

**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
SGT. STEVE MCBRIDE
POLICE CHIEF RONALD MORELLO - ABSENT
JAMES MALEY, REDEVELOPMENT SOLICITOR
ERIN SIMONE, REDEVELOPMENT SOLICITOR'S OFFICE
STEVEN BACH, PLANNER

The Clerk explained the presentation by Brandywine will be completed with Councilwoman Tate's monthly report.

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

PUBLIC

PORTION: Mike Goldin of Evergreen Road stated there was a quorum of the JLUB present and did that result in a problem. The Solicitor responded it did not present any problem since no action is being taken.

John Gentless of Union Avenue inquired to Resolution 2016:140 about redevelopment. Erin Simone from Jim Maley's office responded and explained the process.

Lou Marchuk of Pennsylvania Avenue inquired about the resolution about Kennedy Hospital. Albert Olizi, the Solicitor responded it was a resolution of possible dispute and not all hospitals are not operated the same as the Morristown hospital. It was confirmed it was a three year period of voluntarily making the payments in lieu of taxes. He also confirmed it was only related to Lot 16.

Harry Berry of Cornell Avenue inquired about legislation on hospital and taxes. The Solicitor explained if legislation did pass it would override the resolution agreement.

John Gentless of Union Avenue inquired if there were any additional ordinances or resolutions. The Clerk responded none.

MINUTES: August 04, 2016 Agenda Meeting
On motion of Councilwoman Tate, seconded by Councilman Green with all ayes on the vote.

August 09, 2016 Regular Meeting
 On motion of Councilman Gray, seconded by Councilman Dudley with all ayes on the vote.

REPORTS:
 FINANCE &
 REVENUE:

Councilman Patrick Green read the Finance Report for August, 2016 as submitted by the CFO as follows:

BALANCE AUGUST 1, 2016	342,043.90
Total Receipts	3,322,797.34
Total Disbursements	2,132,651.22
BALANCE AUGUST 31, 2016	1,532,190.02
SCHEDULE OF ACCOUNT BALANCES AUGUST 31, 2016	
Municipal Alliance	35,378.65
Animal Control	24,976.22
General Capital	571,029.12
Developers Escrow	39,617.50
POAA	184.00
Special Law Enforcement Trust	14,811.80
UCC/LEA Trust	94,988.10
Uniform Fire Safety	3,596.60
Tax Title Lien	360,167.65
Trust Other	44,969.80
Parks Open Space	32,966.67
Unemployment Trust	29,801.73
Utility	16,815.29
Utility Capital	6,722.46
Utility CD	500,000.00
OUTSTANDING DEBT:	
Borough	3,089,138.00
Utility	153,900.00

EMERGENCY
 SERVICES:

Councilman Frank Hartman read the August, 2016 Ambulance report as follows:
 The volunteer crew had 17 alarms and had no drills, YTD 114 calls. The paid crew had 102 alarms, YTD 840 calls.
 He also read the August, 2016 Fire Company report as follows: they had 27 alarms, held 2 drills, totaling 254 alarms, 17 drills and 4340 man hours.
 Councilman Hartman also reported that \$3390. was collected for the 9-11 Memorial. He spoke of Audubon's memorial and the businesses contributed.

POLICE:

Councilman Ben Angeli read the Police Report for August, 2016 as submitted by the Chief as follows:

42	Adult Arrests	01	Juvenile Arrests
0	Assaults to Police	04	Simple Assault Complaints
05	Criminal Mischief Complaints	20	Harassment Complaints
106	Other Investigations & Complaints	02	Burglaries
01	Robberies	28	Thefts \$9125.00
\$4150.	Stolen Property Recovered	01	Motor Vehicle Thefts
14	DWI Arrests	14	Narcotics Arrests
344	Traffic Summonses Issued	26	Motor Vehicle Accidents
05	Injuries from Car Accidents	32	Alarm Activations
88	Total Crime Reports Taken	710	Total Calls for Police Service

CODE ENFORCEMENT:

71	Properties Inspected
36	Warning Letters Issued
08	Code Summonses Issued

Councilman Angeli stated Joan Fuller thanked the Police Department for the funeral service of dedication and honor for the former Chief James Fuller.

PUBLIC EVENTS: Councilman David Gray reported the Halloween Parade will take place on October 22, same as the Fall Festival. He did confirm the Miss Stratford Pageant could not take place at Sterling High School due to the roof construction.

