

**STRATFORD BOROUGH REGULAR COUNCIL MEETING  
TUESDAY, SEPTEMBER 13, 2016  
7:00 PM**

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

PLEDGE OF ALLEGIANCE:

PRAYER:

ROLL CALL:

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

PRESENTATION: Brandywine Real Estate – Presentation to the public for their proposed plans of  
the former Bradlees' site on White Horse Pike.

PUBLIC  
PORTION:

MINUTES: August 04, 2016 Agenda Meeting  
Motion: Second: Vote:

August 09, 2016 Regular Meeting  
Motion: Second: Vote:

REPORTS:	FINANCE & REVENUE	Councilman Patrick Green
	EMERGENCY SERVICES	Councilman Frank Hartman
	POLICE	Councilman Ben Angeli
	PUBLIC EVENTS	Councilman David Gray
	PUBLIC WORKS & LIGHTING	Councilman John Dudley
	ORDINANCE & PROPERTY	Councilwoman Holly Tate

OLD BUSINESS:

Ord. 2016:11 Ordinance 2016:11 - Amend 12.04.050 Concrete Walks  
Public Hearing:  
Action: Motion: Second: RCV:

NEW BUSINESS:

Res.2016:130 Resolution 2016:130 – Appoint Joseph Grauffi – Public Officer – Abandoned Properties  
Motion: Second: Vote:

Res.2016:131 Resolution 2016:131 – Cancel Outstanding Court Checks – Total \$69.68  
Motion: Second: RCV:

Res.2016:132 Resolution 2016:132 – Execute Agreement – Kennedy – Ending Dec. 31, 2019  
Motion: Second: RCV:

CFO RESOLUTIONS:

Res.2016:133 Resolution 2016:133 – Refund Overpayment of Birth Certificate \$5.00  
 Res.2016:134 Resolution 2016:134 – Refund Tax Overpayment B. 109, L. 44  
 Res.2016:135 Resolution 2016:135 – Refund Tax Overpayment B. 36, L. 4  
 Res.2016:136 Resolution 2016:136 – Chapter 159 – Municipal Alliance Grant - \$32,728.00  
 Res.2016:137 Resolution 2016:137 – Chapter 159 – Open Space Grant - \$25,000.00  
 Res.2016:138 Resolution 2016:138 – Maintenance Liens  
 Res.2016:139 Resolution 2016:139 – Maintenance Liens  
 Motion: Second: RCV:

Res.2016:140 Resolution 2016:140 – Authorize JLUB to Review Proposed Redevelopment Plan  
 Motion: Second: RCV:

RAFFLE

LICENSE: RL #633 – Knights of Columbus – Dream Vacation  
 Motion: Second: Vote:

APPROVAL OF BILLS: Be it resolved to approve payment of bills numbered from # through #;  
 Animal Control Checks # through #; Manual Checks # through #; Payroll Checks # and #  
 through #, and various electronic wires.  
 Motion: Second: RCV:

COUNCIL COMMENTS:

GOOD AND WELFARE:

ADJOURN: Motion: Second: Vote:

RESOLUTION 2016:130

WHEREAS, the Borough of Stratford authorized previously and entered into a shared service agreement with the Borough of Somerdale for the Abandoned Properties Rehabilitation Act, NJSA 55:19-78 et seq.; and

WHEREAS, part of this program there is to appointed a Public Officer to carry out the responsibilities of the Abandoned Properties Rehabilitation Act per NJSA 55:19-78 et seq.,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Joseph Garufi as the Stratford Public Officer qualified to carry out the responsibilities of the Abandoned Properties Rehabilitation Act, NJSA 55:19-78 et seq. effective the date of the shared service agreement between Stratford and Somerdale.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on September 13, 2016 by the Governing Body.

