

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
FEBRUARY 8, 2022  
7:00 P.M.

**CALL TO ORDER:** THE STRATFORD REGULAR COUNCIL MEETING FOR FEBRUARY 8, 2022

**PLEDGE OF ALLEGIANCE AND PRAYER:**

**STATEMENT OF ADVERTISEMENT:**

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

**ROLL CALL:**

MAYOR JOSH KEENAN	JUSTIN STRAUSSER, BOROUGH SOLICITOR
COUNCIL PRESIDENT PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF
COUNCILMAN STEPHEN GANDY	BILL BRAY, BOROUGH CLERK
COUNCILMAN JAMES KELLY	
COUNCILMAN MICHAEL TOLOMEO	
COUNCILWOMAN LINDA HALL	
COUNCILWOMAN TINA LOMANNO	

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

Motion to go to open public portion on agenda items only:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to close public portion on agenda items:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

**PROCLAMATIONS**

STEVEN D. TAYLOR

**REPORTS:**

POLICE	Councilman Patrick Gilligan
EMERGENCY SERVICES	Councilman Stephen Gandy
ORDINANCE & PROPERTY	Councilman James Kelly
PUBLIC WORKS & LIGHTING	Councilman Michael Tolomeo
PUBLIC EVENTS	Councilwoman Linda Hall
FINANCE & REVENUE	Councilwoman Tina Lomanno

**OLD BUSINESS:**

ORDINANCE 2022:01 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

Motion to open the public hearing on ORD. 2022:01: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to close the public hearing on ORD. 2022:01: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to adopt ORD 2022:01 \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

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ORD. 2022:02 2022 SALARY ORDINANCE

Motion to open the public hearing on ORD. 2022:02: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_  
 Motion to close the public hearing on ORD. 2022:02: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_  
 Motion to adopt ORD 2022:02 \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**NEW BUSINESS:**

ORD. 2022:03 ORDINANCE AMENDING TITLE 17 OF THE BOROUGH OF STRATFORD CODE ENTITLED "ZONING"  
 Motion to Introduce ORD. 2022-03 on First Reading by Title Only  
 Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**RESOLUTIONS:**

RESOLUTIONS 2022:043 THROUGH 2022:045 WILL BE DONE AS A CONSENT AGENDA  
 Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.

RES. 2022-043 AUTHORIZE APPLICATION FOR 2022 DISTRACTED DRIVER GRANT  
 RES. 2022-044 AUTHORIZE APPLICATION FOR NJAW GRANT FOR AED  
 RES. 2022-045 AUTHORIZE JLUB INVESTIGATION OF A CONDEMNATION REDEVELOPMENT STUDY-  
 Block 116 LOTS 14 & 14.04 – LAUREL MILLS SHOPPING CENTER

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

**APPROVAL OF BILLS:**

Animal checks		through		
Manual checks		through		
Payroll checks		through		and
Payroll checks		through		
Automated checks		through		
Various electronic transfers and potential interim payments to				

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

**COUNCIL COMMENTS:**

**GOOD AND WELFARE:**

Motion to open the meeting to the public for Good and Welfare:  
 Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to close the public portion for Good and Welfare:  
 Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

**ADJOURN:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

**ORDINANCE 2022:01**  
**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION**  
**LIMITS AND TO ESTABLISH A CAP BANK**  
**(N.J.S.A. 40A:4-45.14)**

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

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

**WHEREAS**, the Mayor and Council of the Borough of Stratford in the County of Camden, finds it advisable and necessary to increase its CY2022 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$187,470.25 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Stratford, in the County of Camden, a majority of the full authorized membership of the governing body affirmatively concurring, that, in the CY2022 budget year, the final appropriations of the Borough of Stratford shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$187,470.25 and that the CY2022 municipal budget for the Borough of Stratford be approved and adopted in accordance with this ordinance; and

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

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

\_\_\_\_\_  
Mayor Josh Keenan                      XX/XX/2022  
Date

ATTEST:

\_\_\_\_\_  
Bill Bray, RMC  
Borough Clerk

**PUBLIC NOTICE**

**NOTICE OF PENDING ORDINANCE**

The ordinance published herewith was introduced and passed upon first reading at the Regular Meeting of the Governing Body of the Borough of Stratford, in the County of Camden, State of New Jersey, held on the 11th day of January, 2022. It will be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held via electronic video conference provided by ZOOM or in the Borough Hall, in the Borough of Stratford on the 8<sup>th</sup> day of February, 2022 at 7:00 PM. To attend the meeting visit, <https://us06web.zoom.us/j/6553784906> or enter Meeting ID: 655 378 4906 in the Zoom application.

