2019 at 7:00 pm.

Motion: _____ Second: _____ RCV: _____

ORDINANCE 2019:21

AN ORDINANCE AMENDING CHAPTER 2.12, ENTITLED "POLICE DEPARTMENT," OF THE CODE OF THE BOROUGH OF STRATFORD

This is the first reading and introduction, the public hearing for this ordinance will be on December 10, 2019 at 7:00 pm.

Motion: _____ Second: _____ RCV: _____

ORDINANCE 2019:22

AMENDING ORDINANCE 2019:15 ESTABLISHING SALARIES

This is the first reading and introduction, the public hearing for this ordinance will be on December 10, 2019 at 7:00 pm.

Motion: _____ Second: _____ RCV: _____

RESOLUTIONS:

RESOLUTIONS 2019:233 THROUGH 2019:241 WILL BE DONE AS A CONSENT AGENDA

Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.

RES. 2019:233 AUTHORIZE BOROUGH CLERK TO ADVERTISE TO RECEIVE PROPOSALS FOR 2020 PROFESSIONALS

RES. 2019:234 REFUND OVERPAYMENT OF TAXES – BLOCK 8, LOT 33

RES. 2019:235 REFUND OVERPAYMENT OF TAXES – BLOCK 46, LOT 6

RES. 2019:236 REFUND OVERPAYMENT OF TAXES – BLOCK 56, LOT 26

RES. 2019:237 REFUND OVERPAYMENT OF TAXES – BLOCK 96; LOT 30

RES. 2019:238 REFUND OVERPAYMENT OF TAXES – BLOCK 108, LOT 1

RES. 2019:239 REFUND OVERPAYMENT OF TAXES – BLOCK 115, LOT 3

RES. 2019:240 BUDGET TRANSFERS

RES. 2019:241 CALLING FOR STUDY COMMISSION TO REVIEW THE OPEN PUBLIC RECORDS ACT

RES. 2019:242 APPOINTMENT OF PART-TIME CODE ENFORCEMENT OFFICIAL – THOMAS STONE

Motion: _____ Second: _____ RCV: _____

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: _____

Proclamation

Captain Stephen J. McBride #3201

In Recognition of your Retirement

WHEREAS, Stephen J. McBride was hired as a Police Officer on June 1, 1996 after serving our country for four years in the United States Marine Corp.

WHEREAS, throughout his career he earned the positions of Sergeant, Detective & Captain for the Stratford Police Department.

WHEREAS, Captain McBride has been recognized with numerous awards and commendations for his exemplary professional performance and devotion to the citizens of Stratford.

WHEREAS, Captain McBride has always demonstrated pride in his community and loyalty to the Borough of Stratford and the Police Department.

WHEREAS, Captain McBride took an oath when he was hired to, "Preserve, Protect and Defend the Constitution," and the people of "Stratford NJ", an oath he never broke, and

WHEREAS, we recognize Captain McBride decades of personal sacrifices, to include stress, danger, injuries, and the working of holidays, birthdays and night shifts, and

WHEREAS, we also recognize the years of sacrifices and worry made by his wife Kelly and the McBride Family.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the entire Governing Body and Citizens of Stratford, we do hereby congratulate **Captain Stephen J. McBride #3201** on the occasion of his honorable retirement, **November 12, 2019** We wish Captain McBride, all the very best in his future.

Mayor Josh Keenan

ORDINANCE 2019:19

AN ORDINANCE AMENDING CHAPTER 1.12, ENTITLED "FEES," AND CHAPTER 8.20, ENTITLED "BUREAU OF FIRE SAFETY," OF THE CODE OF THE BOROUGH OF STRATFORD

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 amend Chapter 1.12, entitled "Fees" and Chapter 8.20, entitled "Bureau of Fire Safety."

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 1.12 of the Code of the Borough of Stratford, entitled "Fees," is amended as follows:

1.12.270 Bureau of Fire Safety permit and certificate of fire code status fees from Section 8.20.080 of Chapter 8.20.

<u>A. Permit Type</u>	<u>Fee</u>
Type I	\$ 64.00
Type I (Open flame public gatherings)	\$ 64.00
Type I (Unoccupied or vacant bldgs, structures 2500 sq ft or more but less than 12,000 sq engrossed floor area)	\$ 64.00
Type II (Propane exchange)	\$ 258.00
Type II (Propane & Forklift exchange)	\$ 516.00
Type II (Fumigation/Fogging)	\$ 258.00
Type II (Unoccupied or vacant bldgs, structures 12,000 sq or more but less than 100,000 engrossed floor area)	\$ 258.00
Type III	\$ 499.00
Type III (Unoccupied or vacant bldgs, structures 100,000	\$ 499.00

engrossed floor area)	
Type IV	\$ 767.00
Type V	\$1,773.00

- B. Application. Application shall be made to the Fire Official for the uses and/or activities set forth in this Section. No application for a permit shall be acted upon unless such application is submitted ten (10) working days prior to an inspection.
- C. Code Status Reports. The fee for a Fire Code Status Report shall be \$90.00
- D. Fire Reports. (excluding requests made pursuant to OPRA) the cost for a detailed fire investigation summary report will be as follows:

Fire cause and origin reports	\$130.00 (Fire report only)
Fire scene photos	\$ 60.00 (Fire photos only)
Total for both report and photos	\$190.00

1.12.280 Bureau of Fire Safety inspection, registration, carbon monoxide detector, smoke detector and fire extinguisher compliance fees from Section 8.20.110 of Chapter 8.20.

- A. The local enforcing agency shall carry out non-life-hazard inspection uses and/or activities. Failure to register with this Office within 30 days of receipt of bill will result in your annual fee being doubled. If doubled annual registration fee is not paid within 60 days, then that will result in court and legal action. The annual registration fees for non-life hazard uses and/or activities will be as follows:

- 1. Residential buildings with dwelling units not listed as life-hazard by the New Jersey Bureau of Fire Safety, except one- or two-family owner-occupied units:

<u>Unit Size</u>	<u>Fee</u>
1 to 3 units	\$103.00
Rental properties-home	\$103.00
4 to 10 units	\$188.00
11 to 20 units	\$251.00
21 to 40 units	\$304.00
41 to 60 units	\$362.00
61 to 80 units	\$420.00
81 to 100 units	\$478.00
101 to 120 units	\$536.00
121 to 140 units	\$594.00
141 to 160 units	\$652.00

161 to 180 units	\$710.00
181 to 200 units	\$768.00
201 to 220 units	\$826.00
221 to 240 units	\$884.00
241 to 260 units	\$942.00
261 to 280 units	\$1001.00
281 to 300 units	\$1059.00
301 to 320 units	\$1117.00
321 to 340 units	\$1175.00
341 to 360 units	\$1236.00
361 to 380 units	\$1291.00
381 to 400 units	\$1349.00
401 to 420 units	\$1407.00

2. Commercial or industrial use group includes all buildings not listed as life-hazard by the New Jersey Bureau of Fire Safety. Each floor or story shall be calculated as separate areas for total building calculation.

<u>Building Size</u>	<u>Fee</u>
Building with or without attached dwelling units not in excess of 1000 square feet	\$90.00
Building with or without attached dwelling units in excess of 1001 square feet not exceeding 3000 square feet	\$149.00
Buildings in excess of 3001 square feet not exceeding 9000 square feet	\$188.00
Buildings in excess of 9001 square feet not exceeding 15,000 square feet	\$304.00
Buildings in excess of 15,001 square feet not exceeding 50,000 square feet	\$412.00
Buildings in excess of 50,001 square feet not exceeding 100,000 square feet	\$490.00
Buildings in excess of 100,001 square feet not exceeding 200,000 square feet	\$844.00
Buildings in excess of 200,001 square feet	\$1,199.00

not exceeding 300,000 square feet

For each additional 100,000 square feet or part thereof \$ 380.00

3. Smoke and carbon monoxide detector inspections. Smoke and carbon monoxide detector inspections, to be conducted on all one- and two-family residential dwellings for resale being sold within the local enforcing agency shall be charged as follows:

Request received 14+ business days prior	\$56.00
Request received 8 to 13 business days prior	\$64.00
Request received 4 to 7 business days prior	\$96.00
Request received 3 business days or less prior	\$161.00

The above fee entitles the applicant to one (1) inspection and one (1) re-inspection. A third (3rd) visit requires a new application and new fee.

A certificate is valid for a period of ninety days from the date of issuance.

SECTION 3. Chapter 8.20 of the Code of the Borough of Stratford, entitled "Bureau of Fire Safety," is amended as follows:

8.20.110 - Responsibilities for installation of devices and inspections; fees; violations and penalties.

- A. [No Changes.]
- B. [No Changes.]
- C. Prior to the sale of any premises within the Borough of Stratford, it shall be inspected for compliance by the Stratford Fire Official or his designee for compliance with this chapter, whereupon a certificate of compliance will be issued. The fee schedule will be as set forth in Chapter 1.12.
- D. Registration fees for residential buildings with dwelling units not listed as life-hazard by the New Jersey Bureau of Fire Safety, except one- or two-family owner-occupied units shall be as set forth in Chapter 1.12
- E. [No Changes.]
- F. Registration fees for commercial or industrial use groups shall be as set forth in Chapter 1.12.
- G. [Reserved.]
- H. [Reserved.]
- I. Inspection fees for smoke and carbon monoxide detector shall be as set forth in Chapter 1.12.

SECTION 3. Except as set forth in Sections 1 and 2 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

SECTION 4. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 5. 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 6. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

Mayor Josh Keenan

Adopted:

ATTEST:

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 12th day of November, 2019 and will be considered for final passage on the 10th day of December, 2019 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

Michaela Bosler, Acting Borough Clerk

ORDINANCE 2019:20

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 53, LOTS 1, 2, 3, 4, 5 and 6 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”)

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution No. 2018:137, the Mayor and Borough Council of the Borough of Stratford authorized and directed the Stratford Joint Land Use Board (“JLUB”) to undertake the preliminary investigation of property located at Block 53, Lots 1, 2, 3, 4, 5 and 6 (“Study Area”) as a Non-Condensation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Borough Council, the JLUB conducted an investigation to determine whether the Study Area should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 53, Lots 1, 2, 3, 4, 5 and 6, dated August 2018, prepared by Pamela J. Pellegrini, PE, PP, CME; and

WHEREAS, the JLUB conducted a public hearing on August 23, 2018 concerning the 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 JLUB; and

WHEREAS, the JLUB prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein, including the Study Area appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the JLUB heard sworn testimony from its professional planner, Pamela J. Pellegrini, PE, PP, CME, who presented substantial credible evidence that Block 53, Lots 1, 2, 3, 4, 5 and 6 qualified as an Area in Need of Redevelopment pursuant to LRHL (“ANR Area”); and

WHEREAS, at the conclusion of the public hearing as described above, the JLUB adopted Resolution No. 09-2018, recommending that the Mayor and Borough Council designate the ANR Area on the Official Tax Map of the Borough of Stratford as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council agreed with the conclusions of the JLUB that the ANR Area met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution No. 2018:174, adopted on September 11, 2018, the Mayor and Borough Council determined that the ANR Area qualified as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit "A" attached hereto and made a part hereof for the ANR Area on the Official Tax Map of the Borough of Stratford.

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

SECTION 1. Adoption of Redevelopment Plan. The Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 53, Lots 1, 2, 3, 4, 5 and 6 on the Official Tax Map of the Borough of Stratford appended and attached hereto as Exhibit "A".

SECTION 2. The Mayor and Borough Council of the Borough of Stratford hereby declare and determine that the said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

SECTION 3. Amendment of Zoning Map. The Zoning Map of the Borough of Stratford shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the ANR Area as an

overlay zoning district. The Zoning Map shall include the ANR Area as a Redevelopment Area to which the Redevelopment Plan is applicable.

SECTION 4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. 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 6. Upon adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board, New Jersey Department of Community Affairs and other agencies as required by law.

SECTION 7. This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Department of Community Affairs.

Mayor Josh Keenan

Adopted:

ATTEST:

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 ___ day of _____, 2019 and will be considered for final passage on the ___ day of _____, 2019 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

Michaela Bosler, Acting Borough Clerk

Redevelopment Plan Area
Berlin Road (C.R. #702)
Block 53, Lot(s) 1, 2, 3, 4, 5 & 6

Berlin Road Redevelopment Plan

*Borough of Stratford
New Jersey*



November 2019

As Recommended by the Joint Land Use
Board:

DATE

Adopted by the Governing Body:

DATE



Berlin Road Redevelopment Plan

Redevelopment Plan Area
Block 53, Lot(s) 1, 2, 3, 4, 5 & 6
Borough of Stratford
Camden County, New Jersey

Prepared by:



Pamela J. Pellegrini, PE, PP, CME

NJ License #33LI00583600

MC Project No. SFB001



ACKNOWLEDGEMENTS – BOROUGH OF STRATFORD

MAYOR

Josh Keenan

BOROUGH COUNCIL

Tina Lomanno, President

Pat Green

Frank Hartman

Linda Hall

Pat Gilligan

Tom Collins

JOINT LAND USE BOARD

Josh Keenan, Mayor

Frank Hartman, Councilman

Anthony Santora, Chairman

Michael Mancini, Vice Chairman

Ronald Morello

John D. Keenan, Jr.

Paul McGovern

Rich St. Maur

Michael Goldin

S. Tadd Koseniewski

Tim Hall, Alternate #1

Leo Mount, Jr., Alternate #2

Sharon McCart, Administrative Officer/Secretary

JOINT LAND USE BOARD SOLICITOR

Matthew B. Wieliczko, Esq., Zeller & Wieliczko

JOINT LAND USE BOARD ENGINEER

Steven M. Bach, PE, RA, PP, CME, Bach Associates

Anthony DiRosa, PE, PLS, CME, Bach Associates

BOROUGH PLANNER

Pamela J. Pellegrini, PE, PP, CME, Maser Consulting P.A.

BOROUGH ENGINEER

Steven M. Bach, PE, RA, PP, CME, Bach Associates

BOROUGH SOLICITOR

Stuart A. Platt, Esq., Platt & Riso, P.C.

ACTING BOROUGH CLERK

Michaela Bosler

TABLE OF CONTENTS

TABLE OF CONTENTS	1
1. INTRODUCTION	1
2. REQUIRED REDEVELOPMENT PLAN ELEMENTS	1
3. REDEVELOPMENT AREA	2
3.1 AREA DESCRIPTION	2
3.2 EXISTING ZONING	5
4. REDEVELOPMENT GOALS AND OBJECTIVES	7
5. RELATIONSHIP TO OTHER PLANS	7
5.1 MUNICIPAL MASTER PLAN	7
5.2 PLANS OF ADJACENT COMMUNITIES	8
5.3 CAMDEN COUNTY COMPREHENSIVE MASTER PLAN	8
5.4 CONNECTIONS 2045 PLAN FOR GREATER PHILADELPHIA	9
5.5 NEW JERSEY STATE PLAN–2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN	10
5.6 2012 DRAFT FINAL STATE STRATEGIC PLAN	11
6. THE REDEVELOPMENT PLAN	11
6.1 RELATIONSHIP TO EXISTING ZONING	11
6.2 PERMITTED USES	11
PRINCIPAL USE	11
ACCESSORY USES AND STRUCTURES	12
6.3 OVERALL DESIGN REQUIREMENTS	12
6.4 BULK REQUIREMENTS	13
6.5 DESIGN STANDARDS	14
BUFFERS AND LANDSCAPING	14
FENCING	15
SIGNAGE	15
LIGHTING	15

PARKING	15
7. IMPLEMENTATION	15
7.1 REDEVELOPMENT AGREEMENT; BOROUGH CONSENT AND APPROVAL	15
7.2 REDEVELOPMENT ENTITY	16
7.3 OBLIGATIONS OF REDEVELOPER	16
7.4 APPLICATIONS FOR DEVELOPMENT	17
7.5 DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN	17
8. ADMINISTRATIVE ACTIONS	18
8.1 PROPERTY ACQUISITION	18
8.2 RELOCATION OF DISPLACED RESIDENTS	19
8.3 AFFORDABLE HOUSING	19
8.4 AMENDMENTS TO PLAN	19
8.5 ZONING PLAN AMENDMENT	19

APPENDIX

A. Authorizing Resolutions

Figures

1. Regional Context Map
2. Tax Map
3. Existing Zoning Map

1. INTRODUCTION

The properties within the Redevelopment Area being Block 53, Lot(s) 1, 2, 3, 4, 5 & 6 were designated by Borough Council as a Non-Condemnation Area in Need of Redevelopment in accordance with Resolution 2018-174 on September 11, 2018. The redevelopment area encompasses entire Block 53 which is presently commercially zoned and situate at the northeast end of the Borough along Berlin Road (C.R. #702) between Arlington and Bryant Avenues.

In order to revitalize existing conditions suggestive of economic and physical deterioration and facilitate the full potential of future development within Stratford Borough, Council intends to enhance opportunities for redevelopment of the designated properties by utilizing redevelopment planning tools provided under *N.J.S.A. 40A:12A-1, et seq.* and provide the planning framework for redevelopment while being responsive to new growth demands and ever-changing market conditions. The Borough's Redevelopment Plan will enable the Borough to be proactive in implementing a coordinated land use plan to allow the opportunity for redevelopment investment and much needed improvement at a gateway to their community.

