

**STRATFORD BOROUGH COUNCIL AGENDA MEETING
THURSDAY, AUGUST 04, 2016
7:00 P.M.**

CALL TO ORDER:

STATEMENT OF

ADVERTISEMENT: Notice of this meeting has been provided to the Courier Post and Central Record along with being posted on the Borough Hall Bulletin Board stating the time and place of the meeting.

PLEDGE
OF ALLEGIANCE:

ROLL CALL:

MAYOR JOSH KEENAN
BEN ANGELI, COUNCIL PRESIDENT
HOLLY TATE, COUNCILWOMAN
JOHN DUDLEY, COUNCILMAN
DAVID GRAY, COUNCILMAN
FRANK HARTMAN, COUNCILMAN - ABSENT
PATRICK GREEN, COUNCILMAN
ALBERT OLIZI, SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, POLICE CHIEF
JEREMY NOLL, ALTERNATE ENGINEER

ENGINEER

REPORT: The Engineer reported the pump station project was completed and working on a punch list. The Family Dollar developer is working on the landscape plan. The Landscape Architect completed a site visit. A punch list has been issued. The 2016 road project will begin soon, after SJ Gas completes some utility work. The ramp at borough hall is completed with only a punch list to be done.

POLICE
CHIEF

REPORT: The Chief reported the following for the month of July:
Rash of burglaries and thefts in the Unity Estates section. Nothing has been recovered.
Motor vehicle crash on the White Horse Pike involving 6 cars with 1 fatality of a 65 year old Clementon woman. The Pike was closed down for most of the night. Stratford leads the county as the third highest in 2016.
Car burglaries in Laurel Mills.
An Officer observed a hand to hand drug transaction where a 30 year old Camden man was arrested. The drug was marijuana.
Two females driving to Philadelphia got lost and arrived in Stratford, then they had a disagreement and the one left the other one here stranded. A relative from Virginia helped rescue the stranded female.
Two individuals were found drinking at Vets Park.
The emergency traffic ordinance recently enacted was useful in an accident where a utility pole was struck and police presence was required. Electric company and Verizon had to pay, and without the ordinance the town would have had to fund the \$4,500.
In the recent rain 3 cars were flooded on Atlantic Avenue, Yale and Temple.
The Chief will be attending a meeting at the White House in Washington DC.
A grant was received from Target for tech equipment for \$3,000.

PUBLIC

PORTION: Agnes Moore of Laureba Avenue recommended the Police Department be recognized for the monthly proclamation. She also inquired to the executive session related to the John Gentless

vs. Stratford Borough. The Solicitor explained Mr. Gentless filed a suit against the borough to request the court to intervene to put the park question on the ballot. Mrs. Moore inquired if this would cost the borough? The Solicitor confirmed this would cost the borough. She stated why sue when you know the truth and lose.

John Gentless of Union Avenue wanted to know if the road project included tree removal. The Clerk responded it did not.

Councilman Dudley informed Mr. Gentless the State of NJ contacted the borough today and informed we did not get the NJDEP CSIP Grant for tree maintenance and removal.

Mike Mangano of Union Avenue inquired to the Bullet Proof Vest Grant and asked how much a vest cost. The Chief stated about \$900. each and they last about 5 years.

Pat Walsh of Meadow Lark Road inquired about the tree trunk still standing on Meadow Lark Road. John Gentless stated it was being removed tomorrow. At this time the question was to Mr. Gentless how he was spending money without authority. Mr. Gentless submitted proposals for work to be done. The Clerk stated there was no authority given to spend money.

Lou Marchuk of Pennsylvania Avenue inquired to the redevelopment report and the designation resolution in report #5.

OLD BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT

Councilwoman Tate will give an update.

Councilwoman Tate introduced Redevelopment Counsel Jim Maley. Mr. Maley recapped everything in need of redevelopment as was requested in the study by Mayor and Council which the JLUB looked at the properties and adopted the parcels in need of redevelopment at a meeting last week. The Planner from Bach Associates spoke at the JLUB meeting about the report and how the properties satisfied the three different criteria. Obsolete layout, parking lot too large, conditions of the property and other property conditions were reviewed. The Public Hearing took place at the JLUB meeting, action was taken and now referred back to Mayor and Council for their action. The parcels are being recommended to be an area of redevelopment with condemnation powers but this power does not have to be used, but there if needed. A motion was made by Councilwoman Tate, seconded by Councilman Angeli to adopt Resolution 2016:108 confirming the parcels in need of redevelopment with condemnation. All Council voted aye by roll call vote.

