

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 12, 2021  
7:00 P.M.

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

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

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

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

**ROLL CALL:**

JOSH KEENAN, MAYOR – PRESENT  
LINDA HALL, COUNCIL PRESIDENT – PRESENT  
STEPHEN GANDY, COUNCILMAN – PRESENT  
PATRICK GILLIGAN, COUNCILMAN – PRESENT  
PATRICK GREEN, COUNCILMAN – PRESENT  
TINA LOMANNO, COUNCILWOMAN – PRESENT  
MICHAEL TOLOMEO, COUNCILMAN – PRESENT  
ERIC RISO, BOROUGH SOLICITOR – PRESENT  
RON MORELLO, POLICE CHIEF – PRESENT  
MICHAELA BOSLER, ACTING BOROUGH CLERK - PRESENT

**PROCLAMATION**

- HONORING DEPUTY OEM COORDINATOR ROY MALONE IN RECOGNITION OF HIS RETIREMENT – Councilman Gandy read the proclamation honoring Deputy OEM Coordinator, Roy Malone, in recognition of his retirement after serving the residents of Stratford for 22 years in the OEM office.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

- John Gentless – 111 Union Ave. – Questioned the amendments to the redevelopment plan for Ordinance 2021:03.

Lomanno motioned to close the public portion for agenda items. Tolomeo seconded the motion, which passed with all members present voting in favor in a voice vote.

**REPORTS:**

FINANCE & REVENUE                      Councilwoman Lomanno read the report as follows:

BOROUGH FINANCIAL REPORT – DECEMBER 2020  
Balance as of 12-1-2020 – \$2,463,901.31  
Total Receipts – \$502,607.14  
Total Disbursements – \$1,330,739.99  
Balance as of 12-31-2020 – \$1,635,768.46  
Total in other Funds - \$2,488,338.72

Councilwoman Lomanno stated she will read the December 2020 Court Financial Report at the next Regular Meeting.

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POLICE

Councilman Gilligan read the reports as follows:

DECEMBER 2020  
25 Adult arrests,  
3 Juvenile arrests,  
0 assaults to police,  
6 Simple assaults Complaints,  
4 Criminal Mischief Complaints,  
26 Harassment complaints,  
333 Other investigations and complaints,  
3 burglaries,  
0 robberies,  
9 thefts in the amount of \$11,810.00  
\$4,100.00 in stolen property recovered,  
1 motor vehicle thefts,  
3 D.W.I. arrests,  
5 Narcotics arrests,  
435 Traffic summonses issued,  
27 Motor vehicle accidents,  
6 injuries from accidents, 2 pedestrian accidents  
29 Alarm activations,

88 Total crime reports taken  
502 total calls for police service  
1 Property Inspected  
0 Warning letters Issued  
3 Alarm Violations Issued  
*Submitted by Ron Morello, Chief of Police*

2020 YEAR END  
259 Adult arrests  
5 Juvenile Arrests  
0 Homicide  
6 Assaults to Police  
59 Simple Assaults  
59 Criminal Mischief Complaints  
174 Harrassment Complaints  
2956 Other Investigations and Complaints  
7 Burglaries (residential or commercial)  
2 Robberies by Weapons or Force  
147 Thefts (property stolen) \$100,433.00  
\$53,847.00 Stolen Property was recovered or cleared by arrest or otherwise  
7 Motor Vehicle Thefts  
72 Drunk Driving Arrests  
79 Narcotics Arrests  
4011 Traffic Tickets issued  
232 Motor Vehicle Accidents  
57 Injuries from Car Accidents 8 Pedestrian Accidents  
0 Fatal Motor Vehicle Accidents  
322 Alarm Activations  
878 Total Crime Reports taken

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6280 Total Calls for Police Services  
*Submitted by Ron Morello, Chief of Police*

EMERGENCY SERVICES      Councilman Stephen Gandy read portions of the following report.