Copies of the ordinance will be made available during the week prior to and up to and including the date of such meeting at the Clerk's Office in the Borough Hall to the members of the general public who shall request the same.

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Bill Bray, RMC  
Borough Clerk

**ORDINANCE 2022:02**

AN ORDINANCE ESTABLISHING SALARIES AND SALARY RANGES FOR OFFICERS AND EMPLOYEES OF THE BOROUGH OF STRATFORD, CAMDEN COUNTY, STATE OF NEW JERSEY

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

**SECTION 1:**

The salaries and salary ranges of the officers and employees commencing as of January 01, 2022 are established as follows:

**Borough Administration**

<b>TITLE</b>	<b>ANNUAL COMPENSATION</b>	
Mayor	\$5,253.15	P/T
Mayor performs marriage or civil union ceremony	100.00 per ceremony	P/T
Council Members (each)	4,253.91	P/T
Borough Clerk	70,000.00 – 90,000.00	
Borough Administrator	70,000.00 – 90,000.00	
Acting Borough Administrator	55.00-65.00 per hour	P/T
Deputy Borough Clerk	30,000.00 – 60,000.00	
Tax Collector	70,122.89 – 80,000.00	
Certified Municipal Finance Officer	47,745.84 – 55,000.00	
Tax Assessor	10,000.00 – 20,000.00	P/T
Deputy Tax Assessor	10,000.00 – 13,000.00	P/T
Tax Searcher	663.87 – 800.00	P/T
Registrar	5,000 stipend	
Deputy Registrar of Vital Statistics	4,000 stipend	
Clerk Typist/Construction Clerk	21,000.00 – 40,000.00	
Clerk 1	30,000.00 – 45,000.00	
Secretary to Joint Land Use Board	1,650.04 – 3,000.00	P/T
Secretary/Administrator to Park Commission	1,200.00 – 3,000.00	P/T
Zoning Administrative Officer	1,266.06 – 3,000.00	P/T
Zoning Officer	2,600.00 – 4,500.00	P/T
Construction Clerk	State minimum wage – 16.00 per hour	P/T
Site Plan Inspector	12.00 – 15.00 per hour	P/T
Construction Code Official	4,500.00 – 20,000.00	P/T
Housing Inspector	12.00 – 15.00 per hour	P/T
Plumbing Inspector	8,000.00 – 10,000.00	P/T
Electrical Inspector	10,000.00 – 37,000.00	P/T
Accounting Clerk	30,000.00 – 55,000.00	P/T
Account Clerk	15.00 – 25.00 per hour	P/T
Code Enforcement Official	12.00 - 15.00 per hour	P/T
Site Plan Inspector	12.00 - 15.00 per hour	P/T

## Public Works/Sewer/Trash & Recycling Departments

Public Works Supervisor	55,000.00 – 75,000.00	
Public Works Assistant Supervisor	45,000.00 – 55,000.00	
Public Works Laborer 1	30,000.00 – 34,500.00	
Public Works Laborer 2	34,500.00 – 39,500.00	
Public Works Laborer 3	39,500.00 – 50,000.00	
Public Works Temporary	State minimum wage – 18.00 per hour	P/T
Public Works CDL Compensation	1,500 stipend	
Licensed Sewer Operator	50,000.00 – 75,000.00	
License Sewer Compensation	6,500.00 stipend	P/T
Trash & Recycling CDL Driver	55,000-65,000	
Trash & Recycling Temporary Laborer	State Minimum Wage - \$22.00	P/T

## Municipal Court

Municipal Magistrate	517.05 per session	P/T
Court Administrator	59,160.00 – 75,000.00	
Municipal Prosecutor	408.00 per session	P/T
Municipal Public Defender	227.49 per session	P/T
Court Sound Recorder Operator	51.77 per session	P/T
Deputy Court Administrator	30,000.00 – 45,000.00	
Court Clerk	30,000.00 – 45,000.00	
Court Temporary	State minimum wage – 18.00 per hour	P/T
Certified Court Temporary	75.00 per session	P/T
Transcript Service	.15 per line	P/T
Special DWI Court Rates		
Judge	517.05 per session	P/T
Prosecutor	408.00 per session	P/T
Public Defender	227.49 per session	P/T
Court Administrator	100.00 per session	P/T
Court Secretary	65.00 – 75.00 per session	P/T
Sound Recorder	51.77 per session	P/T