PUBLIC WORKS & LIGHTING: Councilman John Dudley read the Utility Activity Report for August, 2016 as follows: There were 8 call outs for emergency service; performed preemptive checks and required maintenance of all manholes and pump stations. Work request performed: repaired fencing at the Borough parking lot, repaired two picnic tables at Yellin School fields, secured the basement door of the vacant house at 22 Vassar Avenue, trimmed the bushes along Atlantic Avenue for sidewalk visibility and thruway access for children walking to school, repainted the crosswalks throughout town, painted two new crossbars at Chestnut & Almond Avenues, checked the pool at the vacant house at 103 Webster for problems, removed impermissible signs throughout town.

ORDINANCE & PROPERTY: Councilwoman Holly Tate introduced Brandywine and explained they would present a conceptual plan for the Bradlees’ site. She spoke about the seeing a jump start for redevelopment and in the first time in 40 years a new Stratford with redevelopment of Incollingo’s, Bradlees, and the Christian Academy. She stated Brandywine is in the initial stage of development presenting prior to the JLUB. She asked everyone to be respectful and hold questions until the end of the presentation. Eric Moore, the President of Brandywine made the presentation. Lou Cappelli, was the Counsel for the developer. Lou Cappelli introduced himself and explained Brandywine’s focus being on real estate developing and management and with 35 years and over \$1 billion of property in over 32 states, and 12th largest development manager in the country and 6 million square feet of walled spaced.

Mr. Moore presented different proposed plans and stated he is in communication with Rowan and Kennedy. He spoke about various uses on White Horse Pike such urgent cares, convenience stores, gas, fast food, restaurants, and talked about new parking lots for the site.

Councilman Gray inquired about time frame. Mr. Moore stated they are close within 30-60 days.

Councilman Angeli spoke about a liquor license being available. Mr. Moore stated he was talking to various restaurants but some want their own license vs. sharing it with another similar use due to liability.

PUBLIC PORTION: John Moyer of Swarthmore Avenue inquired about residential and the road through the University. Mr. Moore responded multifamily apartments. Councilwoman Tate stated the new road is not extended from Laurel Road and is not straight through.

John Spack of Temple Avenue inquired to the number of units and parking. Mr. Moore stated 212 units and the parking exceeds the current parking requirement.

Chris Kerr of Princeton Avenue inquired about Goodwill. Mr. Moore stated they were talking to all businesses.

Harry Berry of Cornell Avenue inquired to number of stories and Mr. Moore responded 4 story apartment buildings. Mr. Berry inquired about wetlands. Mr. Moore stated there was an old study but a new study was being done since the old one is almost 20 years old. Mr. Berry inquired to affordable housing and Mr. Moore responded to comply 20% has to be affordable. Mr. Moore explained of the studies he was doing.

Kim Berdine of Union Avenue inquired about talking to Rowan for dorms. Mr. Moore responded the apartments would be available to students and residents.

Leona Snively of Union Avenue inquired about how they choose a business. Mr. Moore explained about financial reality, costs associated to build, create revenue to make it work, best use for the town and what the town needs which the better use and need the better for the tenant and want the tenant to succeed. He is speaking to national based tenants.

Bill Leahey of Longwood Drive inquired about the schools. Mr. Moore stated that is part of the study.

Rich Allchin of Winding Way Road inquired about taxes from Rowan and Kennedy. Mr. Maley responded the town will still get revenue from them.

June Kalinowski of Knoll Road inquired about a pilot program in lieu of taxes. Mr. Maley stated it would be a different way to structure the plan so a portion can go to the schools. He explained how Rowan in Glassboro pays Glassboro and how the schools can become part of the agreement.

Joanne Wight of Princeton Avenue inquired about what is more profitable to the town regarding residential vs. commercial. Mr. Moore stated residential has more value but the size of the unit may depend on the children.

Mike Mangano of Union Avenue inquired about the information being on the website. Councilwoman Tate responded it would be soon. He also inquired about who pays for the studies and Mr. Maley stated the developer pays for the studies.

Pat Walsh of Meadow Lark Road gave a suggestion to build a foot bridge across the Pike to allow people to get to the train. He also inquired about what portion would be demolished. Mr. Moore stated about half would be demolished in the one proposal.

John Gentless of Union Avenue inquired about which plan the developer preferred. Mr. Moore responded there is not one, he is open to both.

Mr. Maley stated there are talks with Rowan.

Emily Balog of Harvard Avenue inquired to what say the residents have in the process. Mr. Moore stated the site has been vacant for some 20 years and how most do not want it to be vacant any more. Mr. Maley explained the process of a redevelopment plan and how zoning would be in place then after the JLUB would have a site plan application from the developer where there would be a public portion and the application is more exact where everything like roads and buildings are shown.