Fire Department

The Stratford Fire Department responded to 39 Alarms 2 Drills in the month  
 DECEMBER 2020. The following list is a breakdown of the same:

	MONTH	YEAR TO DATE
Dwelling Fires	2	8
Building Fires	2	12
Investigations	2	51
Out of Town Assists	16	139
Alarm Systems	17	47
Assist Ambulance, Police, Public	9	80
Car Fires	0	4
Wires, Trees Down	1	72
Rescues & M.V.A.'s	4	41
Brush Fires	1	4
Drills	2	24

Total man hours on the above alarm drills was 459  
*Submitted by Stephen Gagliardi, Deputy Chief*

Ambulance Association

The Stratford Ambulance Association **Paid Crew** responded to **118 Alarms**  
 in the month of **DECEMBER 2020**, the following is a breakdown of the same:

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

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21 Fractures 0 0

Suspected COVID-19 Alarms: 8

Year to Date Calls

**Paid: 118**

*Submitted by Kristine Shafer, Chief-Stratford Ambulance*

The Stratford Ambulance Association **Volunteer Crew** responded to **11 Alarms** in the month of **DECEMBER 2020**, the following is a breakdown of the same:

	<b>Volunteer</b>	
	<u>Month</u>	<u>Y.T.D.</u>
Abdominal Pain	0	0
Allergic Reaction	0	0
Assault	0	0
Bleeding	1	1
Cardiac	0	0
CVA	1	1
Diabetic	0	0
Fall	1	1
Fire Call	0	0
Haz-Mat	0	0
Maternity	0	0
Medical Emergency	5	5
Medical Alarm	0	0
MVA	1	1
Overdose	0	0
Ped/MVA	1	1
Psych. Emergency	1	1
Respiratory	0	0
Seizures	0	0
Sick Person	0	0
Special Assignment	0	0
Unconscious Person	0	0
Fractures	0	0

Suspected COVID-19 Alarms: 0

Year to Date Calls

**Volunteer: 11**

*Submitted by Kristine Shafer, Chief-Stratford Ambulance*

**PUBLIC WORKS & LIGHTING** Councilman Michael Tolomeo read the reports as follows:

Sewer Utility

- Call outs for emergency service: 20
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Work orders:
  - Fixed broken fence at Vassar playground
  - Fixed broken wall panel at Vassar Ave hockey rink
  - Assisted public works department with snow plowing
  - Assisted public works department with leaf collection

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Regular maintenance activities performed include:

Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball fields  
Bi weekly town wide metal/appliance collection.

Public Works

- Leaf machines out
- Metal pick up
- Repair of damaged street signs
- Pothole repair
- Clean up of leaves at Vassar playground and ballfields
- Cleaning of storm drains
- Final leaf clean up at Sterling Arms
- Set up and break down of snowplow equipment
- Snowplowing December 16 of town, six trucks out December 17 overnight roads turned to ice – salting of town roads
- Plowing and salting of Sterling Arms
- One man out on 10-day Covid leave, two men out on vacation time for once week each
- Sewer calls

**PUBLIC EVENTS**

Councilwoman Hall reported that 21 residents participated in the Holiday House Decorating Contest. Each winner received a gift card and a lawn sign indicating which place they took.

- 1<sup>st</sup> Place (Tie) – Spatz family and Mayovich family
- 2<sup>nd</sup> Place – Sorrentino family
- 3<sup>rd</sup> Place – Wyatt family
- 4<sup>th</sup> Place – McClellan family
- 5<sup>th</sup> Place – Sexton family
- 6<sup>th</sup> Place – Zekas family

**ORDINANCE & PROPERTY**

Councilman Patrick Green read the report as follows:

DECEMBER 2020

Total number of properties inspected: 52  
Total number of violations found: 46  
33 of the issues have been abated  
5 of the issues were not abated  
7 of the issues are pending follow up  
Total number of citations issued: 1

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

- ORDINANCE 2021:01 – ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

The Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be on February 9, 2021 at 7:00 p.m.

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WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Mayor and Council of the Borough of Stratford in the County of Camden, finds it advisable and necessary to increase its CY2021 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Mayor and Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$177,097.68 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Stratford, in the County of Camden, a majority of the full authorized membership of the governing body affirmatively concurring, that, in the CY2021 budget year, the final appropriations of the Borough of Stratford shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$177,097.68 and that the CY2021 municipal budget for the Borough of Stratford be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced to be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Tolomeo motioned to introduce Ordinance 2021:01. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

- **ORDINANCE 2021:02 – ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY READOPTING CHAPTER 3.16 ENTITLED, FIVE-YEAR TAX EXEMPTION AND ABATEMENT LAW**  
The Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be on February 9, 2021 at 7:00 p.m.