## Police Department

Police Chief	112,001.00 – 180,000.00	
Police Captain	99,000.00 – 130,000.00	
Police Lieutenant	98,000.00 – 130,000.00	
Police Sergeant	95,000.00 – 120,000.00	
Police Patrolman	40,000.00 – 110,000.00	
Police Director	35.00 – 55.00 per hour	P/T
School Traffic Guards	16.50 – 17.50 per shift	P/T
Special Class II Police Officers	State minimum wage – 35.00 per hour	P/T
Special Class I Police Officer	State minimum wage – 18.00 per hour	P/T
Part time Police Officer/Bailiff/Security	State minimum wage – 18.00 per hour	P/T
Police Officer Seat Belt	55.00 per hour	P/T



**RESOLUTION 2022:043**

**APPROVING APPLICATION FOR 2022 DISTRACTED DRIVER GRANT WITH THE NEW  
JERSEY DEPARTMENT OF HIGHWAY AND TRAFFIC SAFETY IN THE AMOUNT OF  
\$7,000.00**

**WHEREAS**, the Borough of Stratford Police Department will apply for the 2022 Distracted Driver Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety; and

**NOW THEREFORE BE IT RESOLVED**, by Mayor and Council is supportive of the Stratford Police Department's application for the 2020 Distracted Driver Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 8, 2022.

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**BILL BRAY, RMC  
BOROUGH CLERK**



**RESOLUTION 2022:044**

**APPROVING APPLICATION FOR 2022 NEW JERSEY AMERICAN WATER COMPANY  
VOLUNTEER FIRE & EMS GRANT IN THE AMOUNT OF \$2,000.00**

**WHEREAS**, the Borough of Stratford Office of Emergency Management has determined there is a need for a Automated Electronic Defibrillator; and

**WHEREAS**, the Borough of Stratford Office of Emergency Management is seeking grant funding from New Jersey American Water Company's 2022 Volunteer Fire & EMS Grant Program; and

**NOW THEREFORE BE IT RESOLVED**, by Mayor and Council is supportive of the Stratford Office of Emergency Management's application for the New Jersey American Water Company 2022 Volunteer Fire & EMS Grant in the amount of \$2,000.00 for the purchase of an Automated Electronic Defibrillator.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 8, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 2022:045  
BOROUGH OF STRATFORD**

**RESOLUTION AUTHORIZING AND DIRECTING THE BOROUGH OF STRATFORD  
JOINT LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION  
TO DETERMINE WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES  
BLOCK 116, LOTS 14 and 14.04 ARE TO BE DELINEATED AS AN AREA IN NEED OF  
CONDEMNATION REDEVELOPMENT PURSUANT TO THE LOCAL  
REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the LRHL sets forth the procedures for the Borough to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

**WHEREAS**, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Joint Land Use Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the

municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain (“Condemnation Redevelopment Area”); and

**WHEREAS**, the Mayor and Borough Council of the Borough of Stratford seek to authorize and recommend the Borough of Stratford Joint Land Use Board to conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Condemnation Redevelopment Area; and

**WHEREAS**, the Area in question is located at or along Warwick Road and the Area is located at Block 116, Lots 14 and 14.04, identified as the Study Area, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development with existing owners for increased employment and housing opportunities, tax ratables and other benefits which communities generally derive from the redevelopment of lands in these areas; and

**WHEREAS**, the Borough Council finds it to be in the best interest of the Borough and its residents to authorize the Borough Joint Land Use Board to undertake such preliminary investigation of the Study Area as a Condemnation Redevelopment Area; and

**WHEREAS**, the Borough of Stratford wishes to direct the Borough of Stratford Joint Land Use Board to undertake a preliminary investigation utilizing Bach Associates to prepare the preliminary investigation, to determine whether the proposed Study Area, which includes Block 116, Lots 14 and 14.04 qualifies as an area in need of Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Mayor and Borough Council are empowered to authorize this preliminary investigation to be conducted by the Borough of Stratford Joint Land Use Board pursuant to N.J.S.A. 40A:12A-6 as a Condemnation Redevelopment Area.

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

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Borough of Stratford Joint Land Use Board is hereby authorized to undertake a preliminary investigation, utilizing Bach Associates to prepare the preliminary investigation, pursuant to a notice to conduct a hearing and comply with other requirements of the LRHL, in order to recommend to the Borough Council whether the area comprising the Study Area is an area in need of Condemnation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Borough to use all those powers provided by the Legislature for use in a Condemnation Redevelopment Area, other than the use of eminent domain.
4. The Borough of Stratford Joint Land Use Board shall provide a written Report to the Mayor and Borough Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Borough Council whether said properties are an “Area in Need of Redevelopment” under the meaning and intendment of the LRHL.
5. The Borough of Stratford Joint Land Use Board shall submit its findings and recommendations to the Mayor and Borough Council in the form of a Resolution with supporting documents.

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 8, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK