

STRATFORD BOROUGH COUNCIL
REGULAR MEETING AGENDA
JANUARY 11, 2022
7:00 P.M.

CALL TO ORDER: THE STRATFORD REGULAR COUNCIL MEETING FOR JANUARY 11, 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	STUART PLATT, BOROUGH SOLICITOR
COUNCIL PRESIDENT PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF
COUNCILMAN STEPHEN GANDY	BILL BRAY, BOROUGH CLERK
COUNCILWOMAN LINDA HALL	
COUNCILWOMAN TINA LOMANNO	
COUNCILMAN MICHAEL TOLOMEO	
COUNCILMAN JAMES KELLY	

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

EMPLOYEE OF THE YEAR – JOHN FABRITIIS

OEM – CRAIG MARTIN RETIREMENT

REPORTS:

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

OLD BUSINESS:

NONE

NEW BUSINESS:

ORDINANCE 2022:1 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

Motion to Introduce ORD. 2022-01 on First Reading by Title Only

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This agenda is subject to change

STRATFORD BOROUGH COUNCIL
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 JANUARY 11, 2022
 7:00 P.M.

Motion: _____ Second: _____ RCV: _____

ORD. 2021:06 2022 SALARY ORDINANCE

Motion to Introduce ORD. 2022-02 on First Reading by Title Only

Motion: _____ Second: _____ RCV: _____

RESOLUTIONS:

RESOLUTIONS 2022:029 THROUGH 2022:0XX 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. 2022-029 AWARD CONTRACT FOR ADMINISTRATIVE AGENT FOR AFFORDABLE HOUSING
- RES. 2022-030 AUTHORIZE TAX ASSESSOR TO SETTLE TAX APPEALS
- RES. 2022-031 AUTHORIZING THE TRANSFER OF THAT CERTAIN REDEVELOPMENT AGREEMENT
- RES. 2022-032 APPOINTING MUNICIPAL EMERGENCY MANAGEMENT COORDINATOR

Motion: _____ Second: _____ RCV: _____

BUSINESS LICENSES: WHITE HORSE PHARMACY, 25 S WHITE HORSE PIKE

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: _____

RESOLUTION 2022:029

**APPOINT TRIAD ASSOCIATES AS THE Administrative Agent as Governed by
the New Jersey Fair Share Housing Act (N.J.S.A. 52:27D-301, et seq.)**

WHEREAS, the Borough of Stratford Borough Council desires to engage the professional services of Triad Associates to assist the Borough of Stratford to perform the duties and responsibilities of Administrative Agent as are governed by the New Jersey Fair Share Housing Act (N.J.S.A. 52:27D-301 et seq.) (herein referred to as "Act") and Section 5:80-26.1 et seq. of the regulations promulgated there under (the Rules); and

WHEREAS, Triad Associates has submitted a proposal dated July 7, 2021, detailing the Scope of Services to meet the obligation of the Act, with compensation for such services not to exceed \$17,500.00 per year; and

WHEREAS, the Chief Financial Officer has ascertained there are available sufficient appropriations toward this contract to Triad Associates contingent upon adoption of the final budget, in the amount not to exceed \$17,500.00 from General Administration account 2-01-21-180-000-237

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Triad Associates as Administrative Agent for a term of one year commencing August 5, 2021 with compensation not to exceed \$17,500.00.

BE IT FURTHER RESOLVED that this contract is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law because N.J.S.A. 40A:11-5, which provides inter alia, that no local unit shall be required to advertise for bids for services rendered or performed by a person authorized by law to practice a recognized profession and whose practice is regulated by law, or to advertise for bids for services which are of such a qualitative nature as will not reasonably permit the drawing of specifications of competitive bids all of which classification the aforesaid contract falls with and

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 January 11, 2022.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 2022-030

RESOLUTION AUTHORIZING TAX ASSESSOR TO FILE, STIPULATE, SETTLE BOTH REGULAR AND ADDED/OMITTED TAX APPEALS, AND ROLL BACK TAX COMPLAINTS FOR THE BOROUGH OF STRATFORD

BE IT RESOLVED By the Mayor and Borough Council of the Borough of Stratford County of Camden, State of New Jersey that Patrick Dymond, Tax Assessor for the Borough of Stratford, is hereby authorized to file, stipulate, settle both regular and Added/Omitted tax appeals and roll back tax complaints on behalf of the Borough of Stratford for the year 2022.