2. REQUIRED REDEVELOPMENT PLAN ELEMENTS

Pursuant to Section 40A:12A-7(a) of the New Jersey Local Redevelopment and Housing Law (LRHL), redevelopment plans shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. The plan relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area.
4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; (c) the State Development and redevelopment plan adopted pursuant to the "State Planning Act", P.L. 1985, c398 (C.52:18A-196 et al.)
6. A housing inventory of all affordable housing units to be removed.
7. A plan for replacement of any affordable housing removed pursuant to the redevelopment plan.

Pursuant to Section 40A:12A-7(b), a redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan

Pursuant to Section 40A:12A-7(c), a redevelopment plan shall include a description of the plan relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law" (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.

Pursuant to Section 40A:12A-7(d), all provisions of the redevelopment plan shall be either substantially consistent with the municipal Master Plan or designed to effectuate the Master Plan.

Pursuant to Section 40A:12A-7(e), prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

3. REDEVELOPMENT AREA

3.1 AREA DESCRIPTION

The Redevelopment Area is comprised of the parcels identified below which were deemed in need of redevelopment by the governing body. The parcels were chosen for their proximity and ability to contribute to revitalization along a major corridor at a gateway to the Borough.

Block	Lot	Acres	Address
53	1	0.40	102 Berlin Road
53	2	2.15	110 Berlin Road
53	3	1.69	124 Berlin Road
53	4	0.71	Coolidge Avenue
53	5	0.44	104 Hunt Avenue
53	6	0.30	Hunt Avenue

Based on the observed presence of vacant commercial property, less than fully productive land utilization, faulty site design and physical deterioration. The Borough recognized that these conditions which have existed in this area for some time in spite of available infrastructure and development zoning would benefit from a plan with accompanying standards to guide its redevelopment.

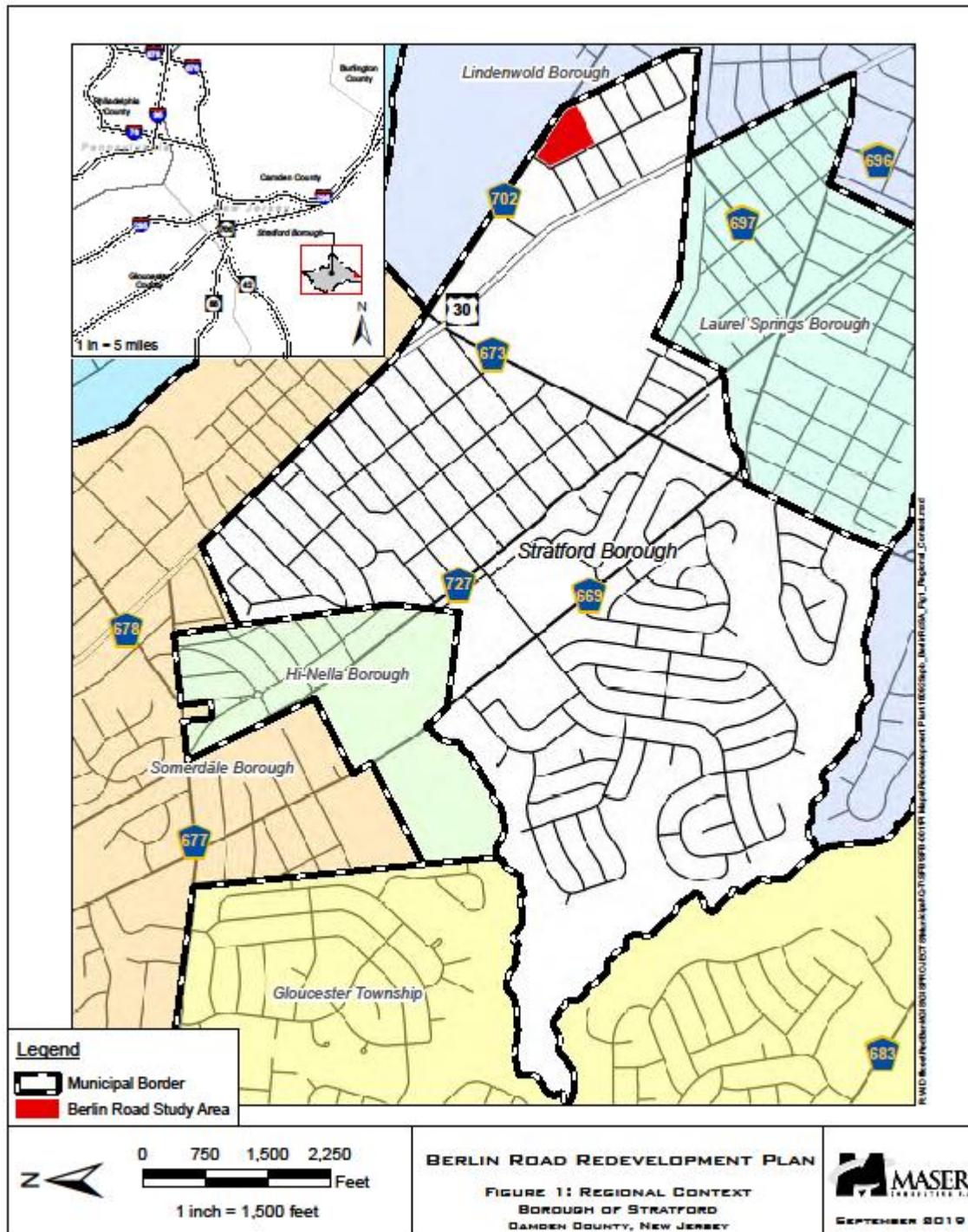


Figure 1 – Regional Context Map

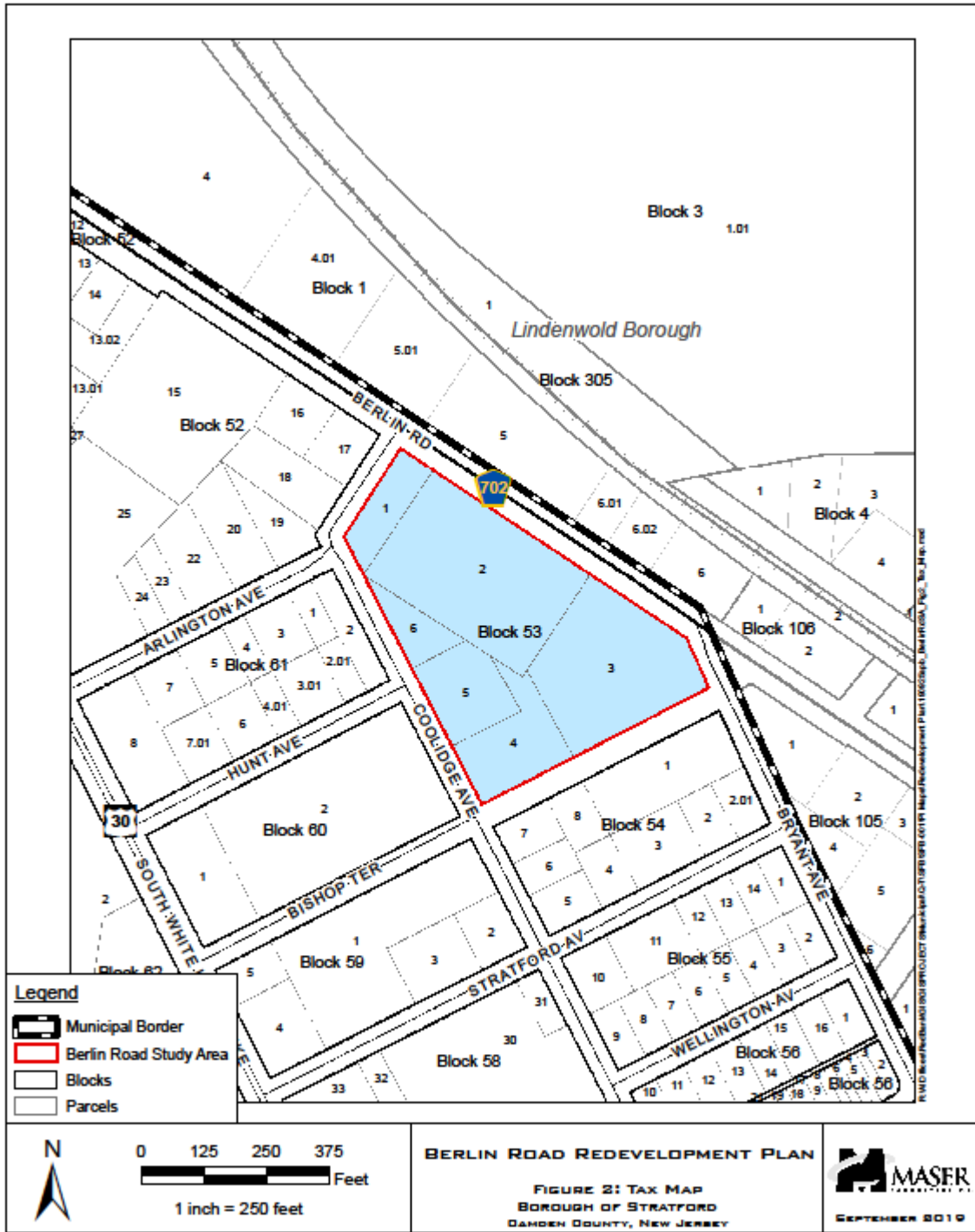


Figure 2 – Tax Map

3.2 EXISTING ZONING

Block 53, Lots 1-6 are located in the C, Commercial district, which is located along the Berlin Road (C.R. #702) corridor at its entrance to Stratford Borough from Lindenwold Borough. The commercial zoning covers the entirety of Block 53 between Arlington Avenue, Bryant Avenue, Bishop Terrace and Coolidge Avenue. Zoning directly across Berlin Road to the northeast is Neighborhood Business with Residential zones across from the lot(s) in question on Arlington Avenue, Coolidge Avenue, Bryant Avenue and Bishop Terrace with the exception of a public playground. This commercial district is not directly connected to any other nearby commercially zoned areas in the Borough of Stratford. The C zoning district's intended purpose is to create a zoning district for business, office, service and professional uses serving the community in which they are located.

