

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
OCTOBER 8, 2019  
7:00 P.M.

**CALL TO ORDER:** THE STRATFORD REGULAR COUNCIL MEETING FOR OCTOBER 8, 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 STRATFORD OFFICE OF EMERGENCY MANAGEMENT

**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:** NONE

**RESOLUTIONS:**

RESOLUTIONS 2019:217 THROUGH 2019:221 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. 2019:217 APPROVING AMENDMENT TO BINGO LICENSE BL687 FOR OUR LADY OF GUADALUPE PARISH  
*This agenda is subject to change*

RES. 2019:218 EXTEND TOWING SERVICES

RES. 2019:219 AUTHORIZE EXECUTION OF CONTRACT TO LANDBERG CONSTRUCTION, LLC FOR RESURFACING OF EVERGREEN ROAD

RES. 2019:220 SUBMISSION OF BEST PRACTICES QUESTIONNAIRE

RES. 2019:221 REFUND OVERPAYMENT OF TAXES – BLOCK 96; LOT 27

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

RES. 2019:222 AUTHORIZING AGREEMENT WITH KENNEDY UNIVERSITY HOSPITAL, INC. t/a JEFFERSON HEALTH TO PROVIDE FOR A CONTRIBUTION TO STRATFORD BOROUGH FOR BENEFITS RECEIVED BY HOSPITAL AND TO AFFIRM THE TAX-EXEMPT STATUS OF THE HOSPITAL PROPERTIES

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

## HONORING STRATFORD OFFICE OF EMERGENCY MANAGEMENT

**WHEREAS**, the Stratford Office of Emergency Management is an organization within Stratford that prepares for various types of emergencies, providing an invaluable service to the residents of Stratford; and

**WHEREAS**, the members of the Stratford Office of Emergency Management are readily prepared for potential catastrophic events that may occur in the Borough of Stratford; and

**WHEREAS**, Stratford Office of Emergency Management consists of volunteer members, dedicating time and effort to disaster preparation; and

**WHEREAS**, the Stratford Office of Emergency Management provides notification of serious weather events that could affect the Borough's residents; and

**WHEREAS**, OEM Coordinator Craig Martin and Deputy Coordinators Roy Malone, Steve Gant, and Mike Santoro are to be commended for their dedication.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford to honor the members of the Stratford Office of Emergency Management for their continued service to the Stratford residents.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed our names and seal of the Borough of Stratford to be affixed hereto.

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Mayor Josh Keenan

October 8, 2019

**RESOLUTION 2019:217**

**APPROVING AMENDMENT TO BINGO LICENSE BL687 FOR  
OUR LADY OF GUADALUPE PARISH**

**WHEREAS**, Our Lady of Guadalupe Parish has applied for and received an identification number 256-1-38846 allowing Our Lady of Guadalupe Parish the ability to conduct games of bingo with proper approval; and

**WHEREAS**, Our Lady of Guadalupe Parish applied for and received a bingo license numbered BL687; and

**WHEREAS**, Our Lady of Guadalupe Parish has submitted an application to amend their bingo license BL687; and

**WHEREAS**, the Borough Clerk has reported that the legal preliminaries have been strictly complied with; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council submits Our Lady of Guadalupe Parish's application to amend BL687 to the Legalized Games of Chance Control Commission.

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 October 8, 2019.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2019:218  
EXTEND TOWING SERVICE**

WHEREAS, the extension of licensed towing services application is permissible under Chapter 10.42 entitled "Towing Services" of the Stratford Borough Code; and

WHEREAS, the Borough of Stratford currently has one application for licensed towing services from Tomkinson's Auto Repair and Towing, Inc.; and

WHEREAS, the Police Chief recommends extending the current licensed towing service for an additional one-year period to expire on December 31, 2020;

NOW, THEREFORE, BE IT RESOLVED, to extend the licensed towing services application for Tomkinson's Auto Repair and Towing, Inc. for an additional one-year period to expire on December 31, 2020.

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 October 8, 2019.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2019:219**  
**AUTHORIZE EXECUTION OF CONTRACT WITH LANDBERG CONSTRUCTION LLC FOR**  
**RESURFACING OF EVERGREEN ROAD**

WHEREAS, the Borough of Stratford has received bids for the resurfacing of Evergreen Road; and

WHEREAS, Resolution 2019:199 of the Borough of Stratford has awarded the bid to Landberg Construction, LLC for the resurfacing of Evergreen Rd.; and

WHEREAS, the contract for the resurfacing of Evergreen Road have been submitted to Borough Hall and has been reviewed by the Borough Engineer; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford to authorize the execution of contract between the Borough of Stratford and Landberg Construction, LLC for the resurfacing of Evergreen Road.

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 October 8, 2019.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2019:220**

**SUBMISSION OF BEST PRACTICES QUESTIONNAIRE**

WHEREAS, the New Jersey Department of Community Affairs requires municipalities to complete a Best Practices submission; and

WHEREAS, the 2019 submission is required to be submitted by Wednesday, October 30, 2019; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford to authorize the Borough Administrator, Borough Clerk, and CFO to complete, submit, and sign the NJ DCA Best Practices for the Borough of Stratford for 2019.

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 October 8, 2019.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2019:221**  
**REFUND OVERPAYMENT OF TAXES – BLOCK 96; LOT 27**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 96, Lot 27 - 22 Winding Way;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$2,500.00 be disbursed to Elizabeth Ellis 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 October 8, 2019.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK



**RESOLUTION 2019:222**

**AUTHORIZING AGREEMENT WITH KENNEDY UNIVERSITY HOSPITAL, INC. t/a JEFFERSON HEALTH TO PROVIDE FOR A CONTRIBUTION TO STRATFORD BOROUGH FOR BENEFITS RECEIVED BY HOSPITAL AND TO AFFIRM THE TAX-EXEMPT STATUS OF THE HOSPITAL PROPERTIES**

**WHEREAS**, the Kennedy University Hospital, Inc. t/a Jefferson Health and the Borough of Stratford have previously entered into an agreement whereby the Kennedy University Hospital t/a Jefferson Health agreed to make a payment to the Borough in lieu of taxes ["PILOT"],

**WHEREAS**, the PILOT agreement is scheduled to expire on December 31, 2019; and

**WHEREAS**, the Kennedy University Hospital, Inc. t/a Jefferson Health and the Borough wish to enter into another PILOT agreement with a three (3) year term agreement to expire on December 31, 2022.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Stratford to authorize the execution of PILOT agreement with Kennedy University Hospital, Inc. t/a Jefferson Health.

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 October 8, 2019.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

## MUNICIPAL SERVICES CONTRIBUTION AGREEMENT

**THIS AGREEMENT** is made this \_\_\_\_\_ day of September 2019, by and between **KENNEDY UNIVERSITY HOSPITAL INC., t/a JEFFERSON HEALTH.**, having its principal corporate offices at 1099 White Horse Road, Voorhees, New Jersey 08043 ("HOSPITAL"), and the **BOROUGH OF STRATFORD**, a municipal corporation of the State of New Jersey, with offices at 307 Union Avenue, Stratford, New Jersey 08084 ("BOROUGH").

**WHEREAS**, HOSPITAL is a not-for-profit, tax-exempt 501 (C) (3) corporation organized under the laws of the State of New Jersey that owns fee simple title to real property located within the BOROUGH, identified on the Official Tax Map of the BOROUGH as Block 62, Lots 14, 16 and 17, and more commonly known as 18 East Laurel Road (the "Property"); and

**WHEREAS**, the BOROUGH has previously determined the Property to be exempt from the payment of Real Taxes as provided in N.J.S.A. 54:4-3.6 because such Property is solely used for the exclusive benefit of HOSPITAL for its exempt purpose, and does now re-affirm that HOSPITAL qualifies for tax exemption; and

**WHEREAS**, HOSPITAL recognizes the BOROUGH's costs and services provided in conjunction with the Property and the benefits HOSPITAL derives therefrom; and

**WHEREAS**, the HOSPITAL and BOROUGH previously executed an agreement whereby HOSPITAL agreed to make payments to BOROUGH in lieu of taxes ["PILOT"], which PILOT was approved by the BOROUGH by a Resolution dated September 13, 2016; and

**WHEREAS**, the PILOT agreement is scheduled to expire on December 31, 2019,

**NOW, THEREFORE**, the Parties, intending to be legally bound, do hereby covenant and agree as follows:

1. The BOROUGH agrees to exempt the Property from payment of real estate taxes, as provided in N.J.S.A. 54:4-3.6 *et seq.*, effective January 1, 2020 for the Term of this MSCA Agreement.

2. For each calendar year starting on January 1, 2020 and continuing throughout the Term of this MSC Agreement, HOSPITAL shall, for the Property, only make the annual PILOT Payment of \$152,500, payable in quarterly installments of \$38,125.00 on the same dates as real estate taxes are normally paid to the BOROUGH.

3 All payments made pursuant to this MSCA Agreement shall be in lieu of taxes and the BOROUGH shall have all the rights and remedies of tax enforcement granted to municipalities by law as if said payments constituted regular tax obligations on real property within the BOROUGH.

4 The tax exemption provided for herein shall be effective only if and while the Property is owned by the HOSPITAL or an Affiliate [meaning a not-for-profit, tax-exempt entity that is controlled by, or in control of, or under common control with HOSPITAL] and used for its current use, or for other charitable use[s] as prescribed under the Act.

5 BOROUGH's recognition of HOSPITAL's exemption from payment of real estate taxes on the Property is without prejudice to, and shall not be a precedent respecting any status review undertaken after the expiration of the Term of this MSCA Agreement.

6 Should the State of New Jersey enact law(s) that take effect during the Term of this MSCA Agreement, that require HOSPITAL to pay a fee or an imposition or assessment to any State, County or Local agency [including without limitation, any requirement similar to the scheme previously introduced in the Legislature which mandated a payment by not-for-profit Hospitals, calculated at the rate of \$2.50 per licensed bed per day, to NJ Department of Health, which Agency was obligated to forward such receipts to the affected Municipality], as part of a legislative solution to address not-for-profit hospitals' entitlement to exemption from local Real Estate taxes, such legislation shall pre-empt and supersede this MSCA.

7 This MSCA Agreement is not intended to impact other lands located within the BOROUGH owned by HOSPITAL or its Affiliates which are not now receiving tax exemption, nor shall it preclude HOSPITAL's right to challenge such non-exempt status or challenge the assessed value of exempt lands; however, any such challenge to the exempt status or the assessed value of those other lands shall not impact nor reduce the payment amounts agreed herein.

8 This written agreement represents the entire understanding between the Parties and any and all prior negotiations and verbal understandings are superseded hereby the execution of same by all parties.

9 This Agreement may only be amended in writing, said amendment to be effective upon the execution of same by all Parties.

10 This Agreement will be for a term of three (3) years commencing January 1, 2020 and expiring on December 31, 2022 ["Initial Term"]. This Agreement shall automatically renew for one [1] additional term of three (3) year terms under the same terms effective January 1, 2023,