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 January 11, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:031

AUTHORIZING AND APPROVING THE TRANSFER OF THAT CERTAIN REDEVELOPMENT AGREEMENT BETWEEN THE BOROUGH OF STRATFORD AND STRATWIN, LLC TO STRATFORD DEVELOPMENT ASSOCIATES, LLC AND AUTHORIZING THE EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT IN CONNECTION THEREWITH

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (“Redevelopment Law”), specifically including N.J.S.A. 40A:12A-6(a), on September 11, 2018, the Mayor and Borough Council of the Borough of Stratford (“Governing Body”) adopted Resolution 2018:174, adopting the recommendations of the Borough Planning Board and designated Block 53, Lots 2, 3 and 6, on the official Tax Map of the Borough (“Property”) as an Area in Need of Non-Condemnation Redevelopment as such term is defined in the Redevelopment Law; and

WHEREAS, pursuant to such designation, by Ordinance 2019:20, on December 17, 2019, the Governing Body adopted a Redevelopment Plan for the Property (“Redevelopment Plan”); and

WHEREAS, the Borough of Stratford (“Borough”) has heretofore designated the Governing Body as the “Redevelopment Entity” (as such term is defined in the Redevelopment Law) for the purposes of implementing the Redevelopment Plan; and

WHEREAS, on July 14, 2020, the Borough, by Resolution 2020:150, appointed Stratwin, LLC as the redeveloper of the Property; and

WHEREAS, the owners and management of Stratwin, LLC advised the Borough of its desire to sell the Project to Stratford Development Associates, LLC, a New Jersey Limited Liability Company for purposes of operating and maintaining the Project by way of a request to the Borough, dated December 20, 2021; and

WHEREAS, Stratwin, LLC and Stratford Development Associates, LLC have heretofore determined that Stratwin, LLC shall assign and Stratford Development Associates, LLC shall assume all of Stratwin, LLC’s rights, title and interest to and from its duties and obligations of the Redevelopment Agreement; and

WHEREAS, for purposes of memorializing the assignment of the Redevelopment Agreement, Stratwin, LLC and Stratford Development Associates, LLC have decided to execute and deliver an Assignment and Assumption of Redevelopment Agreement (“Assignment”) and

WHEREAS, upon execution and delivery of the Assignment, Stratwin, LLC shall transfer to Stratford Development Associates, LLC, and Stratford Development Associates, LLC shall assume all of Stratwin, LLC’s rights, obligations, covenants, duties and liabilities under the Redevelopment Agreement; and

WHEREAS, pursuant to Section 8 of the Redevelopment Agreement, the assignment and assumption of the Redevelopment Agreement requires the prior written consent of the Borough; and

WHEREAS, based upon the information and materials provided and the representations and warranties made by Stratwin, LLC and Stratford Development Associates, LLC to the Borough and its professional advisors, the Borough is satisfied that the conditions precedent set forth in the Redevelopment Agreement related to the assignment of the Redevelopment Agreement have been, or will be met prior to the execution and delivery of the Assignment; and

WHEREAS, the Borough is now desirous of authorizing the assignment of the Redevelopment Agreement from Stratwin, LLC to Stratford Development Associates, LLC as described above.

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

1. In accordance with the terms of Section 8 of the Redevelopment Agreement and other applicable law, the assignment of the Redevelopment Agreement from Stratwin, LLC to Stratford Development Associates, LLC is hereby authorized and approved by the Mayor and Borough Council.

2. Stratford Development Associates, LLC is hereby designated as the Redeveloper for the Project subject to execution of the Assignment and Assumption Agreement.

3. If necessary or required, the Mayor and Borough Clerk are hereby authorized to execute and directed to execute and deliver the Assignment on behalf of the Borough.

4. All actions heretofore taken and documents prepared or executed by or on behalf of the Borough by the Mayor and Borough Clerk in connection with the assignment of the Redevelopment Agreement, are hereby ratified, confirmed, approved and adopted.

5. The Mayor and Borough Clerk are hereby authorized and directed to determine all matters and execute all documents and instruments in connection with the assignment of the Redevelopment Agreement not determined or otherwise directed to be executed, or by this or any subsequent resolution, and the signature of the Mayor and Borough Clerk on such documents or instruments shall be conclusive as to such determination.

6. All other resolutions, or parts thereof, inconsistent herewith are hereby rescinded and repealed to the extent of any such inconsistency.

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 January 11, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022-032

**RESOLUTION APPOINTING AN EMERGENCY MANAGEMENT
COORDINATOR FOR THE BOROUGH OF STRATFORD**

WHEREAS, pursuant to NJSA App. A9-40.1 and Directive 102 issued by the State Office of Emergency Management on March 15, 1990 the Borough of Stratford is required to appoint an Emergency Management Coordinator; and

WHEREAS, the Municipal Emergency Management Coordinator shall serve a term of three years; and

NOW THEREFORE BE IT RESOLVED By the Mayor and Borough Council of the Borough of Stratford County of Camden, State of New Jersey that Ron Morello is appointed Municipal Emergency Management Coordinator effective 1/1/2022 through 12/31/2024.

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 January 11, 2022.

**BILL BRAY, RMC
BOROUGH CLERK**