Uses by right under C zoning include:

A. Retail and business uses:

1. Groceries, food stores and bakeries.
2. Drugstores and pharmacies.
3. Newspaper, periodical, stationery and tobacco stores.
4. Banks.
5. Funeral homes.
6. Restaurants.
7. Automobile repair and service stations.
8. Clothing and shoe stores.
9. Animal hospitals
10. Amusements.
11. Commercial greenhouses and nurseries.
12. Shopping centers.
13. Carpet, appliance and furniture sales and related uses.

B. Service uses:

1. Barber and beauty shops.
2. Tailor shops, dressmakers and shoe repair.
3. Dry cleaners and laundries.
4. Radio and television service.
5. Newspaper, periodical, stationery and tobacco stores.

C. Office and professional uses

D. Public and institutional uses:

1. Schools, day care centers and related uses.
2. Public parks and government buildings.
3. Private clubs, lodges or social buildings operated for the benefit of members only, provided that said clubs do not constitute a nuisance to adjacent properties with respect to noise or hazardous traffic conditions.

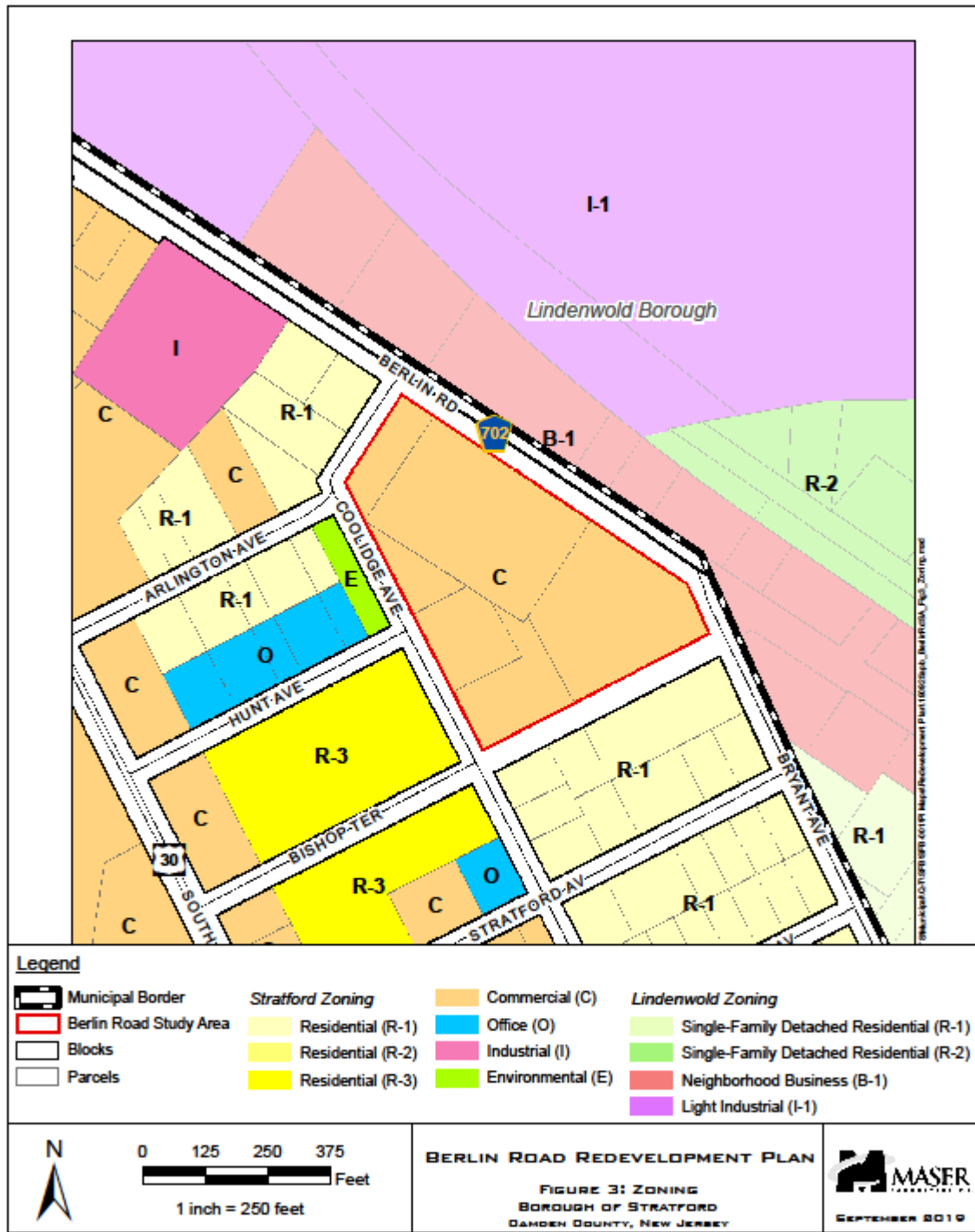


Figure 3 – Existing Zoning Map

4. REDEVELOPMENT GOALS AND OBJECTIVES

The Borough recognizes that this area uniquely located along a County corridor (CR #702), at an entrance to the Borough is an underutilized asset in its current state.

The Borough's intent through redevelopment planning along with this redevelopment plan is to reform this underutilized, blighted area as well as add new life to a gateway to the Borough and support the Borough's goals for the community including:

- Preserve and protect the character of established residential neighborhoods ensuring that future growth compliments and enhances the character of the overall community. Encourage economic and employment growth in designated areas of the community thereby balancing new development and ratables with the needs of the community.
- Provide a variety of housing types that meet the housing needs and desires of the community including Stratford's fair share of affordable housing.

5. RELATIONSHIP TO OTHER PLANS

5.1 MUNICIPAL MASTER PLAN

The Land Use Element of the 2006 Master Plan for the Borough of Stratford adopted by the Joint Land Use Board on September 13, 2006 and subsequent reexam in 2016 discourages blight, vacancies and further deterioration. As such, it encourages redevelopment along the NJSH 30 corridor and its surrounding area, including Berlin Road (C.R. #702), maintaining a well-balanced community in which to live, work and recreate, and enhancing the business and cultural resources of the community.

The Master Plan recognizes that areas along major arterials and adjacent to transit stations are important opportunities for redevelopment that can generate rateables, revitalize older neighborhoods and accommodate newer development patterns and growth demands. Strengthening and diversifying the composition of the Borough particularly as it relates to being transit oriented and transit friendly to capitalize on a nearby major mass transit station, known as the Lindenwold High Speed Line station, is a priority. A determination that the study area was in need of redevelopment allows the Borough to prepare this plan, take control and facilitate actions that will mitigate development impediments and further the goals of the Borough's Master Plan. Those goals are:

Goals

- Preserve and protect the character of established residential neighborhoods ensuring that future growth compliments and enhances the character of the overall community. Encourage economic and employment growth in designated areas of the community thereby balancing new development and ratables with the needs of the community.
- Provide a variety of housing types that meet the housing needs and desires of the community including Stratford's fair share of affordable housing.

A plan for redevelopment is instrumental in bringing forth the following specific land use element **objectives**:

- Maintain a balance of land uses within the Borough that encourages living, working and recreation within the community.
- Provide land use opportunities that encourage the connection of living and working within the Borough.
- Providing Stratford's regional share of affordable housing for low- and moderate-income families in concert with our affordable housing obligations.

Specifically, to be facilitated by:

- Revising the land use plan to ensure compatibility with new growth demands for housing, commercial and industrial uses within the community, reduce the stress on environmentally sensitive lands and reflect uses deemed to be in the long-term best interest of the community.
- Encouraging redevelopment along the NJSH Route 30 and Berlin Road corridor.
- Maintaining the proper balance of units with our affordable housing obligations.