WHEREAS, N.J.S.A. 40A:21-1 entitled the, "Five-Year Exemption and Abatement Law" permits municipalities the ability to grant for periods of five years, exemptions and abatements, or both from taxation in areas in need of rehabilitation; and

WHEREAS, N.J.S.A. 40A:21-4 limits an Ordinance under the Five-Year Exemption and Abatement Law to a period of ten years; and

WHEREAS, Chapter 3.16 of the Code of the Borough of Stratford, entitled Five-Year Tax Exemption and Abatement Law, has expired; and

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WHEREAS, N.J.S.A. 40A:21-4 permits a municipality to readopt an Ordinance under the Five-Year Exemption and Abatement Law; and

WHEREAS, the Mayor and Council of the Borough of Stratford have determined that it is appropriate to readopt and reestablish Chapter 3.16 of the Borough Code of the Borough of Stratford in an effort to promote the construction and rehabilitation for commercial, industrial and residential development in certain circumstances and generate economic development and job growth in the Borough.

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

SECTION 1. Chapter 3.16 of the Code of the Borough of Stratford is hereby readopted to provide as follows:

Chapter 3.16 – FIVE-YEAR TAX EMEMPTION AND ABATEMENT LAW

3.16.010 – Authority.

The tax assessor of the borough is directed to allow tax abatements throughout the entire borough, in accordance with N.J.S.A. 40A:21-1 et seq.

3.16.020 - Established.

- A. In determining the value of real property for the purpose of taxation, the first twenty-five thousand dollars (\$25,000.00) in the assessor's full and true value of home improvements for each dwelling unit primarily and directly affected by a home improvement in any single or multiple dwelling property more than twenty (20) years old shall be regarded as not increasing the value of such property for a period of five (5) years, notwithstanding that the value of the dwelling to which such improvements are made is increased thereby.
- B. In no event, however, shall the assessment during that period be less than the assessment thereon existing immediately prior to such home improvements unless there shall be damage through action of the elements sufficient to warrant a reduction.
- C. The above amounts up to twenty-five thousand dollars (\$25,000.00) shall be deducted from the amount, determined by the tax assessor on October 1st of any year following the completion of the improvements to be the true value of the improvement and shall continue to be so treated for each of the five (5) years subsequent to the original determination by the tax assessor.
- D. Additional improvements, completed during a period in which the improved property is subject to previously granted exemption privileges in an amount less than the maximum deduction permissible, shall be qualified for additional deduction privileges under terms and conditions therein specified; provided, however, that in no tax year shall the total deduction for any single property exceed twenty-five thousand dollars (\$25,000.00).

3.16.030 - Exemptions.

A claimant desiring to seek the exemption to this chapter shall file a written application with the tax assessor of the borough pursuant to N.J.S.A. 40A:21-1 et seq.

- A. Commercial improvements.
  - 1. Pursuant to N.J.S.A. 40A:21-7 all improvements as defined in N.J.S.A. 40A:21-3(n), to commercial structures of fifty thousand (50,000) square feet or more of retail space; or restaurants seating more than one hundred (100) people; or newly constructed office/garage combination spaced structures of four thousand (4,000)—five thousand (5,000) square feet; or entertainment facilities such as a bowling alley, shall be exempt from local real property taxes, on the improved portion only, for a period of five (5) years, if, after proper, timely application has been made, the governing body determines that the improvement meets the intent and criteria established by this section without compromising the equity of the borough tax structure.
  - 2. Applicants must apply for tax exemptions on improvements within thirty (30) days of completion of construction of the improvement.

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3. All applications for improvements shall be filed with the tax assessor who shall deem the application complete prior to forwarding it to the governing body for approval.
4. No application will be approved for any property that has received a previous exemption.
5. Evidence that all real property taxes currently assessed against the property are paid in full and that the borough holds no outstanding tax lien or any other municipal charges against the property.
6. No applications will be approved for fit-outs to structures which were not previously fully completed and occupied.
7. No applications will be approved for changing a structure from one construction code use group to another.
8. Upon approval of an ordinance authorizing an agreement for tax exemption for a particular commercial improvement project, the governing body may enter into a written agreement with the applicant for exemption of local property taxes on the improvements.
9. In the event that a property owner subject to a tax exemption agreement ceases to operate or disposes of the property or fails to meet the conditions for qualifying for the exemption, the local property taxes due for all the prior years subject to exemption and for the current year shall be payable as if no exemption had been granted. The borough council shall notify the property owner and the tax collector of such disqualification and the tax collector shall notify the property owner within fifteen (15) days of the date of disqualification of the amount of taxes due. In the event the subject property has been transferred to a new owner and it is determined that the new owner will continue to use the property pursuant to the qualifying conditions, no tax shall be due, the exemption shall continue and the agreement shall remain in effect.
10. If approved as provided herein, the exemption shall continue for a period of five (5) years commencing on January 1 of the tax year immediately following the date that the project receives a final certificate of occupancy.
11. Any additional improvements after the approval of exemption shall not be included.

SECTION 2. All tax abatements granted under the provisions of the Borough of Stratford's residential tax abatement Ordinance between the expiration of the previous readoption of the Ordinance and the herein adoption of this Ordinance are hereby affirmed.

SECTION 3. 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 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, and final passage in the manner prescribed by law.

Hall motioned to introduce Ordinance 2021:02. Green seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

- **ORDINANCE 2021:03 – ORDINANCE ADOPTING AN AMENDMENT TO THE LAUREL MILLS REDEVELOPMENT PLAN FOR BLOCK 116, LOTS 14 AND 14.04**

The Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be on February 9, 2021 at 7:00 p.m.



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WHEREAS, the Borough of Stratford (the "Borough"), in the County of Camden, State of New Jersey, has designated an area within the Borough, known as Block 116, Lots 14 and 14.04 (the "Laurel Mills Site") as being in need of rehabilitation pursuant to N.J.S.A. 40A:14-1 et seq.; and

WHEREAS, a redevelopment plan for the Laurel Mills site was adopted by way of Ordinance 2011:05 on August 9, 2011 and was amended by Ordinance 2014:02, adopted on February 11, 2014 and was further amended by Ordinance 2017-11 and 2018-03 ("Laurel Mills Redevelopment/Rehabilitation Plan"); and

WHEREAS, the Laurel Mills Redevelopment/Rehabilitation Plan provides a broad overview for the Joint Land Use, development, redevelopment and rehabilitation of the Laurel Mills Site; and

WHEREAS, the Borough Council has determined that amendment to the Laurel Mills Redevelopment/Rehabilitation Plan is necessary to effectuate the redevelopment of the Laurel Mills Site and to satisfy the Borough of Stratford's affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of rehabilitation"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Joint Land Use Board has reviewed the Amended Laurel Mills Rehabilitation Area Redevelopment Plan and made their determinations and recommendations; and

WHEREAS, the Borough Council has reviewed the recommendation of the Joint Land Use Board and has determined that it is in the best interest of the Borough to adopt the following amendment to the Laurel Mills Redevelopment/Rehabilitation Plan.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Stratford as follows:

Section 1. The Laurel Mills Redevelopment/Rehabilitation Plan is hereby amended as follows:

- I. Section III.C.2.M shall be deleted in its entirety.
- II. The table set forth in Section III.C.5.B.1 shall be amended as follows:

<u>Standard</u>	<u>Dimension</u>
Maximum Density <sup>1</sup>	14 du/acre
Minimum Tract Size	5.7 acres
Minimum Lot Size	1800 sq. ft.
Minimum Lot Frontage	20 feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet
Minimum Side Yard-Attached	0 feet
Minimum Side Yard (End Unit)	10 feet
Maximum Building Height <sup>2</sup>	35/42 feet
Maximum Modules per Building	8
Maximum Building Coverage <sup>3</sup>	50 % or 56%
Maximum Impervious Coverage	67%
Minimum Distance between-Buildings (side to side)	20 feet
Minimum Distance between Buildings (rear to rear)	40 feet

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<u>Standard</u>	<u>Dimension</u>
Minimum setback between dwelling unit and municipal/county/state road right-of-way	30 feet
Common Open Space Requirement	5%
<sup>1</sup> Maximum 80 units total (64 market rate/16 affordable) <sup>2</sup> Market rate modules: maximum 2-story and 35' Affordable modules: maximum 2-story and 35' if adjacent to single family dwelling units, maximum 3-story and 42' if adjacent to commercial <sup>3</sup> 56% maximum building coverage is only permitted with the specific written approval of the Redevelopment Entity following submission to the Redevelopment Entity of a Site Plan depicting the 56% building coverage.	

