

STRATFORD BOROUGH COUNCIL
REGULAR MEETING AGENDA
NOVEMBER 9, 2022
7:00 P.M.

CALL TO ORDER: THE STRATFORD REGULAR COUNCIL MEETING FOR NOVEMBER 9, 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/OEM COORDINATOR
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: (5 min per person)

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: _____

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:

ORD. 2022-15 AMEND CHAPTER 17.32 - I INDUSTRIAL DISTRICT

Motion to open the public hearing on ORD. 2022:15: _____ Second: _____ Voice Vote: _____

Motion to close the public hearing on ORD. 2022:15: _____ Second: _____ Voice Vote: _____

Motion to adopt ORD 2022:15 _____ Second: _____ RCV: _____

ORD. 2022-16 AMEND STRATFORD SQUARE REDEVELOPMENT PLAN

Motion to open the public hearing on ORD. 2022:16: _____ Second: _____ Voice Vote: _____

Motion to close the public hearing on ORD. 2022:16: _____ Second: _____ Voice Vote: _____

Motion to adopt ORD 2022:16 _____ Second: _____ RCV: _____

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This agenda is subject to change

STRATFORD BOROUGH COUNCIL
REGULAR MEETING AGENDA
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ORD. 2022-17 AMEND CHAPTER 8.40 – SOLID WASTE & CHAPTER 1.12 FEES

Motion to open the public hearing on ORD. 2022:17: _____ Second: _____ Voice Vote: _____
Motion to close the public hearing on ORD. 2022:17: _____ Second: _____ Voice Vote: _____
Motion to adopt ORD 2022:17 _____ Second: _____ RCV: _____

ORD. 2022-18 AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO FINANCIAL AGREEMENT WITH STRATFORD SQUARE URBAN RENEWAL CONDOMINIUM ASSOCIATION, LLC

Motion to open the public hearing on ORD. 2022:18: _____ Second: _____ Voice Vote: _____
Motion to close the public hearing on ORD. 2022:18: _____ Second: _____ Voice Vote: _____
Motion to adopt ORD 2022:18 _____ Second: _____ RCV: _____

NEW BUSINESS:

ORD. 2022-19 AMEND CHAPTER 2.12 - POLICE DEPARTMENT

This is the first reading and introduction, the public hearing for this ordinance will be on December 13, 2022 at 7:00 pm.

Motion: _____ Second: _____ RCV: _____

BEST PRACTICES INVENTORY

MAYORAL APPOINTMENTS – Library Board of Directors – William Souders, Jr. – Unexpired term – 12/31/2026
Joint Land Use Board – Ronald Morello – Class II – 12/31/2022

RESOLUTIONS:

RESOLUTIONS 2022:177 THROUGH 2022:182 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. 2022-177 AUTHORIZE REFUND OF TAX OVERPAYMENT
RES. 2022-178 AUTHORIZE REFUND TAX OVERPAYMENT
RES. 2022-179 AUTHORIZE AMENDMENT TO SSA WITH CAMDEN COUNTY
RES. 2022-180 ACCEPT FEMA EMERGENCY SERVICES GRANT
RES. 2022-181 APPOINT SUBSTITUTE CROSSING GUARD
RES. 2022-182 RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETING ACT, NJSA 10:4-12
The matters for executive session will pertain to matters relating to Litigation – Laurel Mills LLC Vs Stratford

Motion: _____ Second: _____ RCV: _____

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING AGENDA
 NOVEMBER 9, 2022
 7:00 P.M.

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: *(5 min per person)*

Motion: _____ Second: _____ Voice Vote: _____

Motion to close the public portion for Good and Welfare:

Motion: _____ Second: _____ Voice Vote: _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote: _____

ORDINANCE 2022:15
AN ORDINANCE AMENDING TITLE 17.32 “I INDUSTRIAL DISTRICT” OF THE
CODE FOR THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF
NEW JERSEY

WHEREAS, the Borough of Stratford is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, the Borough of Stratford Engineer and Planner has made a recommendation to revise Borough Zoning regarding Industrial Districts; and

WHEREAS, in response to the recommendation of the Borough of Stratford Engineer and Planner it is necessary to amend Title 17.32 “I Industrial District”,

NOW, THEREFORE BE IT ORDAINED by Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey that the following is the amended Section 17.32.