5.2 PLANS OF ADJACENT COMMUNITIES

Stratford is bordered by the following contiguous municipalities -- Hi-Nella, Gloucester Township, Somerdale, Laurel Springs and Lindenwold. Of these municipalities, the nearest to the Berlin Road Redevelopment Area is Lindenwold, particularly their heavily utilized PATCO Station which is directly across from the Berlin Road Redevelopment Area.

The 2017 Lindenwold Master Plan Re-examination Report indicates their Borough has remained committed to encouraging development in order to expand their tax base. To achieve this, they have approved a number of preliminary investigations for the determination of An Area in Need of Redevelopment and redevelopment plans to encourage development is underutilized areas of the Borough or in areas that need to be redeveloped. Existing areas of planned redevelopment include the Transit Village at the PATCO Lindenwold Station which although it hasn't moved forward to date, indicates a consistency with a regional desire to create supportive living and working environments around this transit hub.

5.3 CAMDEN COUNTY COMPREHENSIVE MASTER PLAN

The 2014 Comprehensive Plan and Land Use Master Plan for Camden County has as its #1 policy goal to promote growth development and redevelopment activities in suburban and urban communities where there is existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns. The Berlin Road redevelopment area is located within a Camden County priority growth investment area deemed best suited for future investment in growth, development, and redevelopment. Priority growth investment areas are composed of the County's key assets and are ideal locations for meeting the County's future growth such as in transit centers. The County's policy goal #5 is to encourage active transit corridors by clustering growth, development and a vibrant mix of uses within a walkable distance of transit. The study area is within a designated County transit center

related to the Lindenwold Transit Station where growth and reinvestment primarily will be accommodated through redevelopment, infill development or renovations. Redevelopment efforts are a priority in meeting these future growth and development needs and goals. This Berlin Road redevelopment plan, as proposed, is consistent with the County's comprehensive plans, goals and objectives.

Other County goals relevant to Stratford and furthered by this redevelopment plan include:

- Goal #1** Promote growth, development and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters and dense settlement patterns;
- Goal #6** Evolve suburban centers to become not just hubs of commerce but also walkable, mixed-use focal points of the community;
- Goal #7** Support the vitality of neighborhood main street as anchors of the local community; and
- Goal #8** Improve multi-modal conditions and land-use quality along aging strip aerial corridors.

5.4 CONNECTIONS 2045 PLAN FOR GREATER PHILADELPHIA

In 2013 the Delaware Valley Regional Planning Commission created a long-range plan for the future growth and development of the DVRPC region, which includes Camden County and thereby Stratford Borough. This plan, known as Connections 2040, was revised in 2017 as Connections 2045. Like Connections 2040, Connections 2045 includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, five Core Plan Principles are identified which are intended to guide growth: Sustain the Environment; Develop Livable Communities; Expand the Economy; Advance Equity and Foster Diversity; and Create an Integrated, Multimodal Transportation Network.

The following are relevant to this redevelopment plan.

- Sustain the Environment. In an effort to promote 1) the preservation of wooded and natural open space; 2) improvement of water quality; and 3) management of stormwater, the Berlin Road site, through redevelopment, will be required to adhere to DEP guidelines including wetland and stormwater management regulations.
- Develop Livable Communities. The 2045 plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. The Borough of Stratford is listed as a developed community which generally have already experienced most of their population and employment growth. These areas include communities adjacent to core cities, railroad boroughs and mature suburban townships. Many of these communities are stable and thriving; however, others are struggling with population, employment losses and stagnant or declining tax bases. As such, much of the Borough's future enhancements will be through infill and redevelopment opportunities. Livable communities can be created and supported by investing in and redeveloping with a goal of enhancing community design and promoting affordable and accessible housing.

The intent of this redevelopment plan is to expand housing options in the region to meet current growth demands and ideally create a walkable and supportive living community adjacent to an active transit and commercial center.

While there is no directive specifically for Stratford in the Connections 2045 Plan, the general emphasis on “coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies” is certainly applicable.

5.5 NEW JERSEY STATE PLAN–2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Planning Commission recognizes the importance of the idea of sustainable development. The State of New Jersey Development and Redevelopment Plan (SDRP) is intended to serve as a guide for public and private sector investment in New Jersey's future. The redevelopment area is located in Planning Area 1, Metropolitan Planning Area where much of the State's redevelopment is directed in order to revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl and protect the character of existing stable communities.

The policy objectives of State Planning Area 1 include the following¹:

- Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning. Promote diversified land uses including housing where appropriate in single-use developments and enhance their linkages to the rest of the community.
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of non-residential buildings and the introduction of new housing into appropriate non-residential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.
- Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited proposals that support appropriate redevelopment.
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Planning Area (PA-1) is viewed as a key area for accommodating market forces through infill and redevelopment accommodating the demand for development in an efficient way. Redevelopment planning to promote the strategic application of investment advances one

¹ 2001 State Plan, p190, 191, 192

Reference: The New Jersey State Development and Redevelopment Plan, adopted March 1, 2001

of the State Plan's primary goals which is to revitalize the State's towns and cities. This redevelopment plan is consistent with the State plan's policy objectives.

5.6 2012 DRAFT FINAL STATE STRATEGIC PLAN

The 2012 State Strategic Plan (SSP) is New Jersey's revised State Development and redevelopment plan designed to meet the statutory charges of the State Planning Act. The SSP was intended to be adopted by the State Planning Commission in November 2012 but was postponed due to Super Storm Sandy. The State Planning Commission is revising the SSP to incorporate disaster planning goals in light of Super Storm Sandy.

The overall goal of the SSP is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey.

Goal 2 of the SSP is intended to focus investments and planning efforts into Priority Growth Investment Areas. Priority Growth Investment Areas include former PA-1 areas, designated areas in need of redevelopment and transit hubs.

This redevelopment plan is in alignment with this Goal of the SSP.

6. THE REDEVELOPMENT PLAN

This chapter of the redevelopment plan provides the process and land use requirements for the redevelopment of the Property.

6.1 RELATIONSHIP TO EXISTING ZONING

The land use requirements set forth in this redevelopment plan will apply as an overlay. Potential redevelopers are encouraged to utilize the overlay zoning set forth in the redevelopment plan. The use and design requirements for the Berlin Road Redevelopment Area are intended to provide a framework that encourages complete demolition and redevelopment of any project site within same. At the same time the plan permits the continued use of any legally existing structures and/or uses and any uses consistent with the uses permitted and the requirements of the underlying (existing) commercial zoning district (Section 17.24.020). Where any provision of the municipal code and the terms of this redevelopment plan conflict, this redevelopment plan shall govern.

The Official Zoning Map of the Borough of Stratford is hereby amended to incorporate the designated Redevelopment Area Overlay, which consists of the following Lots and Blocks, known as the "Berlin Road Redevelopment Area":

Block 53, Lots 1, 2, 3, 4, 5 & 6

6.2 PERMITTED USES

PRINCIPAL USE

1. For sale townhomes

1. Parking in accordance with RSIS and off-street parking lots in accordance with the requirements of Section 17.68.020.
2. Signs as regulated herein and otherwise in accordance with Section 17.60.
3. Stormwater management structures and facilities as regulated in accordance with Section 17.60 and Section 16.36.150.
4. Common and open space areas to be owned and maintained by an HOA.
5. Common outdoor trash and/or recycling can enclosures for any units without garages.

6.3 OVERALL DESIGN REQUIREMENTS

- A. All development must connect to public water and sewer.
- B. A traffic study will be required and shall be submitted at the time of a proposed project's site plan application. Being Berlin Road is a County road, the same traffic study required by the County shall be provided to the Borough.
- C. Sidewalks at a minimum of 4' wide must be provided within the development to sufficiently provide pedestrian access from Berlin Road and onsite parking areas to the front entries of all units. Crosswalks shall be provided as deemed appropriate to achieve reasonable internal pedestrian connectivity. If sidewalk is located adjacent to parking, the sidewalk shall be increased to 6 feet wide or equivalent measures provided to ensure 4 foot of useable pedestrian access, i.e. parking stall bumpers.
- D. No residential driveways shall back out onto Berlin Road or Coolidge Avenue.
- E. Site requirements shall be subject to the requirements of RSIS and as set forth in Sections 17.52 and 16.36 as applicable.
- F. The architectural style of buildings shall be designed in such a manner to 1) incorporate at least 3 different building façade materials; 2) provide interesting variations to the roof lines; 3) provide decorative elements and building trim; and 4) style compatibility with surrounding uses. Any architectural window features such as bay windows, shall have a maximum projection of 2 feet. Any redeveloper shall obtain Borough Council approval of the architectural renderings prior to the filing of any land use application with the JLUB.
- G. Cantilevered decks are only permitted on the 2nd floor at the rear of a unit. Any proposed decking shall have a maximum projection of 6 feet and a maximum area of 90 square feet. A building code compliant minimum height clearance shall be maintained. Provisions for proper drainage are also required.
- H. Internal residential access drives shall align to the maximum extent possible with existing access drives across any adjacent public rights-of-way.

