

STRATFORD BOROUGH COUNCIL
SPECIAL MEETING AGENDA
MARCH 22, 2022
6:00 P.M.

CALL TO ORDER: THE STRATFORD SPECIAL COUNCIL MEETING FOR MARCH 22, 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	
COUNCILMAN STEPHEN GANDY	
COUNCILMAN JAMES KELLY	JOHN D. KEENAN JR, ACTING BUSINESS ADMINISTRATOR
COUNCILMAN MICHAEL TOLOMEO	BILL BRAY, BOROUGH CLERK
COUNCILWOMAN LINDA HALL	
COUNCILWOMAN TINA LOMANNO	

PUBLIC PORTION FOR AGENDA ITEMS AND GOOD AND WELFARE:

Motion to go to open public portion:

Motion: _____ Second: _____ Voice Vote: _____

Motion to close public portion:

Motion: _____ Second: _____ Voice Vote: _____

OLD BUSINESS: ORDINANCE 2021:04 - ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, APPROVING THE APPLICATION FOR TAX ABATEMENT SUBMITTED BY STRATFORD DEVELOPMENT ASSOCIATES, LLC AND AUTHORIZING THE BOROUGH OF STRATFORD THROUGH ITS PROPER OFFICERS AND OFFICIALS TO ENTER INTO A WRITTEN AGREEMENT WITH THE APPLICANT FOR THE ABATEMENT OF LOCAL REAL ESTATE PROPERTY TAXES

NEW BUSINESS: NONE

RESOLUTIONS:

RES. 2022:062 AUTHORIZE TAX EXEMPTION FOR 100 PERCENT DISABLED VETERAN

RES. 2022:063 AUTHORIZE CANCELLING SEWER UTILITY PENALTY

Motion: _____ Second: _____ RCV: _____

APPROVAL OF BILLS:

Animal checks		through			
Manual checks		through			
Payroll checks		through		and	
Automated checks		through			
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas					

STRATFORD BOROUGH COUNCIL
SPECIAL MEETING AGENDA
MARCH 22, 2022
6:00 P.M.

ADJOURN:

Motion: _____ Second: _____ Voice Vote: _____

ORDINANCE 2021:04

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, APPROVING THE APPLICATION FOR TAX ABATEMENT SUBMITTED BY STRATFORD DEVELOPMENT ASSOCIATES, LLC AND AUTHORIZING THE BOROUGH OF STRATFORD THROUGH ITS PROPER OFFICERS AND OFFICIALS TO ENTER INTO A WRITTEN AGREEMENT WITH THE APPLICANT FOR THE ABATEMENT OF LOCAL REAL ESTATE PROPERTY TAXES

WHEREAS, P.L. 1991, c. 441, as amended, (N.J.S.A. 40A:21-1 *et seq.*) enables qualified municipalities to exempt from local property taxes certain industrial and commercial improvements and projects; and

WHEREAS, pursuant to Ordinance 2021:19, the Mayor and Council of the Borough of Stratford (“Borough”) have determined that the greater interest of the Borough of Stratford is served by encouraging the renovation and rehabilitation of existing commercial, residential and industrial structures and the construction of new commercial, residential and industrial structures which, without tax abatement, might choose to locate or relocate in a community other than the Borough of Stratford; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1, *et seq.* and Ordinance 2021:19, the Borough of Stratford has established a procedure for review and implementation of tax abatements; and

WHEREAS, Stratford Development Associates, LLC, having previously submitted an application for tax abatement to the appropriate Borough of Stratford Officials, has received the recommendation of the Tax Assessor to grant tax abatement;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford pursuant to N.J.S.A. 40A:21-1, *et seq.*, as amended, and Borough of Stratford Ordinance 2021:19, hereby grants and approves that certain application for tax abatement submitted by Stratford Development Associates, LLC for the construction of 49 Single-family units with 8 units being affordable units on 4.142 acres located

along Berlin Road, more specifically identified as Block 53, Lots 2, 3 and 6 on the Tax Map of the Borough of Stratford; and

BE IT FURTHER ORDAINED, that tax abatement shall be granted and that tax payments shall be computed pursuant to N.J.S.A. 40A:21-10(c) “Tax Phase In Basis” as noted in Ordinance 2021:19; and

BE IT FURTHER ORDAINED, that the proper Borough of Stratford Officials, that being the Mayor and Borough of Stratford Clerk, are hereby authorized to enter into a written agreement with the applicant, Stratford Development Associates, LLC, providing tax abatement pursuant hereto; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon its final passage, adoption and publication as provided by law.

Mayor Josh Keenan 0X/XX/2022 ATTEST:
Date

Bill Bray, RMC
Borough Clerk

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 8th day of March, 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 22nd day of March, 2022 at 6:00 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.

Bill Bray, RMC
Borough Clerk

RESOLUTION 2022:062

WHEREAS, an application has been received from Edward C Dira at 38 Pennsylvania Ave, Block 71, Lot 4.01, for an exemption from the payment of property taxes; and

WHEREAS, Edward C Dira suffered from a service-connected disability and has been declared 100% permanently and totally disabled by the U.S. Veterans Administration; and

WHEREAS, the Tax Assessor has determined that Edward C Dira has submitted the required documentation and is entitled to an exemption from property taxes;

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford to place Mr. Dira's property on the Exempt Property List effective January 18, 2022.

FURTHER BE IT RESOLVED that property taxes billed for the 1st Quarter 2022 in the amount of \$1,727.85 be canceled and the 2nd, 3rd and 4th quarter 2022 taxes be canceled.

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 at a meeting held on March 22, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:063

WHEREAS, Michael Booth is the owner of record for Block 109, Lot 40, Utility Account 2082-0, - 3 Buttonwood Court;

WHEREAS, The property owner submitted a sewer payment on 3/31/21, check #119 in the amount of \$50.00;

WHEREAS, The payment was mistakenly applied to another account, resulting in penalties accruing in the amount of \$4.50;

WHEREAS, The Utility Accounts have been adjusted to correct the payment error;

WHEREAS, It is necessary to cancel the accrued penalties by Borough Council Resolution.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that the penalties posted to Utility Account 2082-0, in the amount of \$4.50 are hereby cancelled.

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 at a meeting held on March 22, 2022.

BILL BRAY, RMC
BOROUGH CLERK