SECTION 1.

Chapter 17.32 of the Code of the Borough of Stratford, entitled “I Industrial District”, is hereby amended as follows:

Chapter 17.32 - I INDUSTRIAL DISTRICT

Sections:

17.32.010 - Purpose.

The purpose of the I industrial district shall be to create a zoning district for light industry which will be comparable with the established residential character of the borough and which will contribute to the economic base of the community by providing employment and a market for the business and service uses within the community. Within this zone no lot or building shall be used, and no building shall be erected or altered to be used, in whole or in part unless it complies with the schedule in chapter 17.48 and the following regulations.

(Prior code § 105-50)

17.32.020 - Permitted uses.

The following uses shall be permitted in the I industrial district:

- A. Any business or service use permitted in the C commercial district and the O office district.
- B. Any manufacturing, processing or industrial use listed below, provided that the proposed industrial process meets the performance requirements listed in section 17.32.040 and does not have inherent characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the community.
 - 1. Public utility and public maintenance buildings or yards.
 - 2. Manufacturing of materials.
 - 2. Assembly, fabrication, processing, packaging, or treatment of the following previously prepared materials: bone, cork, horn, paper, pharmaceuticals, plastics, metals, stones, wood, tobacco, textiles and perfumes.

5. Food and associated industries.
 6. Office buildings for executive or administrative purposes.
 7. Experimental, research, biotechnology or testing laboratories and/or educational facilities.
 9. In addition to the above, any industry not inconsistent with the above and meeting the performance requirements listed herein may be conducted in this zone. All others are specifically excluded.
- C. Wholesale establishments.
 - D. Lumber and building materials and other similar storage yards.
 - E. Customary and conventional agricultural uses.
 - F. Warehouse, cold storage and distribution centers, provided that a maximum of 2% of the total GFA of principal warehouse use may comprise of accessory retail or showroom space. All warehoused goods are to be stored within a completely enclosed building. The warehousing or storage of bulk (> 10 gallons or > 80 pounds per container) hazardous materials, which are not incident to the normal course of business and in an amount in excess of the maximum allowable quantities under the International Building Code / 2018, as modified by N.J.A.C.5:23-3.14 is prohibited. Permitted is the (i) warehousing or storage of non-bulk hazardous materials incident to the normal course of business and in amounts not in excess of the maximum allowable quantities under the International Building Code / 2018 as modified by N.J.A.C. 5:23-3.14 and which may be modified from time to time in accordance with the Regulations for the New Jersey Uniform Construction Code, N.J.A.C. 5:23-1.1 et seq.; and (ii) storage and use of batteries, lubricants and fuels for warehouse and distribution center material handling equipment (i.e. forklifts). All such warehousing or storage shall be done in compliance and accordance with all federal, state and local laws, rules and regulations, including, but not limited to the Emergency Planning and Community Right-to-Know Act of 1986, 42 USC 116, et seq. (EPCRA), as may be applicable.

(Prior code § 105-51)

17.32.030 - Prohibited uses.

Although it shall be understood that any use which is not specifically permitted in section 17.32.020 is thereby prohibited, the following uses and activities are specifically prohibited:

- A. Junkyards and automobile wrecking and disassembly yards.
- B. Uses requiring open-air burning.
- C. Uses involving the dissemination of noxious odors and gases.
- D. Foundries, forges and boiler works.
- E. Landfills, chemical waste storage or disposal and bulk storage of petroleum products, natural gas or chemicals.

- F. Any use which utilizes, stores, processes, or disposes of toxic substances which may pose a threat to surface or ground water quality is prohibited. This shall in no way prohibit the use of ordinary household cleaners or chemicals used in the normal course of business.
- G. Underground fuel storage tanks (except as permitted as an ancillary use by State law).

(Prior code § 105-52)

17.32.040 - Performance standards.

Any industrial use in the Borough of Stratford shall adhere to the following standards:

- A. Dissemination of smoke, dust, odors, fumes and other gases shall be within the limits of the industrial tolerance standards of the State Department of Health, Bureau of Adult and Industrial Health.
- B. Liquid wastes and effluents shall be discharged into an approved existing sewage treatment plant in accordance with that plant's regulations, or an industry shall treat its own wastes and effluents in a treatment plant or process which is in compliance with the state statutes and with the requirements of the State Department of Health.
- C. Precaution against fire hazards, radiation, explosion, proper handling and storage of materials and structural design and safeguards for the health of workers shall comply with the state statutes and requirements of the state department of labor and industry.
- D. No vibration or glare shall be evident at any point more than one hundred fifty (150) feet from the source of said vibration or light.
- E. All permitted uses and accessory activities shall be confined within completely enclosed buildings with the exception of off-street parking, loading and delivery areas, accessory fuel storage, parking for vehicles and construction equipment and the outdoor storage of lumber and building supplies.

(Prior code § 105-53)

17.32.050 - Area and yard requirements.

For area and yard requirements, see the schedule in chapter 17.48.

(Prior code § 105-54)

17.32.060 - Signs.

See chapter 17.60 for sign requirements.

(Prior code § 105-55)

17.32.070 - Off-street parking and loading areas.

See chapter 17.68 for off-street parking and loading requirements.

(Prior code § 105-56)

17.32.080 - Buffer strips.

See chapter 17.64 for buffer strip requirements.

(Prior code § 105-57)

17.32.090 - Design review.

Any construction, alteration, modification or change in the use of a building, structure or lot shall conform to the regulations in the borough's construction code and shall be subject to the review procedures in the borough's development review and land use procedures ordinances.

(Prior code § 105-58)

SECTION 2.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 3.

If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 4.

All Ordinances shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

Mayor Josh Keenan

11/09/2022
Date

ATTEST:

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 11th day of October, 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 9th day of November, 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.

Bill Bray, RMC
Borough Clerk

ORDINANCE 2022:16

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 2, 4, 7 & 18 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”)

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution Nos. 2016:67 and 2016:103, the Mayor and Borough Council of the Borough of Stratford authorized and directed the Stratford Joint Land Use Board (“JLUB”) to undertake the preliminary investigation of property located at Block 62, Lots 2, 4, 7 & 18 (“Study Area”) as a Non-Condemnation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Borough Council, the JLUB conducted an investigation to determine whether the Study Area should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 62, Lots 2, 4, 7 & 18, dated July 2016, prepared by Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP; and

WHEREAS, the JLUB conducted a public hearing on October 4, 2016 concerning the designation of the Study Area as a Non-Condemnation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the JLUB; and

WHEREAS, the JLUB prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein, including the Study Area appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the JLUB heard sworn testimony from its professional planner who presented substantial credible evidence that Block 62, Lots 2, 4, 7 & 18 qualified as an Area in Need of Redevelopment pursuant to LRHL (“ANR Area”); and

WHEREAS, at the conclusion of the public hearing as described above, the JLUB adopted Resolution No. 16-12, recommending that the Mayor and Borough Council designate the ANR Area on the Official Tax Map of the Borough of Stratford as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council agreed with the conclusions of the JLUB that the ANR Area met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution No. 2016:108, adopted on August 4, 2016, the Mayor and Borough Council determined that the ANR Area qualified as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to adopt an Amended Redevelopment Plan, dated October 6, 2022 as set forth in Exhibit “A” attached hereto and made a part hereof for the ANR Area on the Official Tax Map of the Borough of Stratford.

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

SECTION 1. Adoption of an Amended Redevelopment Plan. The Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby adopt the Amended Redevelopment Plan for Block 62, Lots 2, 4, 7 & 18 on the Official Tax Map of the Borough of Stratford appended and attached hereto as Exhibit “A”.

SECTION 2. The Mayor and Borough Council of the Borough of Stratford hereby declare and determine that the said Amended Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

SECTION 3. Amendment of Zoning Map. The Zoning Map of the Borough of Stratford shall be and is hereby supplemented and amended so as to provide for the Amended Redevelopment Plan to encompass the ANR Area as an overlay zoning district. The Zoning Map shall include the ANR Area as a Redevelopment Area to which the Amended Redevelopment Plan is applicable.

SECTION 4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 6. Upon adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board, New Jersey Department of Community Affairs and other agencies as required by law.

SECTION 7. This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Department of Community Affairs.

Mayor Josh Keenan 10/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 11th day of October, 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 9th day of November, 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.

Bill Bray, RMC
Borough Clerk

EXHIBIT "A"
AMENDED REDEVELOPMENT PLAN
BLOCK 62, LOTS 2, 4, 7 & 18

ORDINANCE 2022:17

**AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, AMENDING CHAPTER 8.40, ENTITLED "SOLID
WASTE REMOVAL," AND CHAPTER 1.12, ENTITLED "FEES," OF THE CODE OF
THE BOROUGH OF STRATFORD**

WHEREAS, Chapter 8.4, entitled "Solid Waste Disposal," of the Code of the Borough of Stratford regulates the storage, collection and disposal of garbage, trash and rubbish in order to protect the public safety, health and welfare and to enhance the environment of the people of Stratford; and

WHEREAS, Code Enforcement Officer has recommended that Chapter 8.4 be amended to include regulations pertaining to fire safety and street safety of construction dumpsters; and

WHEREAS, pursuant to N.J.S.A. 40:48-2 the Mayor and Borough Council may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Borough and its inhabitants; and

WHEREAS, the Mayor and Borough Council deem it in the best interest of the Borough to amend Chapter 8.40 to include the Code Enforcement Officer's recommendations and incorporate additional regulations pertaining to the use of construction dumpsters.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford is hereby amended, revised and/or supplemented as follows:

SECTION 1. Chapter 8.40 of the Code of the Borough of Stratford, entitled "Solid Waste Disposal," is hereby amended, modified and/or supplemented by amending Section 8.40.030, entitled "Administration of provisions," to read as follows:

"8.40.030 - Administration of provisions.

Except as otherwise designated in this chapter, the foreman of the Municipal Administrator shall be responsible for the administrative management of this chapter and the rules and regulations authorized."

SECTION 2. Chapter 8.40 is hereby further amended, modified and/or supplemented by deleting Subsection F, entitled "Penalties" and amending Subsection D, entitled "Exceptions to prohibitions" of Section 8.40.085, entitled "Containers/dumpsters to be covered; spillage or leakage prohibited," as follows:

"A. [No Changes].

- B. [No Changes].
- C. [No Changes].
- D. *Exceptions to prohibitions.*
 - 1. Permitted temporary demolition/construction containers.
 - 2. to 5. [No Changes].
- E. [No Changes].”

SECTION 3. Chapter 8.40 is hereby further amended, modified, and/or supplemented by creating a new Section 8.40.090, to be entitled “Demolition/construction containers,” as follows:

“8.40.090 – Demolition/construction containers.

A. For purposes of this chapter, Demolition/construction containers are any containers used in the normal course of demolition or construction for the purpose of storing, containing and/or carting debris for demolition or construction being performed at a property within the Borough of Stratford.

B. The placement of a demolition/construction containers upon any residential property, sidewalk, street or highway within the Borough of Stratford by persons other than agents or employees of the Borough is hereby prohibited unless:

- 1. Upon a public street, the demolition/construction container is properly illuminated by at least one reflector on each side, such reflector to be at least six inches in diameter so that it is visible at night.
- 2. There is no defect or faulty design in the demolition/construction container which would create a hazard to the general public or damage to a public street.
- 3. The placement of the demolition/construction container which must have the specific approval of the Construction Official of the Borough of Stratford shall not block the flow of vehicular traffic, site views or pedestrian traffic and shall not be loaded in such a manner as to cause its contents to spill onto the street or sidewalk areas.
- 4. The use of the demolition/construction container will not create offensive odors or a health hazard.
- 5. The demolition/construction container is conspicuously marked with the name and address of its owners.

6. A permit for the placement of the demolition/construction container is obtained from the Construction Official of the Borough of Stratford pursuant to this chapter, and evidence of such permit is displayed conspicuously on the property of the applicant by means specified by the Construction Code Official.

7. In a residential zone, all demolition/construction containers shall be placed on private property unless the placement will not comply with this ordinance or any other ordinance of law of the State of New Jersey. Justification for street placement shall be clear, concise and be subject to review and approval on a case-by case basis.

C. The movement of a loaded demolition/construction container onto other than construction property or Borough street is prohibited.

D. Demolition/construction containers shall be placed at least 12 feet away from any combustible structures.

E. *Application for permit.* An application for a permit pursuant to the provisions of this section shall be made on forms approved and made available by the Construction Official of the Borough of Stratford. Such application shall include but not be limited to the following information:

1. The name, address, and phone number of the applicant and, if applicable, the name and address of the lessor of the demolition/construction container.

2. A description or diagram of the location where he proposes to place the demolition/construction container.

3. A description of the demolition/construction container which the applicant proposes to place on the sidewalk, street or any other public place of the Borough, which includes the name of the manufacturer, its capacity and a description of the reflectors required by this section.

4. The circumstance necessitating the use of the demolition/construction container on a sidewalk, street or public place in the Borough.

5. The length of time the applicant plans to place the demolition/construction container on the site, such time not exceeding 30 days.

F. *Issuance of permit.* All permits required by this chapter shall be in writing and issued by the Construction Code Official of the Borough of Stratford. The Construction Official shall issue said permit if it appears that the applicant has a reasonable need to use a demolition/construction container for lawful purpose within the Borough. Prior to the issuance of such a permit, the Construction Official shall consult with the Chief of Police to determine that the proposed use of the demolition/construction container shall not constitute a traffic and/or safety hazard. No permits shall be issued until the fee, hereinafter described, shall be paid to the Borough.

G. The fee payable for a permit pursuant to this chapter shall be as set forth in Chapter 1.12 for each demolition/construction container.

H. *Insurance.* The owner of the property associated with the use of the container or the contractor arranging use of the container shall provide the Borough with satisfactory proof of liability insurance covering any claims or losses for property damage or personal injury resulting from or occasioned by the placement of the demolition/construction container in an amount not less than \$250,000.

I. *Expiration of permit; renewal.*

1. No permit shall be granted by the Construction Official for a term longer than 30 days, although, for good cause shown, a permit previously issued may be renewed for an additional thirty-day period.

2. Upon the expiration of the permit, the permit holder shall remove or cause to be removed the demolition/construction container from the residential property, sidewalk, street or public place.

SECTION 4. Chapter 8.40 is hereby further amended, modified, and/or supplemented by renumbering certain sections as follows:

Previous Section Number	New Section Number
8.40.010 - Legislative intent.	No Change
8.40.020 - Definitions.	No Change
8.40.030 - Administration of provisions.	Add Municipal Administrator
8.40.040 - Placement of waste for collection.	No Change
8.40.050 - Preparation of waste for collection.	No Change
8.40.060 - Disposal of bulky waste.	No Change
8.40.070 - Storage of hazardous material.	No Change
8.40.080 - Containers for solid waste.	No Change
8.40.085 - Containers/dumpsters to be covered; spillage or leakage prohibited.	No Change
	8.40.090 - Demolition/construction containers
8.40.090 - Entrance onto private property by collector prohibited.	8.40.100 - Entrance onto private property by collector prohibited.
8.40.100 - Excess nonresidential solid waste.	8.40.110 - Excess nonresidential solid waste.
8.40.110 - Scavenging.	8.40.120 - Scavenging.
8.40.120 - Frequency of collection— Placement of containers.	8.40.130 - Frequency of collection— Placement of containers.
8.40.130 - Violations and penalties.	8.40.140 - Violations and penalties.

SECTION 5. Chapter 1.12 of the Code of the Borough of Stratford, entitled “Fees,” is hereby amended, modified and/or supplemented by adding a new Section 1.12.640, to be entitled “Demolition/construction container permit fees from Section 8.40.090 of Chapter 8.40” to read as follows:

“1.12.640 Demolition/construction container permit fees from Section 8.40.090 of Chapter 8.40.

The fee payable for a permit pursuant to this chapter shall be \$50.00 for each demolition/construction container which includes inspections by police, fire and code enforcement.”

SECTION 6. Except as set forth in Sections 1 through 5 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

SECTION 7. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 8. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 9. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

Mayor Josh Keenan

10/XX/2022

Date

ATTEST:

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 11th day of October, 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 9th day of November, 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.

Bill Bray, RMC
Borough Clerk

ORDINANCE 2022:18

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF STRATFORD AND STRATFORD SQUARE URBAN RENEWAL CONDOMINIUM ASSOCIATION, LLC FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED ON BLOCK 62, LOT 2 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, the Borough and the Entity are parties to a Financial Agreement dated as of September 12, 2017 (the “Original Agreement”), relating to the improvements (the “Improvements”) located on certain land (the “Land”) located in the Borough of Stratford known as Block 62, Lot 2 as shown on the Official Tax Map of the Borough of Stratford (the Land and Improvements are hereinafter collectively referred to as the “Property”); and

WHEREAS, on October 5, 2017, the Entity recorded with the Camden County Clerk’s Office a Master Deed for Stratford Square Urban Renewal Condominium Association, LLC (the “Master Deed”) at File Number 2017088165, Book 10769 Page 1592; and

WHEREAS, pursuant to the Master Deed, the Entity created fifteen separate units (the “Units”); and

WHEREAS, the Entity has requested to amend the Original Agreement to acknowledge the future transfer of one or more Units (the “Transfers”); and

WHEREAS, the Financial Agreement provides at Section 2.8 that pursuant to N.J.S.A. 40A:20-14, the Borough “will consent to the sale of units within the condominium and that, provided the unit purchaser is an Urban Renewal Entity formed and qualified to do business under the provisions of the LTTEL, upon assumption by the condominium unit purchaser of the transferor’s obligations under this Agreement, the tax exemption of the project buildings and improvements shall continue and inure to the unit purchaser, its successors or assigns;” and

WHEREAS, with each Transfer, the transferee shall enter into a Unit Financial Agreement (each, a “Unit Financial Agreement”) pursuant to which each transferee shall satisfy all of the conditions for transfer under Section 2.8 and Article VIII of the Original Agreement; and

WHEREAS, the Borough and the Entity have entered into this Second Amendment to Financial Agreement (Exhibit “A”) to memorialize the terms and conditions for the Transfer.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford as follows:

1. The Second Amendment to Financial Agreement and all exhibits and schedules thereto are hereby authorized and approved, subject to the Redeveloper qualifying as an urban renewal entity as defined in and in accordance with the LTTE.

2. Upon adoption of this Ordinance and execution of the Second Amendment to Financial Agreement, a certified copy of this Ordinance and the Second Amendment to Financial Agreement shall be transmitted to the Department of Community Affairs, Director of the Division of Local Government Services, Borough Tax Assessor, Collector, Chief Financial Officer and Counsel for the County of Camden.

BE IT FURTHER RESOLVED that the Mayor of the Borough of Stratford is hereby authorized to execute the Second Amendment to Financial Agreement and any additional documents as are necessary to implement and carry out the intent of this Ordinance and the Amendment to Financial Agreement.

Mayor Josh Keenan XX/XX/2022
Date

ATTEST:

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 20th day of October, 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 9th day of November, 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.

Bill Bray, RMC
Borough Clerk

EXHIBIT "A"
SECOND AMENDMENT TO FINANCIAL AGREEMENT

RESOLUTION 2022:177

WHEREAS, an overpayment was received in the Tax Collector's office for Block 57 Lot 38, 128 Suburban Terrace, due to receiving a payment from the property owner and the owner's mortgage company;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the overpayment amount of \$1,303.39 be disbursed to the property owner, NJ Alpha A Holdings, LLC.

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 November 9, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:178

WHEREAS, an overpayment was received in the Tax Collector's office for Block 3 Lot 16, 22 , due to receiving a payment from the property owner and the owner's mortgage company;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the overpayment amount of \$1,242.42 be disbursed to the property owners, Robert & Melissa Ross.

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 November 9, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:179

WHEREAS, the Borough of Stratford entered into a Shared Service Agreement with County of Camden to provide services related to Defaulted Mortgage Properties, and

WHEREAS, the County of Camden has requested an Amendment to the Shared Service Agreement; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council to authorize the execution of the Amendment to Camden County Shared Service Agreement for Defaulted Mortgage Properties Program service.

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 November 9, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:180
ACCEPTING FEMA EMERGENCY SERVICES GRANT IN THE AMOUNT OF \$16,749.98.

WHEREAS, the Borough of Stratford applied to FEMA Public Assistance Program under its Emergency Services Grant under FEMA Grant#688678; and

WHEREAS, FEMA award the Borough of Stratford said grant in the amount of \$16,749.98;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to accept the Emergency Services Grant under FEMA Grant#688678 in the amount of \$16,749.98 from FEMA.

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 November 9, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:181
APPOINTMENT OF SUBSTITUTE CROSSING GUARD

WHEREAS, the Mayor & Borough Council of the Borough of Stratford finds that for the health, safety and welfare of the citizens of the Municipality, that the appointment of Crossing Guards to serve school crossing and other functions that Crossing Guards may serve in accordance with 40A:14-146.14 & 40A:9-154.1

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Stratford to appoint:

Margaret Mc Monagle-Gerlock – Substitute Crossing Guard – effective 11-10-2022

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 November 9, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:182

RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12

WHEREAS, the Governing Body of the Borough of Stratford is subject to certain requirements of the *Open Public Meetings Act*, NJSA 10:4-6 et seq., and

WHEREAS, the *Open Public Meetings Act*, NJSA 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Governing Body of the Borough of Stratford to discuss in a session not open to the public certain matters relating to the item or items authorized by NJSA 10:4-12b and designated below:

_____ (1) ***Matters required by Law to be Confidential:*** Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

_____ (2) ***Matters Where the Release of Information Would Impair the Right to Receive Funds:*** Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

_____ (3) ***Matters Involving Individual Privacy:*** Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

_____ (4) ***Matters Relating to Collective Bargaining Agreements:*** Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

_____ (5) ***Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds:*** Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

_____ (6) ***Matters Relating to Public Safety and Property:*** Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

 X (7) ***Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:***
The topic of discussion is related to Negotiations; Re: *Laurel Mills LLC vs Stratford*

_____ (8) *Matters Relating to the Employment Relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

_____ (9) *Matters Relating to the Potential Imposition of a Penalty*: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Stratford, assembled via electronic video conference in public session on November 9, 2022 that an Executive Session closed to the public shall be held on November 9, 2022 at approximately 7:00 p.m. for the discussion of matters relating to the specified items designated above. It is anticipated that the deliberations conducted in Closed Session may be disclosed to the public upon the determination of the Governing Body that public interest will no longer be served by such confidentiality.

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 November 9, 2022.

BILL BRAY, RMC
BOROUGH CLERK