III. Section III.C.5.C.1. is hereby amended as follows:

1. The architectural style of buildings shall be designed in such a manner to 1) incorporate different building façade materials; 2) provide interesting variations to the roof lines; 3) provide decorative elements and building trim; 4) provide for staggered front building facades with a minimum townhome module offset of 4 feet ; and 5) style compatibility with surrounding uses. At a minimum, at least 2 different building façade materials shall be incorporated in each building, and a minimum of 3 building façade materials shall be used on the overall project. Any redeveloper shall obtain Borough Council approval of an architectural rendering prior to the filing of any land use application with the Joint Land Use Board.

Section 2. The Borough Council declares and determines that said plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and 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. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. The Laurel Mills Redevelopment Plan, as amended, shall supersede any other local development regulation and the Borough of Stratford Zoning Map is hereby amended to conform with the provisions of the Laurel Mills Redevelopment Plan.

Section 5. This Ordinance shall take effect after final adoption and publication according to law.

Gilligan motioned to introduce Ordinance 2021:03. Gandy seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

**RESOLUTIONS:**

RESOLUTIONS 2021:034 THROUGH 2021:038 WILL BE DONE AS A CONSENT AGENDA

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

- RES. 2021:034 – RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12

WHEREAS, the Governing Body of the Borough of Stratford is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6 et seq., and

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WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Governing Body of the Borough of Stratford to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

\_\_\_\_\_ (1) Matters required by Law to be Confidential: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_ (2) Matters Where the Release of Information Would Impair the Right to Receive Funds: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_ (3) Matters Involving Individual Privacy: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_\_\_ (4) Matters Relating to Collective Bargaining Agreements: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_\_\_ (5) Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

\_\_\_\_\_ (6) Matters Relating to Public Safety and Property: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

\_\_\_\_\_ (7) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: The topic of discussion is related to Attorney/Client Privilege. These items are for #7 of the Executive Session Resolution for matter relating to litigation, contract negotiations, or the Attorney-Client Privilege.

  X   (8) Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

\_\_\_\_\_ (9) Matters Relating to the Potential Imposition of a Penalty: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Stratford, assembled in public session on January 12, 2021 that an Executive Session closed to the public shall be held on January 12, 2021 at approximately 7:00 p.m. in the Justice Facility, 315 Union Avenue, Stratford, NJ or through telecommunications for the discussion of matters relating to the specified items designated above. It is anticipated that the deliberations conducted in Closed

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Session may be disclosed to the public upon the determination of the Governing Body that public interest will no longer be served by such confidentiality.

- **RES. 2021:035 – DESIGNATING VARIOUS PUBLIC WORKS EQUIPMENT AND MACHINERY AS JUNK AND AUTHORIZING DISPOSAL/DESTRUCTION**

WHEREAS, the Borough of Stratford Public Works Department is in possession of a various equipment and machines that no longer function; and

WHEREAS, it has been determined these various equipment and machines have no value nor use to the Borough of Stratford; and

WHEREAS, the Public Works Department wishes to dispose of said equipment and machines; and

WHEREAS, the list of said equipment and machines are hereby attached to this resolution as "Exhibit A";

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to designate the equipment and machinery listed as junk, and authorize the disposal or destruction of said machine.

- **RES. 2021:036 – AUTHORIZING TAX ASSESSOR TO FILE, STIPULATE, SETTLE BOTH REGULAR AND ADDED/OMITTED TAX APPEALS, AND ROLL BACK TAX COMPLAINTS FOR THE BOROUGH OF STRATFORD**

BE IT RESOLVED by the Mayor and Borough Council of the Borough/Township of County of Camden, State of New Jersey that Brian Schneider, Tax Assessor for the Borough of Stratford is hereby authorized to file, stipulate, settle both regular and Added/Omitted tax appeals and roll back tax complaints on behalf of the Borough of Stratford for the year 2021.