- I. No dumpsters or trash enclosures will be permitted except as otherwise specified within. All trash containers and/or recycling containers shall be stored within the attached garages and set out on internal access drives on trash day for pickup. A trash enclosure designed for individual trash cans and recycling containers only shall be provided for all residential units in which a garage is not provided.
- J. It is anticipated that some building lots will not front on a public street or right-of-way due to the limited anticipated buildable area for this area as a result of extensive wetlands and wetland buffer impacts. As such, townhome lots not fronting on a public street are permitted.

6.4 BULK REQUIREMENTS

Minimum tract area	4.0 acres
Maximum tract density	12 units/acre
Minimum “building” lot width	16 feet
Minimum “building” lot depth	67 feet
Minimum “building” lot area	1,072 square feet
Minimum “building” lot side yard	0 feet
Minimum building setback – Berlin Road ROW*	15 feet
Minimum building setback – Coolidge Ave ROW*	35 feet
Minimum building setback – tract perimeter (other)*	10 feet
Minimum setback – interior access drive*	18 feet
Minimum setback – basin lot line*	4 feet
Maximum building height	45 feet (3 stories + roof)
Minimum building separation*	20 feet
Minimum tract open space (inclusive of wetlands and wetlands buffers/exclusive of stormwater management basins)	35%
Maximum tract impervious coverage	50%
Maximum tract building coverage	20%
Maximum “building” lot impervious coverage	85%
Maximum “building” lot building coverage	65%

**Building setback shall be as measured to the foundation. Architectural window features such as 2nd floor bay windows, gables, cantilevered 2nd floor rear decks, trash can enclosures, front landings and steps are not subject to the minimum building setback.*

6.5 DESIGN STANDARDS

BUFFERS AND LANDSCAPING

1. Landscape buffers which may include a combination of vegetation and fencing shall be required between any building, structure or stormwater management basin and the perimeter of the tract unless sufficient natural buffers will be retained.

The preservation of natural wooded areas shall be an integral part of all site plans and may be calculated as part of any required buffer area, provided the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for effective buffers, said plantings may be required.

2. A minimum 10' wide landscaped screening buffer shall be provided along the basin limit adjacent to any residential units.
3. All buffer areas must be landscaped with a combination of evergreen and deciduous trees and shrubs sufficient to create a year-round buffer. Evergreens must be a minimum of 6' high at the time of planting. The landscape design and species used within the landscape buffer is subject to review and approval of the JLUB Planner. All materials shall be of a species common to the region, of nursery stock and free of insects and disease.
4. Landscaped areas within common areas owned by the HOA (other than wooded areas to be retained) must be irrigated for conventional plantings which are recommended. Otherwise, drought resistant plantings must be provided.
5. Street trees must be provided along both public rights-of-way and internal private access drives. Placement and number of required street trees to be as determined by the Planning Board. At least two (2) varieties must be incorporated with a minimum 3" caliber at time of planting.

A shade tree easement, 5' wide, shall be provided along any public street rights-of-way to allow for Borough maintenance of said trees.

6. Off-street parking areas shall include interior and perimeter landscaping, particularly adjacent to townhome unit lots and within any islands.
7. Foundation plantings shall be provided for all residential units and shall consist of a mix of evergreen and deciduous varieties of trees and shrubs and are subject to review and approval by the JLUB Planner.
8. All lot areas not covered by structures or paving shall be planted and maintained with either grass or ground cover together with plantings where required by other requirements of this plan.

FENCING

1. In addition to any required buffer landscaping, open decorative fencing (minimum 6' high) to be provided around the perimeter of the proposed residential development where, and as deemed appropriate by the Planning Board, up to any wooded areas to remain. Access to all wooded areas to remain shall be sufficiently accommodated to allow for general maintenance of these areas.
2. Any proposed stormwater management basin must be fenced with an open split rail fence at a minimum 4' high. Any required basin fencing shall be coordinated with any required perimeter fencing as deemed appropriate by the Planning Board.
3. Trash and recycling enclosures, where permitted, shall be provided on the side yard of the buildings without garages and shall be designated such that more than one unit may access and utilize said trash enclosure. The walls of said trash and recycling can enclosures shall be constructed of solid masonry material with decorative exterior finish compatible to the main structure. The walls shall be a minimum of 4' high. Complimentary landscaping around the perimeter of this enclosure should also be provided.

SIGNAGE

1. Signage requirements shall be subject to the requirements set forth in Section 17.60.040, Signs in Residential Districts. Signage shall include identification signs for the development in addition to circulation-related signage (pursuant to Section 16.36.230.)

LIGHTING

1. Lighting for safety shall be provided at all intersections, along walkways, at entryways, between buildings and in parking areas.
2. All lighting shall be consistent with the standards of the development review ordinance of the Borough of Stratford except that the lamps used shall be LED lights and the style and color of the fixtures shall compliment any perimeter fencing.

PARKING

1. Parking shall be in accordance with RSIS standards and off-street parking lots be in accordance with the requirements of Section 17.68.020.

7. IMPLEMENTATION

7.1 REDEVELOPMENT AGREEMENT; BOROUGH CONSENT AND APPROVAL

In order to ensure that the vision of the Berlin Road Redevelopment Plan will be successfully implemented in an effective and timely way, and in order to promptly achieve the goals of the plan, Mayor and Council, acting as the Redevelopment Entity, will designate the

redeveloper(s) for any redevelopment project in the area governed by this redevelopment plan.

Potential redevelopers should approach Borough Council, in its capacity as the Redevelopment Entity, to initiate a dialogue about the potential to become a designated redeveloper. Designated redevelopers will enter into a redevelopment agreement with the Borough. Designated redevelopers will work with the Borough to develop any proposed project area consistent with the redevelopment plan. The establishment of a redevelopment agreement can streamline the redevelopment and approval process, delineate timelines, expectations, roles and responsibilities and may open opportunities to support project feasibility.

Any development or construction within the project area shall be undertaken in accordance with the contractual redevelopment agreement between the Borough and the municipally designated redeveloper. Execution of a redevelopment agreement and Borough Council approval of an architectural rendering and a concept plan shall be prerequisites to the filing of any land use application with the Joint Land Use Board.

7.2 REDEVELOPMENT ENTITY

Pursuant to N.J.S.A. 40A:12A-4.c, the Borough's Governing Body shall act as the Redevelopment Entity responsible for the implementation of this redevelopment plan. The Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-15 and 40A:12A-22 and all other applicable Federal and State statutes and regulations in order to effectuate all of its duties and responsibilities in the execution and implementation of this redevelopment plan.

7.3 OBLIGATIONS OF REDEVELOPER

Any redeveloper(s) seeking to utilize the zoning established by this redevelopment plan will be required to:

1. Make a formal proposal for development to the Borough Governing Body and obtain consent to and approval of such proposal, including architectural renderings and concept plan, as a condition of completeness of such application before the Borough Joint Land Use Board.
2. Enter into a redevelopment agreement with the Borough Governing Body that comports with the requirements of N.J.S.A. 40A:12A-9.
3. Submit development plans consistent with this redevelopment plan to the Borough Joint Land Use Board for approval.
4. No covenant, agreement, lease, conveyance or other instrument shall be affected or executed by the redeveloper(s) or their successors, lessees, or assigns, by which land in the Project Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status as determined in more detail in such redevelopment agreement.
5. Neither the redeveloper(s) or any successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status in the

sale, lease, or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Project Area.

6. Maintain the structures and facilities in accordance with all applicable Codes and Ordinances of the Borough of Stratford and the terms of this redevelopment plan.
7. In the event that the Property's tax lots are no longer in common ownership, whether through sale, subdivision, condominiumization, or other permitted creation of lots, all appropriate and necessary access easements and cross-easements shall be granted and executed by the parties to same. A copy of any such access easement and cross-easement shall be provided to the Borough prior to any recording by the Redeveloper in the manner required in the redevelopment agreement.
8. With regard to Redevelopment Area infrastructure, the Redeveloper shall, consistent with N.J.S.A. 40:55D-42, this redevelopment plan and as further set forth in the Redevelopment Agreement between the parties, contribute its pro-rata share of the costs of reasonable and necessary off-tract municipal roadway improvements, and capacity enhancements or upgrades required in connection with water, sewer, and drainage facilities, and easements therefore, located off-tract, but necessitated or required by construction or improvements within such subdivision or development. The Redeveloper shall also be responsible for providing, at Redeveloper's sole cost and expense, all sidewalks, curbs, streetscape improvements, street lighting and on- and off-site traffic controls and road improvements for any Redevelopment Area project or required as a result of any Redevelopment Area project. Connection fees and engineering escrows will also be the responsibility of the Redeveloper.