Res. 2016:108

RESOLUTION 2016:108

RESOLUTION APPROVING THE RECOMMENDATION OF THE JOINT LAND USE BOARD OF THE BOROUGH OF STRATFORD RECOMMENDING DESIGNATION OF BLOCK 62, LOTS 2, 2B, 2C, 4, 7 & 18 AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, specifically N.J.S.A. 40A:12-6, 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 is a redevelopment area; and

WHEREAS, pursuant to Resolution 2016:67 and Resolution 2016:103, adopted by the Mayor and Council of the Borough of Stratford, the Joint Land Use Board of the Borough of Stratford (“Joint Land Use Board”) conducted an investigation to determine whether Block 62, Lots 2, 2B, 2C, 4, 7 and 18 (“Study Area”) should be designated as a condemnation area in need of redevelopment and considered the Preliminary Need Investigation – Determination

of Need report for the Study Area as prepared by Bach Associates, P.C. dated July 2016 (“Study Area Report”); and

WHEREAS, the Joint Land Use Board conducted a public hearing on July 28, 2016 concerning the potential designation of the Study Area as a condemnation redevelopment area and the meeting was open to the public and all members of the public, as well as all affected property owners, had an opportunity to address questions and comments to the Joint Land Use Board and its professionals; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was provided 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 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, the Joint Land Use Board determined that, based upon the Study Area Report (Exhibit A-1), the testimony of testimony of Candace A. Kanaplue, A.I.C.P., P.P, an Aerial of the Study Area (Exhibit A-2), revised page 18 of the Study Area Report (Exhibit A-3), as well as public comment, the Study Area qualifies as a Condemnation Area in Need of Redevelopment pursuant to criteria “b”, “c”, “d” and/or “h” set forth in N.J.S.A. 40A:12A-5, or otherwise satisfies N.J.S.A. 40A:12-3.

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

1. Pursuant to Resolution 2016:67 and Resolution 2016:103, adopted by the Mayor and Council of the Borough of Stratford, the Joint Land Use Board of the Borough of Stratford (“Joint Land Use Board”) conducted an investigation to determine whether Block 62, Lots 2, 2B, 2C, 4, 7 and 18 (“Study Area”) should be designated as a condemnation area in need of redevelopment and considered the Preliminary Need Investigation – Determination of Need report for the Study Area as prepared by Bach Associates, P.C. dated July 2016 (“Study Area Report”).

2. The Study Area Report conducted by the Joint Land Use Board, has been submitted to the Mayor and Council for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 *et seq.*

3. Mayor and Council hereby accept and approve the findings and recommendations of the Joint Land Use Board that the Study Area, Block 62, Lots 2, 2B, 2C, 4, 7 and 18, satisfies criteria “b”, “c”, “d” and/or “h” set forth in N.J.S.A. 40A:12A-5, or otherwise satisfies N.J.S.A. 40A:12-3, as set forth in the Study Area Report and the testimony of Candace A. Kanaplue, A.I.C.P., P.P, specifically that the following conditions exist:

Criteria B – The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

Block 62, Lot 2 contains the former Bradlees/Juster commercial shopping center which is over 70% vacant, as well as a vacant pad site building. The large big box vacancy is a former Bradlees Department Store and the pad site building was a former Chinese restaurant. The former Bradlees portion of the shopping center has been vacant for at least ten (10) years. Only three (3) tenants remain in the shopping center and account for a 22% occupancy rate. Both structures are in disrepair and are untenable in their current condition. From site inspections, sections of the structures are boarded up, roofing is in disrepair and the structures have become dilapidated. The surrounding parking areas and improvements are also deteriorating and in a state of disrepair around the unoccupied buildings. In addition, the parking area is lacking in clear circulation patters, maintenance, and landscaping.

Block 62, Lot 2 satisfies criterion “b” because it contains a building which had previously been used for commercial purposes that has predominately been discontinued. In addition, the buildings have been allowed to fall into such a state of disrepair as to be untenable.