Jen Tully of Winding Way Road inquired to a similar property the developer may own. Mr. Moore stated there were many similar but he could not respond exactly since he did not know the demographics.

Rosie Simpkins of Yale Avenue inquired to a supermarket. Mr. Moore stated they were talking to many businesses.

Wendy Wells of Winding Way Road inquired to the price point. Mr. Moore stated the study would help them find that.

Joanne Wight of Princeton Avenue expressed her concern with the apartments and the concern with Lindenwold. Mr. Moore stated Stratford is different.

Chuck Wehrle of Warwick Avenue stated he wants the development to happen but worried with Lindenwold but he stated he was excited.

John Gentless of Union Avenue inquired to the developer about buying other property in Stratford on the corner next to TD Bank. Mr. Moore stated any negotiations were private.

Mr. Moore was questioned about owning any apartments in Lindenwold. Mr. Moore stated the company does not own any apartments in Lindenwold.

Mrs. Spack of Temple Avenue inquired about the number of apartment adjusting based on the study. Mr. Moore stated it can change based on the study.

Lou Marchuk of Pennsylvania Avenue inquired about Lot 4 and 7. Mr. Moore responded they do not own those lots. Mr. Marchuk spoke about the jug handle and DOT. Mr. Moore stated they are talking to DOT.

George Kelly of Sterling Terrace expressed change in commercial stores. Mr. Moore stated there is a lot of interest in the site.

Mr. Maley spoke about how the Arborwood section of Lindenwold was not apartments but condos and it is still an issue because of the lack of management and code enforcement which would help minimize the Lindenwold issues.

June Kalinowski of Knoll Road spoke about performa for the builder. Mr. Maley stated a beneficial study is completed by the borough.

Jen Tully of Winding Way Road inquired about an image of what the apartments would look like. Mr. Moore responded it would be done if they decide to do them.

Bruce Barrett of Harvard Avenue inquired about units for seniors. Mr. Moore stated that was still an option.

Mark Wehrle of Elinor Avenue inquired about the number of commercial entities. Mr. Moore explained not an easy answer. A 9,000 sq. ft. space could be one tenant or 4 tenants. Mr. Moore explained how they could divide Bradlees.

Mike Mangano of Union Avenue inquired about any road blocks with Juster. Mr. Moore stated all going smoothly.

Chris Kerr of Princeton Avenue inquired about the tenants range. Mr. Moore stated a lot of interest in the full spectrum.

Rich Allchin of Winding Way Road inquired if they do not fill the commercial space would that mean more residential space. Mr. Moore responded it was to be successful.

Madge Keenan of Temple Avenue inquired if the old buffet space had wetlands. Mr. Moore responded no.

Harry Berry of Cornell Avenue inquired about an apartment study. Mr. Moore stated the market study was in process.

Tina Lomanno of Saratoga Road inquired about residential or commercial and impact to the town financially. Mr. Moore responded both create rateables and it depends on the pilot program. Ms. Lomanno stated we want rateables and the lights on. Mr. Moore stated it will be a win win for everybody.

Kim Berdine of Union Avenue inquired about a 4 story building and the local fire company truck and ambulance too. Mr. Moore stated it will be discussed.

Mike Redfern of Saratoga Road spoke of the school enrollment and it is currently high and depending on other developments it could be higher. Currently class size is 26-27 students per class.

Mike Mancini of Winding Way Road spoke about schools but also the additional taxes and 60% of the current taxes go to the schools.

Jim Kay of Winding Way Road expressed school class size and wants to see change in Stratford.

Councilwoman Tate stated there are studies in the process.

Mr. Maley reminded the residents the plans are conceptual plans and we don't know if it could be done but best to show the concept.

John Gentless of Union Avenue inquired about affordable housing. The borough solicitor Mr. Olizi stated they would be part of the plan.

Fran Keane of Evergreen Road had a question of the number of units. Mr. Moore stated if the number does not work they won't do the project.

Donna Tomkinson of Wellington Avenue expressed her concern with the site and how long she has looked at it from her business across from it and her home. She stated let them move forward.

Emily Balog of Harvard Avenue inquired about a rehab facility being permitted. Mr. Olizi stated it would be allowable on this site.

Tim Hall of Winding Way Road inquired about studies. Mr. Moore stated some studies are already under way. Mr. Hall inquired about the next meeting. Mr. Moore stated it would be the redevelopment plan meetings. The question was asked about why not disclose the tenants. Mr. Moore stated it was being negotiated and at this time could not disclose.

Rosemary Martin of Washington Avenue inquired about the traffic plan. Mr. Moore explained they are speaking with DOT and looking to do a left hand turn at the light.

