

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

**CALL TO ORDER:** The Borough Clerk Bill Bray called the meeting to order at 6:00 P.M.

**STATEMENT OF ADVERTISEMENT:** The Borough Clerk read the following statement:  
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.

**PLEDGE OF ALLEGIANCE:** Mayor Keenan led the Pledge and said an opening prayer.

**ROLL CALL:**

JOSH KEENAN, MAYOR – PRESENT  
PATRICK GILLIGAN, COUNCIL PRESIDENT – PRESENT  
STEPHEN GANDY, COUNCILMAN – ABSENT  
JAMES KELLY, COUNCILMAN – PRESENT  
MICHAEL TOLOMEO, COUNCILMAN – PRESENT  
LINDA HALL, COUNCILMAN – PRESENT  
TINA LOMANNO, COUNCILWOMAN – PRESENT  
CHRISTOPHER NORMAN, BOROUGH SOLICITOR – PRESENT  
JOHN D. KEENAN, JR., ACTING BOROUGH ADMINISTRATOR - PRESENT  
BILL BRAY, BOROUGH CLERK – PRESENT

Mr. Bray stated the Notice of the Special Meeting stated 6 pm but the legal advertisement for the Public Hearing on Ordinance 2022-04 stated 7 pm for the hearing. Mr. Bray stated Council could proceed with its agenda and wait until 7 pm to hold the Public Hearing on Ord. 2022-04. Mr. Bray suggested that Council go into recess until 7 p.m. if they complete the other items on the agenda before then.

**PUBLIC PORTION FOR AGENDA ITEMS AND GOOD AND WELFARE:**

Councilman Gilligan motioned to open the public portion on agenda items only. Councilwoman Lomanno seconded the motion, which passed with all members present voting in favor in a voice vote.

John Gentless – 111 Union Avenue – Mr. Gentless stated the Special Meeting was never noticed to the Courier Post or the Retrospect. Mr. Bray stated notice of the Special Meeting was sent via email to both papers, posted on the Borough website and the bulletin board at Borough Hall. Mr. Bray stated the meeting is in full compliance with the Open Public Meetings Act. Mr. Gentless stated the Notice of the Special Meeting is on the bulletin board but does not include anything about the public hearing on Ordinance 2022-04. Mr. Gentless stated he knew Ord. 2022-04 was coming up for Public Hearing on March 22 all the way back on March 8. Mr. Bray stated the agenda of the meeting was provided to the papers with the notice and that both the Notice of Special Meeting and the Agenda for the Special Meeting were posted on the bulletin board for over a week when only 24-hour notice is required. Mr. Norman stated it is acceptable to inform the public during the meeting that the public hearing will be held at 7 p.m. Mr. Gentless stated during the previous week he took a picture of the Special Meeting Notice and the Agenda that were posted on the Bulletin Board.

There were no other comments.

Councilman Tolomeo motioned to close the public portion for agenda items. Councilman Kelly seconded the motion, which passed with all members present voting in favor in a voice vote.

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Mr. Bray stated Old Business would held at 7 p.m.

**NEW BUSINESS:** There was no New Business.

Councilwoman Hall left the meeting.

**RESOLUTIONS:**

**RESOLUTIONS 2022:062 THROUGH 2022-063 WILL BE DONE AS A CONSENT AGENDA**

Council can at this time request to remove any of the resolutions form the consent agenda and they can be voted

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

RES. 2022:063            AUTHORIZE CANCELLING SEWER UTILITY PENALTY

Councilman Gilligan made the motion to adopt the Consent Agenda of resolutions as submitted, with Councilman Tolomeo making the second and all Council voting aye by roll call vote.

**APPROVAL OF BILLS:**

|   |       |         |       |     |  |
|---|-------|---------|-------|-----|--|
| Animal checks   | none  | through |       |     |  |
| Manual checks   | 31822 | through |       |     |  |
| Payroll checks  | none  | through |       | and |  |
| Automated checks  | 36189 | through | 36196 |     |  |
| Various electronic transfers and potential interim payments to<br>Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas |       |         |       |     |  |

Councilman Tolomeo motioned to adopt the Consent Agenda Resolutions as presented, with Councilwoman Lomanno making the second and all Council members present voting aye by roll call vote.

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Bill List By Vendor Name

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|                   |         |         |          |                    |
|-------------------|---------|---------|----------|--------------------|
| P.O. Type: All    |         | Open: N | Paid: N  | Void: N            |
| Range: First      | to Last | Rcvd: Y | Held: Y  | Aprv: N            |
| Format: Condensed |         | Bid: Y  | State: Y | Other: Y Exempt: Y |

| Vendor # Name  | PO # PO Date Description                         | Status                 | Amount     | Void Amount        | Contract   | PO Type            |                        |    |                        |   |                    |            |                    |      |
|--|--|------------------------|------------|--------------------|------------|--------------------|------------------------|----|------------------------|---|--------------------|------------|--------------------|------|
| ATLAN030 ATLANTIC CITY ELECTRIC  | 22-00319 03/22/22 SUPPLY & SERVICE FEB. 2022     | Open                   | 5,853.58   | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
| BACHASSO BACH ASSOCIATES PC  | 21-01314 11/23/21 Eng Svc Berlin Rd-Review 09/21 | Open                   | 4,558.00   | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
|  | 22-00312 03/18/22 Eng Svc Berlin Rd-Review 11/21 | Open                   | 1,836.00   | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
|  | 22-00313 03/18/22 Eng Svc Berlin Rd-Review 12/21 | Open                   | 943.00     | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
|  |  |                        | 7,337.00   |                    |            |                    |                        |    |                        |   |                    |            |                    |      |
| BOROU090 BOROUGH OF STRATFORD  | 22-00301 03/18/22 3-18-22 Payroll                | Open                   | 147,713.22 | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
| CONST005 CONSTELLATION NEW ENERGY INC  | 22-00317 03/22/22 ELEC SUPPLY FEBRUARY 2022      | Open                   | 354.42     | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
| CORELOGI CORELOGIC TAX SERVICE   | 22-00320 03/22/22 Refund Tax Overpmt B71,L4.01   | Open                   | 1,727.85   | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
| FPMAIL05 FP MAILING SOLUTIONS  | 22-00315 03/21/22 2022 Postage                   | Open                   | 2,000.00   | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
| PSEG0010 P. S. E & G   | 22-00316 03/22/22 ELECTRICITY SUPPLY&SVC FEB.21  | Open                   | 52.72      | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
| SOUTH050 SOUTH JERSEY GAS COMPANY  | 22-00318 03/22/22 NAT GAS SUPPLY&SVC FEB'22 USE  | Open                   | 2,473.39   | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
| PLATT005 THE PLATT LAW GROUP, P.C.   | 21-01419 12/10/21 LGL SVC BERLIN RD RDV 11/2021  | Open                   | 74.00      | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
|  | 22-00311 03/18/22 LGL SVC BERLIN RD RDV 12/2021  | Open                   | 980.50     | 0.00               |            |                    |                        |    |                        |   |                    |            |                    |      |
|  |  |                        | 1,054.50   |                    |            |                    |                        |    |                        |   |                    |            |                    |      |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Total Purchase Orders:</td> <td style="width: 10%;">12</td> <td style="width: 20%;">Total P.O. Line Items:</td> <td style="width: 10%;">0</td> <td style="width: 20%;">Total List Amount:</td> <td style="width: 10%;">168,566.68</td> <td style="width: 10%;">Total Void Amount:</td> <td style="width: 10%;">0.00</td> </tr> </table> |  |                        |            |                    |            |                    | Total Purchase Orders: | 12 | Total P.O. Line Items: | 0 | Total List Amount: | 168,566.68 | Total Void Amount: | 0.00 |
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| Totals by Year-Fund |             | Budget Rcvd | Budget Held | Budget Total | Revenue Total | G/L Total | Total      |
|---------------------|-------------|-------------|-------------|--------------|---------------|-----------|------------|
| Fund Description    | Fund        |             |             |              |               |           |            |
| CURRENT FUND        | 2-01        | 133,789.74  | 0.00        | 133,789.74   | 0.00          | 0.00      | 133,789.74 |
| SEWER OPERATING F   | 2-07        | 8,850.85    | 0.00        | 8,850.85     | 0.00          | 0.00      | 8,850.85   |
|                     | Year Total: | 142,640.59  | 0.00        | 142,640.59   | 0.00          | 0.00      | 142,640.59 |
| FEDERAL AND STATE   | G-02        | 2,446.99    | 0.00        | 2,446.99     | 0.00          | 0.00      | 2,446.99   |
| TRUST OTHER FUND    | T-03        | 23,371.35   | 0.00        | 23,371.35    | 0.00          | 0.00      | 23,371.35  |
| ANIMAL CONTROL FU   | T-12        | 107.75      | 0.00        | 107.75       | 0.00          | 0.00      | 107.75     |
|                     | Year Total: | 23,479.10   | 0.00        | 23,479.10    | 0.00          | 0.00      | 23,479.10  |
| Total of All Funds: |             | 168,566.68  | 0.00        | 168,566.68   | 0.00          | 0.00      | 168,566.68 |

**RECESS** Mr. Norman stated Council needs to make a motion to go into recess until 7 p.m. Councilman Kelly motioned for Council to take a recess until 7 p.m., with Councilman Tolomeo making the second and all Council members present voting aye by roll call vote. Council went into recess at 6:24 p.m.

**RETURN FROM RECESS ROLL CALL** Council returned from recess at 7 p.m.

- JOSH KEENAN, MAYOR – PRESENT
- PATRICK GILLIGAN, COUNCIL PRESIDENT – PRESENT
- STEPHEN GANDY, COUNCILMAN – ABSENT
- LINDA HALL, COUNCILMAN – ABSENT
- TINA LOMANNO, COUNCILWOMAN – PRESENT
- MICHAEL TOLOMEO, COUNCILMAN – PRESENT
- JAMES KELLY, COUNCILMAN – PRESENT

**OLD BUSINESS: Ord. 2022-04**

Councilman Tolomeo motioned to open the public hearing on Ordinance 2022:04. Councilman Gilligan seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Councilman Kelly motioned to close the public hearing on Ordinance 2022:04. Councilman Tolomeo seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Councilwoman Hall rejoined the meeting.

Councilman Gilligan motioned to adopt Ordinance 2022:04. Councilman Kelly seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

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**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.

**COUNCIL COMMENTS**

Councilman Gilligan – The spring edition of the Stratford Times will be coming out soon. The Stratford Police Department will have Prescription Drug drop off box available on April 30.

Councilman Kelly – nothing at this time.

Councilman Tolomeo – Nothing at this time

Councilwoman Hall- Nothing at this time.

Councilwoman Lomanno – Nothing at this time.

**ADJOURN:**

STRATFORD BOROUGH COUNCIL  
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Councilman Kelly motioned to adjourn the meeting at approx. 7:04 PM. Councilwoman Lomanno seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:

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Bill Bray, RMC  
Borough Clerk