7.4 APPLICATIONS FOR DEVELOPMENT

For any redeveloper(s) seeking to utilize the zoning established by this redevelopment plan, any site plan and/or subdivision plan application for property within the Redevelopment Area shall be in accordance with the requirements of this redevelopment plan and all applicable Ordinances and procedural requirements of the municipal code of the Borough of Stratford.

The application for development and all applicable checklists will be those as promulgated and adopted by the Borough of Stratford. The Joint Land Use Board's review of any application for development, submission, waivers, design waivers, deviations for the terms of this Plan and variances will be governed by the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and this redevelopment plan. Consent to and approval by the Borough Governing Body of any development proposal which shall form the basis of a redevelopment agreement shall be a mandatory checklist item for any application for development as the term is defined in N.J.S.A. 40:55D-3 and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of approval of the development proposal by the Borough Governing Body has been submitted as part of the application.

7.5 DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN

The Joint Land Use Board may review and retain jurisdiction over applications requiring relief for deviations from this redevelopment plan or other Borough development ordinances, except as set forth below. Accordingly, an amendment to this redevelopment plan shall not be necessary if the selected redeveloper(s) desire to deviate from the bulk provisions set forth

in this redevelopment plan, the pertinent sections of the Borough's Zoning and Land Development Ordinances, or the design standards set forth in this redevelopment plan, or other Borough development ordinances so long as the redeveloper(s) obtain an appropriate variance or design waiver from the Joint Land Use Board.

All requests for such relief from the bulk or design standards shall be made as part of an application for development. In evaluating whether to grant deviations from the bulk standards of this Plan or as otherwise required by Borough Ordinance, decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards. Where federal or state statutes or regulations require a deviation from the terms of this Plan, same does not require a variance or design waiver, and the terms of this Plan shall necessarily give way to any superior regulation.

No deviations shall be granted that result in any of the following effects or conditions:

1. To allow a use not specifically permitted within the Redevelopment Area;
2. To exceed the maximum building coverage permitted;
3. To exceed the maximum building or structure height as measured in feet and/or stories;
4. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper(s) to the Borough acting as the Redevelopment Entity; and
5. Any deviation sought which would necessitate the granting of a variance under N.J.S.A. 40:55D-70(d)(1) through (d)(6), as the same shall require an amendment of this redevelopment plan.

The Joint Land Use Board may also grant relief from the requirements of N.J.S.A. 40:55D-35 as envisioned by N.J.S.A. 40:55D-36, due to the private nature of the internal roadway network within the redevelopment area.

8. ADMINISTRATIVE ACTIONS

8.1 PROPERTY ACQUISITION

The Berlin Road Redevelopment Area, consisting of Block 53, Lot(s) 1, 2, 3, 4, 5 & 6, was designated as a non-condemnation redevelopment area and therefore the Borough is not authorized to acquire these lots by condemnation in furtherance of the redevelopment plan. This redevelopment plan encourages the owners of private properties situated within the redevelopment area to apply for designation as a redeveloper in order to carry out redevelopment in accordance with this plan. With the consent of the property owner, a contract purchaser may apply for redevelopment designation.

8.2 RELOCATION OF DISPLACED RESIDENTS

As this redevelopment plan does not anticipate any property will be acquired by any government entity or utilizing government funds, by eminent domain or otherwise, there will be no displacement of either residents or businesses requiring a Workable Relocation Assistance Plan.

8.3 AFFORDABLE HOUSING

There are no affordable housing units that are to be removed as a result of the implementation of this redevelopment plan and no such units need to be replaced.

The development of residential market-rate units as part of a proposed redevelopment project shall meet the affordable housing requirements as an inclusionary development with an onsite setaside as determined by the Borough but shall include no less than 8 units. All affordable units shall be consistent with the New Jersey Uniform Housing Affordability Controls.

In inclusionary developments, the following schedule shall be followed:

Maximum Percentage of Market Rate Units Completed	Minimum Percentage of Low-Moderate Income Units Completed
25%	0%
25% + 1 unit	10%
50%	50%
75%	75%
90%	100%

All affordable units provided shall otherwise comply with all affordable housing requirements set forth in the Borough of Stratford's Settlement Agreement and Housing Element and Fair Share Plan.

8.4 AMENDMENTS TO PLAN

The Borough may amend, revise, or modify this redevelopment plan from time to time in accordance with the provisions of the LRHL, as may be amended.

8.5 ZONING PLAN AMENDMENT

The Zoning Map of the Borough of Stratford shall be amended to include the Redevelopment Area Overlay discussed and outlined in this redevelopment plan.

Appendix A

Authorizing Resolutions

Resolution No. 2018-174, September 11, 2018

Resolution No. 2018-137, June 12, 2018

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-Condensation 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.

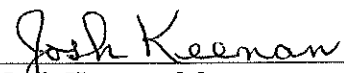
I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on September 11, 2018.

ATTEST:

BOROUGH OF STRATFORD



Ben Angeli, Municipal Clerk



Josh Keenan, Mayor

RESOLUTION 2018:137

AUTHORIZING AND DIRECTING THE STRATFORD JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER THE PROPERTIES DESIGNATED AS BLOCK 53, LOTS 1, 2, 3, 4, 5 AND 6 WITHIN THE BOROUGH OF STRATFORD QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment and sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (“Condensation Redevelopment Area”); and

WHEREAS, the Governing Body has determined that an investigation and inquiry should be made to see if the proposed Redevelopment Area, specifically the properties designated as Block 53, Lots 1, 2, 3, 4, 5 and 6, is in need of non-condemnation redevelopment pursuant to the LRHL; and

WHEREAS, the Governing Body wishes to direct the Stratford Joint Land Use Board to undertake a preliminary investigation to determine whether the properties identified herein, and as set forth in Schedule "A" attached hereto and incorporated herein by reference, qualify as an area in need of non-condemnation redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Governing Body of the Borough of Stratford considers it to be in the best interest of the residents of the Borough to direct the Stratford Joint Land Use Board to conduct such an investigation regarding said areas/properties.

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

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof; and
2. The Borough of Stratford Joint Land Use Board is hereby authorized and directed to undertake a preliminary investigation, conduct a public hearing and comply with all other requirements of the LRHL

in order to recommend to the Mayor and Borough Council whether the properties identified in Schedule "A" are an Area in Need of Non-Condensation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

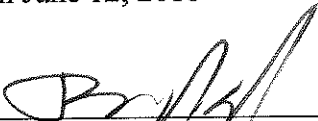
3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area, other than the use of eminent domain; and

4. The staff of the Stratford Joint Land Use Board and its consultants are hereby directed to assist the Stratford Joint Land Use Board in conducting the area in need of redevelopment investigation and public hearing thereon; and

5. The Stratford Joint Land Use Board shall provide a written report to the Mayor and Borough Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Borough Council whether said properties are a "Non-Condensation Area in Need of Redevelopment" under the meaning and intendment of the LRHL; and

6. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Stratford Joint Land Use Board for immediate action consistent herewith.

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 June 12, 2018



Ben Angeli, Borough Clerk



Josh Keenan, Mayor

SCHEDULE A

BLOCK 53 LOTS 1,2,3,4,5,6

ORDINANCE 2019:21

AN ORDINANCE AMENDING CHAPTER 2.12, ENTITLED "POLICE DEPARTMENT," OF THE CODE OF THE BOROUGH OF STRATFORD

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 Amend Chapter 2.12 by creating the office of Confidential Assistant and delegating to that office a portion of the executive responsibilities of the Borough as outlined herein; and

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," is hereby amended, revised, and/or supplement to read as follows:

ARTICLE 6 – Confidential Assistant

2.12.210 Position established.

A. The position of Confidential Assistant in and for the Borough of Stratford is hereby established.

2.12.220 Compensation

A. The Confidential Assistant shall be paid a salary fixed and adopted by the Council in the annual Salary Ordinance.

2.12.230 General responsibilities.

A. Provides complex and specialized administrative support to Chief of Police, which includes human resource functions, administrative duties; serves as liaison to a department head.

- B. Schedules meetings and ensures that appropriate materials are shared prior to the meeting date; follows up on assigned tasks for completion and ensures that information received meets the requirements of the request.
- C. Serves as office manager, manages the police records function and all personnel assigned thereto.
- D. Performs any and all related duties as required.

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, and final passage in the manner prescribed by law.

Mayor Josh Keenan

Adopted:

ATTEST:

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 12th day of November, 2019 and will be considered for final passage on the _____th day of December, 2019 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

Michaela Bosler, Acting Borough Clerk

ORDINANCE 2019:22

AMENDING ORDINANCE 2019:15 ESTABLISHING SALARIES

WHEREAS, it has become necessary to amend certain salaries set forth in ordinance 2019:15

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the Borough of Stratford, County of Camden, and State of New Jersey that Ordinance 2019:15 is amended to include the salary range for the following positions as follows:

Section 1:

Confidential Assistant	\$39,500.00 – 49,500.00
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Section 2. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

Section 3. 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 4. This Ordinance shall take effect immediately upon posting, publication and final passage in the manner prescribed by law.