Matt Rebecca of Temple Avenue thanked the developer for coming out and stated the residents should be careful not to scare the developer away.

Rosie Simpkins of Yale Avenue inquired about ownership. Mr. Moore stated they hold most of their sites long term.

Bruce Barrett of Harvard Avenue inquired to how the residential number is determined. Councilwoman Tate stated this developer is the only developer that had residential and commercial. All the others wanted only residential. She expressed she was thrilled when they went under contract with the owner Juster. She stated it has to be financially sustainable to move forward and the obligation in court requiring housing. The main focus of Brandywine is commercial/retail.

Terry Goldin of Evergreen Road asked to be sure to include the impact to Sterling High School. Mr. Maley responded all schools are taken into consideration.

Councilman Angeli explained we have been looking at these sites for a long time and many meetings with the committees. He said last year's election was overwhelming. He asked do you want to look at the site as is or 500 apartments or the concept with some housing or none.

The public session ended and the developer was thanked for coming out. A short recess was taken and then the regular meeting resumed.

OLD BUSINESS:

Ord. 2016:11 Ordinance 2016:11 - Amend 12.04.050 Concrete Walks
 Clerk presented proof of publication. Meeting was opened to the public.
 Mr. Marchuk of Pennsylvania Avenue inquired about ADA. The meeting was closed to the public. Motion to finally adopt was made by Councilwoman Tate, seconded by Councilman Dudley, with all ayes on the roll call vote as follows:
 Councilwoman Tate yes Councilman Dudley yes
 Councilman Angeli yes Councilman Gray yes
 Councilman Green yes Councilman Hartman yes

MOTION CARRIED

**ORDINANCE 2016:11
 AN ORDINANCE AMENDING CHAPTER 12.04
 Street and Sidewalk Construction and Repair**

BE IT ORDAINED by the Mayor and Council of the Borough of Stratford:

SECTION 1

Add to Chapter 12.04 Street and Sidewalk Construction and Repair, Article 1, Section 12.04.050 Concrete Walks:

Or

Brick Paver Sidewalk shall include a 1 1/2" to 4" layer of compacted dense graded aggregate on top of the existing soil subgrade; 3 1/8" thick brick paver sidewalk. Mortar mix shall be used to fill in the spaces between the brick pavers. Thickness of the dense graded aggregate layer shall be as dictated by field conditions and as directed by the Borough Engineer.

Not less than the top six inches of the subgrade shall be compacted to the required density. All backfilled subgrade soils and dense graded aggregate shall be compacted to at least 95% of their Maximum Density at a moisture content within 2% of optimum as defined and determined by current A.S.T.M. Designation D-698, Method C.

The Contractor may use whatever methods and equipment he deems best to achieve the required compaction, provided however, that he shall not use any methods or equipment that might cause damage to any above or below ground structures or utilities, either in or adjacent to the Project.

A brick paver sidewalk detail is attached for reference dated 7/7/16.

SECTION 2. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by any Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

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

Mayor Josh Keenan

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 9th day of August, 2016 and will be considered for final passage on the 13th day of September, 2016 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

John D. Keenan, Jr., Borough Clerk

NEW BUSINESS:

Res.2016:130 Resolution 2016:130 – Appoint Joseph Graufi – Public Officer – Abandoned Properties
 On motion of Councilwoman Tate, seconded by Councilman Dudley with all ayes on the 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.

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

Res.2016:131 Resolution 2016:131 – Cancel Outstanding Court Checks – Total \$69.68
On motion of Councilman Angeli, seconded by Councilman Gray with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Angeli	yes	Councilman Gray	yes
Councilman Green	yes	Councilman Hartman	yes

MOTION CARRIED

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		Bail Account	
#1171	\$ 5.00	#5216	\$36.00
#1174	\$11.00	#5315	\$ 2.00
#1193	\$ 3.50		
#1196	\$10.00		
#1218	\$ 1.00		
#1235	\$ 0.18		
#1258	\$ 1.00		

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

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

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

Res.2016:132 Resolution 2016:132 – Execute Agreement – Kennedy – Ending Dec. 31, 2019
On motion of Councilwoman Tate, seconded by Councilman Angeli with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Angeli	yes	Councilman Gray	yes
Councilman Green	yes	Councilman Hartman	yes

MOTION CARRIED

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 there from; 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

therefore 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	ANGELI
	X	X	X	X	X	X

YES

ABSTAIN

NO

ABSENT

RECUSE

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

CFO RESOLUTIONS:

Res.2016:133 Resolution 2016:133 – Refund Overpayment of Birth Certificate \$5.00

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

Res.2016:134 Resolution 2016:134 – Refund Tax Overpayment B. 109, L. 44

RESOLUTION 2016:134

WHEREAS, an overpayment was received in the Tax Collector’s office for Block 109, Lot 44 – 43 Buttonwood Road for the 3rd 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 1st 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

Res.2016:135 Resolution 2016:135 – Refund Tax Overpayment B. 36, L. 4

RESOLUTION 2016:135

WHEREAS, an overpayment was received in the Tax Collector’s office for Block 36, Lot – 19 E. Laurel Road;
 NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford 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

Res.2016:136 Resolution 2016:136 – Chapter 159 – Municipal Alliance Grant - \$32,728.00

RESOLUTION 2016:

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 13th day of September, 2016.

John D. Keenan, Jr., RMC

Res.2016:137 Resolution 2016:137 – Chapter 159 – Open Space Grant - \$25,000.00

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 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 13th day of September, 2016.

John D. Keenan, Jr., RMC

Res.2016:138 Resolution 2016:138 – Maintenance Liens – Grass Cuttings

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.

Res.2016:139 Resolution 2016:139 – Maintenance Liens – Abandoned/Vacant Properties

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

On motion of Councilman Dudley, seconded by Councilman Hartman with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Angeli	yes	Councilman Gray	yes
Councilman Green	yes	Councilman Hartman	yes

MOTION CARRIED

Res.2016:140 Resolution 2016:140 – Authorize JLUB to Review Proposed Redevelopment Plan
 On motion of Councilwoman Tate, seconded by Councilman Green with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Angeli	yes	Councilman Gray	yes
Councilman Green	yes	Councilman Hartman	yes

MOTION CARRIED

**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*

RAFFLE RL #633 – Knights of Columbus – Dream Vacation
 LICENSE: On motion of Councilman Gray, seconded by Councilman Angeli with all ayes on the vote.

MAYOR Mayor Josh Keenan appointed Patrick Walsh to the Shade Tree Commission, to replace
 APP'T: John Finnegan, with a term expiring December 31, 2018. The Mayor noted Mr. Finnegan had not attended a meeting at all in 2016.

APPROVAL Be it resolved to approve payment of bills numbered from #29714 through #29811;
 OF BILLS: Animal Control Checks #1674 through #1679; Manual Checks #19752 through #19753; Payroll Checks #45195, 45252 through #45255, and #45324 and various electronic wires. On motion of Councilwoman Tate, seconded by Councilman Angeli with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Angeli	yes	Councilman Gray	yes
Councilman Green	yes	Councilman Hartman	yes

MOTION CARRIED

COUNCIL COMMENTS: Councilman Gray thanked the residents for coming out and discussing passionately and thanked the developer for coming out and that he is part of the redevelopment committee and this being the first time to let the public see the plans and to appreciate the work put into this process.

Councilman Hartman appreciated all who came out. He explained how he was reviewing the painting of a stripe in the middle of the double yellow lines to honor first responders.

Councilman Dudley thanked all who came out.

Councilman Angeli thanked the Clerk, fellow Councilman Green, the Solicitor, the Tax Assessor for joining him in the negotiations with Kennedy for the voluntary payments.

Councilwoman Tate thanked everyone for coming out, and expressed how this could be the biggest change in Stratford in 40-50 years and this is moving very fast. She thanked Mayor and Council this year for letter this process move so well. She explained the Bradlees' site was moving fast, the Christian Academy site was moving slower, and the Laurel Mills site was waiting for the court decision on affordable housing.

Councilman Green thanked all who came out tonight.

GOOD AND WELFARE: Rosie Simpkins of Yale Avenue spoke about the Fall Festival and thanked 1st Colonial Bank for donating to the July 4th celebration and the Fall Festival.

Pat Walsh was happy to hear the Brandywine presentation and spoke about how most developers will not come to Stratford.

Harry Berry of Cornell Avenue was thankful for the presentation and spoke about NJ taxes.

Gene Donato of Sunnybrook Road inquired about the plans on the website. Councilwoman Tate stated the developer is to provide a pdf and she will post the plans and recent newspaper articles on the website.

Brian Conway of Princeton Avenue inquired about the court litigation. Councilwoman Tate explained the affordable housing litigation and how towns were required to meet certain housing numbers.

The Mayor thanked all those for coming out tonight, and thanked Council for working together in this effort.

ADJOURN: On motion of Councilwoman Tate, seconded by Councilman Dudley with all ayes on the vote.

John D. Keenan, Jr., Borough Clerk