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

RESOLUTION 2016:131

WHEREAS, the Borough of Stratford Municipal Judge John Morelli has authorized the cancellation of the following court checks from the General Account #0123000556 and the Bail Account #0123000549:

General Account

#1171 \$5.00  
#1174 \$11.00  
#1193 \$3.50  
#1196 \$10.00  
#1218 \$1.00  
#1235 \$0.18  
#1258 \$1.00

Bail Account

#5216 \$36.00  
#5315 \$2.00

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the above noted checks be cancelled and the funds handed over to the Borough CFO.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on September 13, 2016 by the Governing Body.

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

**RESOLUTION 2016:132**

**BOROUGH OF STRATFORD  
CAMDEN COUNTY**

**RESOLUTION AUTHORIZING AN AGREEMENT WITH VARIOUS KENNEDY  
HEALTH SYSTEM RELATED ENTITIES TO PROVIDE FOR A CONTRIBUTION TO  
THE BOROUGH OF STRATFORD FOR BENEFITS RECEIVED BY KENNEDY AND  
TO AFFIRM THE TAX EXEMPT STATUS OF THE SUBJECT KENNEDY  
PROPERTIES BY THE BOROUGH IN SETTLEMENT OF THE PENDING  
TAX COURT ACTION**

*WHEREAS*, Kennedy Health System, Inc., Kennedy University Hospital, Inc., and Kennedy Property Corp., each a 501(C)(3) entity owning property within the Borough of Stratford, County of Camden, State of New Jersey ("Kennedy"), identified in the Tax Court action as Block 62, Lot 16 (but not limited thereto as to this Agreement), in the said Borough, and such other exempt lands and property owned by Kennedy; and

*WHEREAS*, the Borough of Stratford Tax Assessor has declared the above-referenced properties as exempt for the tax year 2016; and

*WHEREAS*, the Borough of Stratford has appealed the tax exempt status of said properties to the New Jersey Superior Court - Tax Court Division, Docket #00773-2016; and

*WHEREAS*, those properties have been and are agreed by the Borough of Stratford, a municipal corporation of the County of Camden, State of New Jersey ("Borough"), to be used for the exclusive benefit of, and by Kennedy for its exempt purpose, without profit benefit or motive respecting the manner in which the functions are conducted, and, as such, have historically and do now qualify for tax exemption under NJSA 54:04-3.06 or otherwise, and are so recognized; and

*WHEREAS*, Kennedy recognizes the Borough's costs and services provided in conjunction with the properties and the benefits Kennedy derives therefrom; and

*WHEREAS*, Kennedy has offered a voluntary contribution in lieu of taxes, in the annual sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00), payable quarterly, consistent with the dates upon which real estate tax installments are due, and Kennedy and Borough agree to such payments for a period of three (3) years, with first payment installment to be due and payable on November 1, 2016 and quarterly thereafter as follows:

1. Kennedy is entitled to the recoupment of TWENTY-TWO THOUSAND TWO HUNDRED NINETY DOLLARS (\$22,290.00) tax overpayment respecting one or more of its properties. Kennedy hereby waives such recoupment and allows the Borough to retain same as a payment on account of the third quarter 2016 amount of THIRTY-SEVEN

THOUSAND FIVE HUNDRED DOLLARS (\$37,500.00), leaving a balance due of FIFTEEN THOUSAND TWO HUNDRED TEN DOLLARS (\$15,210.00) for that quarter;

2. The payment agreement shall commence with the fourth quarter of 2016 in the sum of THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$37,500.00), and for the first quarter 2017 with an amount due of THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$37,500.00) per quarter;

3. In the second quarter of 2017, Kennedy shall pay to the Borough THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$37,500.00) for that quarter, and FIFTEEN THOUSAND TWO HUNDRED TEN DOLLARS (\$15,210.00) for the balance of the third quarter of 2016, or a payment of FIFTY-TWO THOUSAND SEVEN HUNDRED TEN DOLLARS (\$52,710.00);

4. Thereafter, the quarterly payment shall be THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$37,500.00) for the balance of the three (3) year term, ending with the payment for the fourth quarter of 2019; and

*WHEREAS*, the Borough's recognition of Kennedy's exempt status as respects the subject lots is without prejudice to, and shall not be a precedent respecting any status review undertaken after the expiration of the three (3) years of this in-lieu payment understanding; and

*WHEREAS*, should the Legislature of the State of New Jersey enact law(s) signed by the Governor, which take legal effect during the term of this in-lieu payment, which legislation addresses the issue of real estate taxes payable by a not-for-profit hospital, that legislation shall preempt and supersede this agreement, whether it be by a service fee, real estate tax or otherwise; and

*WHEREAS*, this agreement is not intended to impact lands of Kennedy not now receiving tax exemption, nor shall it preclude Kennedy's right to challenge such non-exempt status or value, nor challenge the assessed valuation of exempt lands, however, challenge to the assessed value of exempt lands shall not impact nor reduce the payment obligation in the amount agreed herein; and

*WHEREAS*, any dispute respecting this agreement shall be submitted to the Superior Court of New Jersey for resolution; and

*WHEREAS*, the Council of the Borough determines it is in the best interest of the Borough and its residents to establish a source of future tax revenue and encourage the viability of Kennedy, its employment base, and medical services availability with facilities therefor in the Borough, by receipt of revenues from Kennedy, despite the tax exempt nature of Kennedy, and enhance Kennedy's long-term value in the Borough; and

*WHEREAS*, if the terms hereof are not terminated prior to thirty-one (31) days of the

expiration date of the three (3) year term, and being by December 31, 2019, the parties agree, that the understanding herein, shall continue and be renewed annually upon the same terms and conditions, until such notice is given or there is legislative preemption.

***NOW, THEREFORE***, it is resolved by the Council of the Borough of Stratford, County of Camden, State of New Jersey, that the Mayor or his designee shall be authorized to take such action as is required to enter into a Financial Agreement between the Borough and Kennedy for an in-lieu payment, upon the terms hereinabove set forth, which terms are incorporated herein as if here set forth at length and, including without limitation, the parties may cause this document to be signed by the Mayor and Township Clerk, with authorized signatories of Kennedy to thus constitute this instrument as such Financial Agreement.

This Resolution was adopted at a meeting of the Borough Council held on September 13, 2016 and shall take effect immediately.

**BOROUGH OF STRATFORD**

By: \_\_\_\_\_  
**Josh Keenan, Mayor**

By: \_\_\_\_\_  
**Ben Angeli, Council President**

**Attest:**

\_\_\_\_\_  
**John Keenan, Borough Clerk**

\_\_\_\_\_  
HARTMAN TATE GRAY DUDLEY GREEN

\_\_\_\_\_  
YES

\_\_\_\_\_  
ABSTAIN

\_\_\_\_\_  
NO

\_\_\_\_\_  
ABSENT

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RECUSE

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WITNESS:

**BOROUGH OF STRATFORD**

\_\_\_\_\_

By: \_\_\_\_\_  
JOSH KEENAN, Mayor

WITNESS:

\_\_\_\_\_

By: \_\_\_\_\_  
John Keenan, Borough Clerk

WITNESS:

**KENNEDY HEALTH SYSTEM, INC.**

\_\_\_\_\_  
Edward Sullivan, Senior Vice President

By: \_\_\_\_\_  
Joseph Devine, Chief Executive Officer

WITNESS:

**KENNEDY UNIVERSITY HOSPITAL, INC.**

\_\_\_\_\_  
Edward Sullivan, Senior Vice President

By: \_\_\_\_\_  
Joseph Devine, Chief Executive Officer

WITNESS:

**KENNEDY PROPERTY CORP.**

\_\_\_\_\_  
Edward Sullivan, Senior Vice President

By: \_\_\_\_\_  
Joseph Devine, Chief Executive Officer

RESOLUTION 2016:133

WHEREAS, the Borough of Stratford received a payment for a birth certificate in excess of the required fee by \$5.00; and

WHEREAS, to balance the accounting of the account it is recommended to refund the \$5.00 to Kimberly Byerly the amount of \$5.00,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the refund to Kimberly Byerly in the amount of \$5.00 for an overpayment of a birth certificate.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on September 13, 2016 by the Governing Body.