Criteria C – Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

Block 62, Lot 18 satisfies criterion “c”. Block 62, Lot 18 is a large parcel that is owned by a public school, is vacant and unimproved, and has remained vacant and unimproved for over ten years. The lot contains wetlands and is landlocked with no public street frontage which significantly reduces its potential for development. The Municipal Land Use Law, N.J.S.A. 40:44D-35 prohibits the issuance of a building permit for any building or structure unless the lot on which the building sits allows street access to the building or structure. It is not likely that private development will occur on Block 62, Lot 18 unless better access can be obtained for the site. To date, no such access has been able to be obtained, and of course, no development on Block 62, Lot 18 has occurred.

In addition to lack of access, there are also wetlands on Block 62, Lot 18 that inhibit the likelihood of private investment. A large portion of the wetlands cuts directly through the center of Block 62, Lot 18, making development of the entire parcel, extremely difficult. The difficulty in developing the back portion of Block 62, Lot 18 is exacerbated by the lack of adequate road frontage.

Criteria D - Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Block 62, Lots 2, 2B and 4, contains a commercial center that is mostly vacant. Building style and construction is obsolete. Site conditions include excessive and deteriorating impervious lot coverages, including remains of a prior pad site use, and poorly defined circulation. Ingress and egress to the State highway are excessively wide and not in conformance with current NJDOT standards. The site lacks landscaping and definition between uses.

Block 62, Lot 2, in particular, contains a deteriorating, mostly vacant commercial building which has an obsolete layout. The property is underutilized and the buildings and site design are obsolete. The expansive, barren, unkempt parking lot and largely vacant deteriorated structures detract from the commercial setting of the White Horse Pike Corridor. Sections of the structure are boarded up and have become shabby and dilapidated. The parking area is in poor condition and is lacking in clear circulation patterns, maintenance, and landscaping. These conditions have persisted for many years.

The deteriorated property is approximately 78% vacant. Significant rehabilitation or reconstruction would be needed for any potential reuse of the building. The negative impact of such deteriorated buildings on the general welfare of the community comes from the negative on the community’s identity and sense of value as well as the visual blight inflicted upon the community. The deteriorated vacant buildings reduce the tax base, represent lost job opportunities, and waste valuable land and space in areas where development makes good planning sense.

Block 62, Lots 2 and 4 have obsolete and inefficient parking design. Both lots contain large areas of surface asphalt parking lots. Multiple lot surface parking lots such as these are an obsolete and inefficient parking design and as such represent a faulty arrangement and design which results in an oversupply of parking spaces, excessive land coverage, and negative environmental impacts. In addition, surface parking lots tend to discourage pedestrian traffic and can be dangerous to pedestrians. Based upon the obsolete layouts that exist on Block 62, Lots 2 and 4, they satisfy criterion “d” as being detrimental to the safety, health and general welfare of the community.

Criteria H - The ‘h’ criteria of Smart Growth consistency applies to all the parcels in the Study Area. The parcels are located entirely within State Planning Area 1 (PA1). The New

Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within the PA1 Area. 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 Stratford Borough.

N.J.S.A. 40A:12-3 - N.J.S.A. 40A:12A-3 defines “redevelopment area” as an area that “may include lands, buildings, or improvements which of themselves are not detrimental to the public 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 of which they are a part.”

Lots 2B, 2C, and 7 within the Study Area may not satisfy a specific statutory criterion, however they are being included because they are necessary for the successful redevelopment of the Study Area as a whole. Lots 2B and 2C are part of and contiguous to Lot 2. Acquisition of these properties may be necessary in order to redevelop Lot 2, and/or Lot 18 and/or Lot 4. Without inclusion of lots 2B and 2C, the Study Area would be broken up and not able to be redeveloped as a whole. Lot 7 has been included because it is contiguous to Lot 2, provides additional frontage on the White Horse Pike, and allows for greater diversity and flexibility in designing a circulation plan for the development of the Study Area.

4. The Study Area as recommended by the Joint Land Use Board and approved by Mayor and Council of the Borough of Stratford shall hereby be and is designated as a Condemnation Area in Need of Redevelopment.

5. This Resolution shall take effect immediately.

AUGUST 04, 2016

ATTEST:

BOROUGH OF STRATFORD

John D. Keenan, Municipal Clerk

Josh Keenan, Mayor

Councilwoman Tate did confirm she will report further on Tuesday’s meeting but she stated Mr. Maley was appointed on March 22, 2016. She spoke of the Bradlees Redevelopment Council Committee had discussed options and the owner stopped working with the town and the option of redevelopment with condemnation was looked at. In April Resolution 2016:67 was approved to have the JLUB start the study. Council added parcels to the study on July 07, 2016. There has been an ongoing conversation and deliberations on at least two of the sites. She stated she could not be more specific at this time. She did confirm Bradlees site was under contract of sale and in 30-45 days she could be more specific.

REPORT #2: 2015-2016 STREET/ROADS PROJECTS
The Engineer reported earlier.

REPORT #3: ORDINANCE
Ordinance 2016:10 for the Special Emergency Appropriation \$50,000. was tabled at the July Regular Meeting for action at the August 04, 2016 Agenda Meeting.
A motion was made by Councilman Angeli, seconded by Councilman Dudley to adopt Ordinance 2016:10 with all Council voting aye by roll call vote.

ORDINANCE 2016:10
SPECIAL EMERGENCY APPROPRIATION-MASTER PLAN
AND CODE UPDATES

WHEREAS, it has been found necessary to make an Emergency Appropriation to meet certain extraordinary expenses incurred, or to be incurred.

WHEREAS, N.J.S.A. 40A:4-53 provides that it shall be lawful to make such appropriation, which appropriation and or the “special emergency notes” issued to finance the same shall be

provided for in succeeding annual budgets by the inclusion of an appropriation of at least one-fifth of the amount authorized pursuant to this act.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Stratford with not less than two-thirds of all the members thereof affirmatively concurring that in accordance with the provisions of N.J.S.A. 40A:4-55:

1. An emergency appropriation be and the same is hereby made for the ordinances for the preparation and execution of the master plan update and code book update in the total amount of \$50,000.00.
2. That said emergency appropriation shall be provided for in full in the budgets of the next succeeding years by the inclusion of not less than \$10,000.00 in each of the next succeeding annual budgets.
3. That an "Emergency Note" not in excess of the above amount authorized pursuant to law be provided.
4. That such note shall be executed by the CFO and by the Borough Clerk.
5. That said note shall be dated July 12, 2016, may be renewed from time to time, and such note and any renewals thereof shall mature and be paid in the amount of not less than one-fifth of the total amount appropriated by this ordinance in each year after the authorization thereof.

Josh Keenan, Mayor

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 14th day of June, 2016 and will be considered for final passage on the 12th day of July, 2016, Tabled to the 4th day of August, 2016 at a meeting at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

John D. Keenan, Jr., RMC

NEW BUSINESS:

REPORT #4: CITIZENSHIP PROCLAMATION
Frank Cahill will be honored this month at the Regular Meeting. *Informational.*

REPORT #5: RESOLUTIONS
Maintenance Liens for abandoned properties; Chapter 159 Drive Sober DWI Labor Day Crackdown \$5,000; DWI Checkpoint Prosecutor's Office \$2,800; Federal Bullet Proof Vest Grant \$2,100; Click it or Ticket Grant \$5,000; DWI Checkpoint Grant \$2,500; Redevelopment Designation B. 62, Lots 2, 2B, 2C, 4, 7 and 18. *Informational.*

REPORT #6: EXECUTIVE SESSION – RESOLUTION 2016:109
The topic of discussion is related to Attorney/Client Privilege to discuss status related to the Stratford Complaint for Declaratory Judgment Docket No. L2613-15 Civil Action, Relief Pursuant to the Fair Housing Act, N.J.S.A. 52:27D-313 and the Mt. Laurel Doctrine and also *Gentless v. Borough of Stratford*, Docket No. CAM L – 002757-16. These items are for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege. The approximate time of this session should be 30 minutes. There will be no action after the session.
A motion was made by Councilwoman Tate, seconded by Councilman Dudley for the Executive Session with all Council voting aye.

RESOLUTION 2016:109
A 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

WHEREAS, the *Open Public Meetings Act*, NJSA 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 NJSA 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.

 X_____ (7) **Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:** Any pending or anticipated litigation or contract negotiation in exercise his ethical duties as a lawyer. The topic of discussion is related to which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to Attorney/Client Privilege to discuss related to the Stratford Complaint for Declaratory Judgment Docket No. L2613-15 Civil Action, Relief Pursuant to the Fair Housing Act, NJSA 52:27D-313 and the Mt. Laurel Doctrine. Discussion of personnel. This item is for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege. The approximate time of this session should be 30 minutes. There will be no action after the session.