- **RES. 2021:037 – APPROVING APPLICATION FOR 2021 DRUNK DRIVING ENFORCEMENT FUND GRANT WITH THE NEW JERSEY DEPARTMENT OF HIGHWAY AND TRAFFIC SAFETY IN THE AMOUNT OF \$12,619.16**

WHEREAS, the Borough of Stratford Police Department will apply for the 2021 Drunk Driving Enforcement Fund Grant in the amount of \$12,619.16 with the New Jersey Department of Highway and Traffic Safety; and

NOW THEREFORE BE IT RESOLVED, by Mayor and Council is supportive of the Stratford Police Department's application for the 2021 Drunk Driving Enforcement Fund Grant in the amount of \$12,619.16 with the New Jersey Department of Highway and Traffic Safety.

- **RES. 2021:038 – RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD JOINT LAND USE BOARD TO REVIEW A PROPOSED AMENDED REDEVELOPMENT PLAN FOR THE LAUREL MILLS REHABILITATION AREA, BLOCK 116, LOTS 14 AND 14.04, WITHIN THE BOROUGH OF STRATFORD, CAMDEN COUNTY**

WHEREAS, the Borough of Stratford (the "Borough"), in the County of Camden, State of New Jersey, via Resolution 2011-32, adopted on March 3, 2011, has designated an area within the Borough, known as Block 116, Lots 14 and 14.04 as a Rehabilitation Area ("Rehabilitation Area") pursuant to N.J.S.A. 40A:12-1 et seq.; and

WHEREAS, in order to stimulate redevelopment within the Rehabilitation Area, which is situated on the south side of Longwood Drive and Warwick Road the Borough adopted, via Ordinance and pursuant to N.J.S.A. 40A:12A-7, a Redevelopment Plan for the Rehabilitation Area ("Original Redevelopment Plan"); and

WHEREAS, the Original Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Rehabilitation Area; and

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 7:00 P.M.

WHEREAS, the Borough Council has determined that more specific plans are necessary in order to effectuate the rehabilitation and redevelopment of the Rehabilitation Area given the needs of the Borough to provide commercial opportunities and housing opportunities, including affordable housing, with the Rehabilitation Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Governing Body hereby refers, upon completion of the draft Amended Redevelopment Plan, the Amended Redevelopment Plan for the Laurel Mills Rehabilitation Area, Block 116, Lots 14 and 14.04 to the Borough of Stratford Joint Land Use Board for review and approval.

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

1. That the Governing Body does hereby authorize the Joint Land Use Board to review, upon its completion, a draft Amended Redevelopment Plan for the Laurel Mills Rehabilitation Area, Block 116, Lots 14 and 14.04 within the Borough of Stratford, and to report its findings to the Governing Body within forty-five (45) days hereof.
2. This Resolution shall take effect immediately.

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

**APPROVAL OF BILLS:**

Animal checks	1893	and	1895	through	1897		
Manual checks	19984	through	19989				
Payroll checks	53438	and	53487	through	53490	and	53539
Automated checks	34967	through	35062				
Various electronic transfers and potential interim payments to Atlantic City Electric, South Jersey Gas, Constellation Energy, and PSE&G							

Tolomeo motioned to approve the payment of the bills. Gilligan seconded the motion, with all members present voted in favor in a Roll Call Vote.

**COUNCIL COMMENTS:**

- Councilwoman Hall – None
- Councilman Gandy – None
- Councilman Gilligan – Encouraged residents to take advantage of the electronics recycling event.
- Councilman Green – None
- Councilwoman Lomanno – None
- Councilman Tolomeo – None

**GOOD AND WELFARE:**

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

- Craig Martin – 6 Longwood Ct. – Thanked Mayor and Council for the Proclamation for Roy Malone and his retirement.

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

**EXECUTIVE SESSION:**

Gilligan motioned to go into executive session. Tolomeo seconded the motion and all members present voting in favor in a voice vote.

Gandy motioned to reopen the meeting to the public. Green seconded the motion and all members present voting in favor in a voice vote.

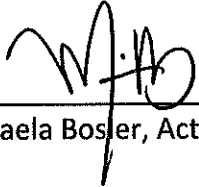
No action was taken in Executive session.

All members that were present before the executive session were present upon return to open session.

**ADJOURN:**

Hall motioned to adjourn the meeting at 7:53 PM. Gilligan seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:



Michaela Bosler, Acting Borough Clerk



Mayor Josh Keenan