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

RESOLUTION 16: 134

WHEREAS, an overpayment was received in the Tax Collector's office for Block 109, Lot 44 - 43 Buttonwood Road for the 3<sup>rd</sup> quarter 2016;

WHEREAS, an attempt to return the overpayment to CoreLogic was refused;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the amount of \$1,696.20 be applied to the property at 43 Buttonwood Road with \$1,679.18 to the 1<sup>st</sup> quarter 2017 and \$17.02 to the Maintenance Lien.

I, John D. Keenan Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on September 13, 2016.

John D. Keenan Jr., Borough Clerk

RESOLUTION 16: 135

WHEREAS, an overpayment was received in the Tax Collector's office for Block 36, Lot 4 - 19 E Laurel Road;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$22,291.18 be disbursed to John F Kennedy Memorial Hospital for the overpayment.

I, John D. Keenan Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on September 13, 2016.

John D. Keenan Jr., Borough Clerk

**RESOLUTION 2016: 136**

WHEREAS, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

SECTION 1.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Stratford hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget for the year 2016 in the amount of thirty-two thousand seven hundred twenty-eight dollars and no cents (\$32,728.00) Reserve for Municipal Alliance Grant which item is now available pursuant to the provision of statute; and

BE IT FURTHER RESOLVED, that a like sum of thirty-two thousand seven hundred twenty-eight dollars and no cents (\$32,728.00) be and the same is hereby appropriated under the caption of:

RESERVE FOR MUNICIPAL ALLIANCE GRANT

SECTION 3.

BE IT FURTHER RESOLVED, that the above is the result of monies received from the State of New Jersey and was deposited into the proper account.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council at their Regular Meeting held on the 13<sup>th</sup> day of September, 2016.

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John D. Keenan, Jr., RMC

**RESOLUTION 2016: 137**

WHEREAS, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

**SECTION 1.**

NOW, THEREFORE, BE IT RESOLVED that the Borough of Stratford hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget for the year 2016 in the amount of twenty-five thousand dollars and no cents (\$25,000.00) Reserve for Open Space-Vassar Avenue Sports Complex Grant which item is now available pursuant to the provision of statute; and

BE IT FURTHER RESOLVED, that a like sum of twenty-five thousand dollars and no cents (\$25,000.00) be and the same is hereby appropriated under the caption of:

RESERVE FOR OPEN SPACE-VASSAR AVENUE SPORTS COMPLEX

**SECTION 3.**

BE IT FURTHER RESOLVED, that the above is the result of monies received from the State of New Jersey and was deposited into the proper account.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council at their Regular Meeting held on the 13<sup>th</sup> day of September, 2016.

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John D. Keenan, Jr., RMC

RESOLUTION 2016: 138

WHEREAS, there exists vacant property in the Borough of Stratford; and  
 WHEREAS, the last known record owner has been duly notified to maintain the property; and  
 WHEREAS, Stratford Contracted Services/Stratford employees to be utilized to maintain the property; and

WHEREAS, the following amount is due for services rendered for August, 2016:

		08/13-16/16	08/26/16
12 Bucknell Ave		35.00	35.00
3 Buttonwood Court	(Initial)	35.00	35.00
27 Bryn Mawr Avenue	(Initial)	75.00	-
325 Chestnut Avenue		35.00	-
116 Columbia Avenue		35.00	35.00
329 Columbia Avenue	(Initial)	-	75.00
109 Cornell Avenue		35.00	35.00
7 Duke Avenue		35.00	35.00
24 Elinor Avenue		35.00	-
111 Jefferson Avenue		35.00	35.00
137 Laureba Avenue		20.00	20.00
146 Laureba Avenue		20.00	20.00
11 Oxford Avenue		35.00	35.00
37 Pennsylvania Avenue		35.00	35.00
98 Saratoga Road		-	-
112 Stratford Avenue		35.00	35.00
124 Stratford Avenue		35.00	35.00
123 Suburban Terrace		20.00	20.00
129 Suburban Terrace		20.00	20.00
16 Sunnybrook Road	(Initial)	75.00	35.00
25 Temple Avenue		35.00	35.00
9 Temple Avenue		-	35.00
10 Timber Creek Road		75.00	-
205 Union Avenue		35.00	35.00
209 Vassar Avenue		35.00	-
22 W. Vassar Avenue-DPW secured basement doors shut			83.05 per Police
3 Warwick Road		35.00	35.00
56 Warwick Road	(Initial)	75.00	-
103 Webster Avenue		35.00	35.00
15 Wright Avenue	(Initial)	-	75.00

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a lien on the above noted property for the work completed by the Borough on behalf of the property owner.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body of the Borough of Stratford at a meeting held on September 13, 2016.

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

RESOLUTION 2016: 139  
ABANDONED/VACANT PROPERTY PROGRAM

WHEREAS, there exists abandoned/vacant properties in the Borough of Stratford; and

WHEREAS, legal services have been duly rendered per the Shared Service Agreement with the Borough of Somerdale related to the Abandoned Property Act; and

WHEREAS, the following amounts have been accrued:

27 Bryn Mawr Ave.	\$108.72
6 Buttonwood Rd.	12.73
310 Columbia Ave.	20.46
109 Cornell Ave.	47.38
306 Cornell Ave.	39.20
17 Curtis Ave.	54.04
7 Duke Ave.	35.92
37 Pennsylvania Ave.	54.67
112 Stratford Ave.	54.44
124 Stratford Ave.	20.46
123 Suburban Terr.	62.18
16 Sunnybrook Rd.	47.38
3 Swarthmore Ave.	46.71
205 Union Ave.	62.18
22 W. Vassar Ave.	12.73
209 Vassar Ave.	20.46
3 Warwick Rd.	54.04
56 Warwick Rd.	54.44
TOTAL	\$808.14

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a tax lien on the above noted properties.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body of the Borough of Stratford at a meeting held on September 13, 2016.

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

**RESOLUTION 2016:140**

**RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD JOINT LAND USE BOARD TO REVIEW A PROPOSED REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 2, 2B, 2C, 4, 7 & 18, A CONDEMNATION REDEVELOPMENT AREA 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 2016-108, adopted on August 4, 2016, has designated an area within the Borough, known as Block 62, Lots 2, 2B, 2C, 4, 7 and 18 as a Condemnation Redevelopment Area ("Redevelopment Area") pursuant to N.J.S.A. 40A:12-1 *et seq.*; and

**WHEREAS**, in order to stimulate redevelopment within the Redevelopment Area, which is situated on the south side of the White Horse Pike (NJSH Route 30) corridor between Laurel Road and Bishop Terrace, the Borough intends to adopt by Ordinance, and pursuant to N.J.S.A. 40A:12A-7, a Redevelopment Plan for the Redevelopment Area ("Redevelopment Plan"); and

**WHEREAS**, the Redevelopment Plan, which will encompass the Redevelopment Area which consists of Block 62, Lots 2, 2B, 2C, 4, 7 and 18, will provide a broad overview for the planning, development, redevelopment and rehabilitation of the Redevelopment Area given the needs of the Borough to provide commercial opportunities and housing opportunities, including affordable housing, within the Redevelopment Area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the governing body hereby refers, upon completion of the draft Redevelopment Plan, the Redevelopment Plan for Block 62, Lots 2, 2B, 2C, 4, 7 and 18 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 Redevelopment Plan for Block 62, Lots 2, 2B, 2C, 4, 7 and 18 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.

**ATTEST:**

**BOROUGH OF STRATFORD**

\_\_\_\_\_  
John D. Keenan, Municipal Clerk

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