_____ (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 August 04, 2016 that an Executive Session closed to the public shall be held on August 04, 2016 at approximately 7:00 p.m. in the Justice Facility, 315 Union Avenue, Stratford, NJ for the discussion of matters relating to the specified items designated above.

It is anticipated that the deliberations conducted in Closed 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.

The following resolution was duly adopted by the Governing Body of the Borough of Stratford at a public meeting held on August 04, 2016.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on August 04, 2016.

John D. Keenan, Jr., R.M.C.

COUNCIL
COMMENTS:

Councilman Angeli commented about Frank Cahill who was being honored at the Tuesday night meeting. Come out to support Frank for his over 30 years with the JLUB. He also commented the members of the JLUB since he attended the meeting last week, and stated it was a good hearing and thanked the members, and stated he had a lot of confidence in the members who are long time residents who will do what's best for the town and not do something bad for the town. He also commented about lawn signs. Councilwoman Tate and the Solicitor stated the JLUB should review the code and report back.

Councilman Gray stated the rescheduled summer movie night has been set for Saturday, August 20 at Parkview School.

Councilman Dudley spoke about researching the borough purchasing a bucket truck for trimming trees.

GOOD
WELFARE:

Agnes Moore of Laureba Avenue recommended a movie night sign be placed in her neighborhood to inform those residents.

John Gentless of Union Avenue inquired about various concerns he had. The Clerk stated they were so noted. He inquired to the Tomlinson Mansion and preserving it. Councilwoman Tate stated the town does not own the property. She stated Mayor and Council hope it will be preserved. She did state she was told there were structural issues. She recommended if he thought it was important he should go seek funding. Councilman Angeli stated a prior Solicitor had informed the Council there are buildings which are old and those that are historic. He is not going to handcuff a developer and make him do something. If it stands in the way of development it has to go.

Agnes Moore of Laureba Avenue confirmed the residents want rateables.

Lou Marchuk of Pennsylvania Avenue inquired to structural issues and lot #18 of the redevelopment area being land locked.

Mike Mangano of Union Avenue confirmed the \$5,000. from Colonial Bank for the July 4th laser show used to go to SBCA. He expressed his concern these non-profits. He also commented related to saving old buildings when a prior developer had purchased the Princeton School and was denied and how the site paid taxes, and now it does not.

Harry Berry of Cornell Avenue spoke about enticing business to return to town. He spoke about his concern with redevelopment. Councilwoman Tate explained how Council is talking to developers with commercial as a focus. She also noted the town has not met its fair share housing obligation in rounds 1 and 2 and now in round 3. She stated owners can do commercial but could also choose housing. She spoke about the best interest for the town and the importance of rateables. She stated the judge will answer the housing issue.

Tony Santora of Winding Way Road inquired to the petition for a park and confirmed he was in the construction business and ran some numbers related to a park. He stated there was approximately 70,000sf and at \$4/sf it would cost \$280,000. to demolish the buildings. He stated the area is a 7 acre site and would cost to develop it \$2.5-2.7 million, and with soft costs of attorney, engineer, etc. it could be another \$500,000, and to purchase \$3 million bringing the total to \$6.5 million. This is not including any lost tax rateable which would occur. Councilwoman Tate added the lose of even a higher tax rateable if redeveloped.

Pat Walsh of Meadow Lark Road added as an example the Princeton School developer and the sale to a non-profit.

At this time the Solicitor informed Mr. Gentless he has no authority to start any tree work and spend money.

Councilman Dudley inquired if the borough was being sued by Atlantic City Electric Company. The response was no. Someone on the Shade Tree Commission had told him this information.

At this time of the meeting Councilman Green left the meeting.

At this time a motion was made by Councilwoman Tate, seconded by Councilman Dudley to adopt Resolution 2016:109 to enter executive session with all Council voting aye.

A motion was made by Councilwoman Tate, seconded by Councilman Angeli to come out of executive session with all Council voting aye.

ADJOURN: A motion was made by Councilwoman Tate, seconded by Councilman Angeli to adjourn the meeting with all Council voting aye.

John D. Keenan, Jr., Borough Clerk, R.M.C