Mayor Josh Keenan

Adopted:

ATTEST:

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 12th day of November, 2019 and will be considered for final passage on the ____th day of December, 2019 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

Michaela Bosler, Acting Borough Clerk

**RESOLUTION 2019:233
AUTHORIZE BOROUGH CLERK TO ADVERTISE TO RECEIVE
PROPOSALS FOR 2020 PROFESSIONALS**

WHEREAS, N.J.S.A. 19:44A-20.5 et seq. was created to regulate "Pay-To-Play" in the branches of NJ government including counties and municipalities; and

WHEREAS, on or after January 1, 2007, the Law prohibits a municipality from awarding contracts with a value in excess of \$17,500. to a business entity that makes certain reportable contributions one year prior to the contract; and

WHEREAS, the contractor can be awarded a contract even though he may have reportable contributions, if the award is made through a "fair and open" process; and

WHEREAS, to be "fair and open" the contract should be advertised to give notice in advance of the contract, and publicly opened and announced when awarded; and

WHEREAS, the minimum requirements of a "fair and open" process are:

Publicly advertised with sufficient time of 10 calendar days to give notice, and
Awarded under a process that provides for public solicitation of proposals, and
Established on the basis of an award and disclosure process documented in writing
prior to any solicitation, and

WHEREAS, the notice should include:

A description of the requested goods or services;
The time, date, and place proposals must be submitted;
Contract information for obtaining the proposal document;
The name of the agency requesting the proposal; and
A statement that the proposal is being solicited through fair and open process in
accordance with N.J.S.A. 19:44A-20.5 et seq.

WHEREAS, there are several alternatives in choosing their basis for award under a fair and open process such as:

Choosing the lowest responsible bidder as in traditional bidding
The standard used by both state government and the competitive contracting model
"most advantageous price and other factors considered".
Other fair and open process established by the agency

WHEREAS, the bids do not have to be opened and awarded at the same time, do not have to be opened at a public meeting, and can be awarded at a separate time by resolution by the Governing Body with wording stating to a "fair and open" process or a "non-fair and open process"; and

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize the Borough Clerk to advertise to receive proposals for the 2020 year under the "fair and open process" of the pay-to-play law, and have resolutions to awards ready for the Governing Body's Reorganization Meeting for the following services:

BOROUGH ENGINEER
BOROUGH SOLICITOR
BOROUGH AUDITOR
REDEVELOPMENT PLANNER
RISK MANAGEMENT CONSULTANT

FURTHERMORE, the following services for the 2020 year will also be included and forwarded to the appropriate Boards such as the Joint Land Use Board to take action at their Reorganization Meeting for the following service:

BOARD ENGINEER
BOARD SOLICITOR

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

DRAFT

RESOLUTION 2019:234

REFUND OVERPAYMENT OF TAXES – BLOCK 8 LOT 33

WHEREAS, an overpayment was received in the Tax Collector's office for Block 8, Lot 33 - 143 Whitman Ave;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$1,353.16 be disbursed to Corelogic Tax Service for the overpayment.

BY:

JOSH KEENAN, MAYOR

ATTEST:

MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:235
REFUND OVERPAYMENT OF TAXES – BLOCK 46, LOT 6

WHEREAS, an overpayment was received in the Tax Collector's office for Block 46, Lot 6 - 315 Yale Ave;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$ 1,477.92 be paid to Corelogic Tax Service for the overpayment.

BY:

JOSH KEENAN, MAYOR

ATTEST:

MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:236
REFUND OVERPAYMENT OF TAXES – BLOCK 56, LOT 26

WHEREAS, an overpayment was received in the Tax Collector's office for Block 56, Lot 26 - 113 Suburban Terr;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$1,266.95 be disbursed to CoreLogic Real Estate Tax Service for the overpayment.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:237
REFUND OVERPAYMENT OF TAXES – BLOCK 96, LOT 30

WHEREAS, an overpayment was received in the Tax Collector's office for Block 96, Lot 30 - 28 Winding Way;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$1,866.96 be disbursed to Corelogic Real Estate Tax Service for the overpayment.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:238
REFUND OVERPAYMENT OF TAXES – BLOCK 108, LOT 1

WHEREAS, an overpayment was received in the Tax Collector's office for Block 108, Lot 1 - 12 Overhill Road;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$10.58 be disbursed to CoreLogic Real Estate Tax Service for the overpayment.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

**RESOLUTION 2019:239
REFUND OVERPAYMENT OF TAXES – BLOCK 115, LOT 3**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 115, Lot 3 - 42 Sunnybrook Road;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$34.35 be disbursed to Corelogic Tax Service for the overpayment.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:240

BUDGET TRANSFERS

NOVEMBER 12, 2019

FROM:

Property OE	3,577.00
Street Lighting OE	3,013.00
Fire Hydrants OE	2,704.00
Ambulance OE	2,474.22
Group Insurance OE	3,709.78

TO:

Other Insurance	3,649.00
Telephone OE	4,315.00
Trash Collection OE	6,910.00
Trash Disposal OE	104.00
Court OE	500.00

BY:

JOSH KEENAN, MAYOR

ATTEST:

MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:241
RESOLUTION CALLING FOR STUDY COMMISSION TO REVIEW THE OPEN PUBLIC RECORDS
ACT

WHEREAS, the Borough of Stratford strongly believes in and supports open transparent government, and that citizens and residents have the right to be informed about the workings of government in order to best participate in a democracy; and

WHEREAS, on January 8, 2002 then Acting Governor DiFrancesco signed into law the Open Public Records Act (OPRA) which mandates that government records shall be available, with limited exceptions, for public access and simplifying the procedures for requesting such specific records; and

WHEREAS, the intent of the law was to provide the public with easy access to government records with an uncomplicated process for obtaining the records and eliminating bureaucratic red tape; and

WHEREAS, over the course of 18 years OPRA has been a positive light, but it has also been fraught with abuse and misuse, and has become an unanticipated financial cost to the taxpayers of New Jersey; and

WHEREAS, the Borough of Stratford has labored under a well-intended law that has spiraled out of control, due to the volume and nature of requests, the cost to taxpayers in responding to the requests, and the potential liability in having to pay disproportionate prevailing party attorney's fees should the requests turn into litigated matters, as well as the liability in determining which documents shall be released, with or without redaction, while attempting to maintain individual privacy; and

WHEREAS, it is not only the volume of OPRA requests that challenge our resources, but it is also the cost associated with reviewing, retrieving, and processing the OPRA request(s) by public entity personnel and counsel and possible defending our action(s) before the Government Records Council or in Superior Court; and

WHEREAS, the Borough of Stratford received and responded to 138 OPRA requests in 2017, 226 OPRA requests in 2018, and to date has received and responded to 115 OPRA requests as of September 1, 2019; and

WHEREAS, due to the often conflicting case law and Government Record Council decisions, as well as the unique characteristics of OPRA request, the Borough of Stratford must often times rely on the municipal attorney to review certain OPRA requests, adding 19% to attorney fees in 2017, adding 16% to attorney fees in 2018, and adding 16% to attorney fees to date in 2019; and

WHEREAS, with limited exceptions OPRA has not been amended to address the clear and apparent advancement in technology that has changed the way government records are created, stored, and/or transmitted; the various interpretive decisions; privacy concerns; abuse for commercial gain; and/or the ever-increasing cost to taxpayers; and

WHEREAS, as the current law approaches its twentieth (20th) anniversary it has outgrown its original intended use and has become ripe for comprehensive review and reform;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Stratford appeals to the legislature to form a Commission compromised of Mayors, Municipal Clerks, Municipal Managers, Attorneys, Police Chiefs, open government advocates, privacy experts, members of the media, citizens and other appropriate stakeholders, to review and examine the effects of OPRA on local government and the needs to be fulfilled by the law, and use the Commission's findings to perform a comprehensive reform of OPRA; and

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to Senator James Beach, Assemblyman Louis D. Greenwald, Assemblywoman Pamela R. Lampitt, Assembly Speaker Craig Coughlin, Senate President Stephen Sweeney, Senator Weinberg, Executive Director of the Government Records Council, the Governor or the State of New Jersey, the Municipal Clerks Association of New Jersey, and New Jersey State League of Municipalities.

BY:

JOSH KEENAN, MAYOR

ATTEST:

MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK

RESOLUTION 2019:242
APPOINTING PART-TIME CODE ENFORCEMENT OFFICIAL – THOMAS STONE

WHEREAS, the Borough of Stratford has determined that they are in need of a part-time code enforcement official; and

WHEREAS, the recommendation has been submitted to the Governing Body of Thomas Stone to be appointed as part-time Code Enforcement Official,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Thomas Stone as a part-time Code Enforcement Official.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting 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 held on November 12, 2019.

MICHAELA BOSLER,
ACTING BOROUGH CLERK