

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

CALL TO ORDER: The Borough Clerk Bill Bray called the meeting to order at 7:00 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 – PRESENT
JAMES KELLY, COUNCILMAN – PRESENT
MICHAEL TOLOMEO, COUNCILMAN – PRESENT
LINDA HALL, COUNCILWOMAN – PRESENT
TINA LOMANNO, COUNCILWOMAN – PRESENT
DONNA PLATT, BOROUGH SOLICITOR – PRESENT
DET. THOMAS FARRELL, DEPUTY OEM COORDINATOR – PRESENT
JOHN KEENAN – ACTING BUSINESS ADMINISTRATOR

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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

John Gentless, 111 Union Avenue – Mr. Gentless asked how many stories are proposed for the Berlin Road Redevelopment Phase II project. Ms. Platt stated the Borough has not determined anything for the project. Mr. Gentless asked what area is included in the proposed MOU with the possible redeveloper. Ms. Platt stated everything is being negotiated and nothing has been determined. Mr. Gentless stated Council goes into Executive Session to negotiate but nothing is being shared with the public. Ms. Platt stated the process has been transparent and the MOU only allows for formal negotiations with the possible redeveloper. Ms. Platt stated nothing has been determined, the negotiations are only now beginning with the MOU.

There were no further comments.

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

REPORTS:

POLICE - Councilman Gilligan read the reports as follows:

SEPTEMBER 2022:

29 Adult arrests	0 Juvenile arrests,
1 Assaults to Police (GTPD)	6 Simple assaults Complaints,
4 Criminal Mischief Complaints	6 Harassment complaints,
40 Other investigations and complaints	1 Burglary
0 Robberies	4 thefts in the amount of \$6,729

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

\$0 in stolen property recovered
 12 D.W.I. arrests
 284 Traffic summonses issued
 9 injuries from accidents
 0 property inspected, 4 Warning Letter Issued, 1 code summons issued.
 With 68 Total Crime Reports Taken, and 747 Total Calls for Police Service
Submitted by Sgt. Michael Meyers, Officer in Charge

EMERGENCY SERVICES Councilman Gandy read the report as follows:
 Councilman Gandy stated two officers attended the Countywide Child Abduction Team training was done at Lakeland Complex.
 Councilman Gandy welcome Brian Gibson to the position of Borough Fire Official. Councilman Gandy stated Mr. Gibson is a lifelong resident and a member of the Stratford Fire Company and Stratford Ambulance Association. Councilman Gandy stated Mr. Gibson will assume the role of inspections previously done by the state of New Jersey including residential Carbon Monoxide and Smoke Detector Certifications.

Fire Department

The Stratford Fire Department responded to 35 Alarms & Drills in the month September 2022. The following list is a breakdown of the same:

	MONTH	YEAR TO DATE
Building Fires	1	11
Alarm Systems	5	65
Dwelling Fires	0	9
Out of Town Assists	8	86
Investigations	4	42
Rescues & M.V.A.'s	8	41
Wires, Trees Down	1	10
Brush Fires	0	3
Car Fires	0	2
Assist Ambulance, Police, Public	6	35
Drills	2	20

Total work hours on the above alarm drills was ~90
Submitted by Michael Lewitt, Deputy Chief

Ambulance Association

The Stratford Ambulance Association responded to **130 Alarms**
 in the month of **AUGUST 2022**, the following is a breakdown of the same:

	Paid	Volunteer	Total
Abdominal Pain	1	0	1
Altered Mental State	0	1	1
Assault	1	2	3
Bleeding	4	0	4
CO Alarm	1	0	1

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

Cardiac Arrest	1	0	1
Cardiac Emergency	7	2	9
Fall Victim	7	0	7
Gun Shot Wound	1	0	1
Medical Alarm	3	0	3
Medical Emergency	19	6	25
Motor Vehicle Accident	11	0	11
Ped MVA	1	0	1
MVA Rescue Assignment	1	0	1
Psychiatric Emergency	8	4	12
Respiratory Emergency	9	2	11
Seizures	2	0	2
Sick Person	2	0	2
Stroke/CVA	2	0	2
Unconscious Person	8	1	9
Total:	104	18	106

ORDINANCE & PROPERTY - Councilman Kelly read the Zoning Code Officer’s Inspection Report for a portion of the month of SEPTEMBER 2022.

Total number of properties inspected/reinspected: 25
 Total number of Warning given: 12
 Total number of properties brought into compliance: 8
 Total number of citations issued: 5

Councilman Kelly welcomed Mr. Gibson to the position of Code Enforcement Official and thanked Steve McBride who has resigned the position.

PUBLIC WORKS & LIGHTING Councilman Tolomeo read the reports as follows:

Sewer Utility/Public Works

- Several Emergency Call outs
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Cleaning of Storm Drains throughout the Borough
- Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball field
- Cutting grass at Borough properties, railroad, Sterling Arms and Ambulance property and weeded flower beds
- Chipping twice
- Maintenance and Repairs to Borough equipment

Councilman Tolomeo stated Yard Waste collection and Chipping will be suspended at the end of the month to allow for annual leaf collections.

PUBLIC EVENTS - Councilwoman Hall stated the Borough 50th annual Halloween Parade is set for Oct 29 and 2 pm. Councilwoman Hall stated there will be prizes and refreshments. Councilwoman Hall stated the House Decorating Contest is also underway with judging scheduled for Oct. 27. Councilwoman Hall stated there are so many participants there will likely be five prizes awarded this

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

year. Councilwoman Hall stated the Tree Lighting is Dec. 2 at 6:30. Councilwoman Hall stated the Miss Stratford and Little Miss Stratford contests will be held at the end of January. Councilwoman Hall stated the Borough will be reaching out the local businesses for support and anyone interested in competing should send her an email for more information.

FINANCE & REVENUE Councilwoman Lomanno stated she will give the report for September 2022.
BOROUGH FINANCIAL REPORT – SEPTEMBER 2022
Balance as of 9-1-2022 – \$1,884,717.27
Total Receipts – \$506,648.06
Total Disbursements – \$1,632,571.72
Balance as of 9-30-2022 – \$758,793.61
Total in other Funds - \$3,007,169.96

OLD BUSINESS:

ORD. 2022-14

Councilman Gandy motioned to open the public hearing on Ordinance 2022:14. Councilman Kelly seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Councilman Tolomeo motioned to close the public hearing on Ordinance 2022:14. Councilman Gandy seconded the motion, which passed with all members present voting in favor in a Voice Vote.

ORDINANCE 2022:14

**AN ORDINANCE AMENDING TITLE 15 “BUILDINGS AND CONSTRUCTION”, CHAPTER 15.04
“CONSTRUCTION CODE ADMINISTRATION AND ENFORCEMENT”, SECTION 15.04.100
ENTITLED “FEES” 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 Construction Official has made a recommendation to bring the Construction Code Fees up-to-date; and

WHEREAS, in response to the recommendation of the Borough of Stratford Construction Official it is necessary to amend Title 15 “Buildings and Construction”, Chapter 15.04 “Construction Code Administration and Enforcement”, Section 15.04.100 entitled “Fees”,

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 15.04.100.

SECTION 1.

Chapter 15.04 of the Code of the Borough of Stratford, entitled “Construction Code Administration and Enforcement”, Section 15.04.100 entitled “Fees”, is hereby amended as follows:

15.04.100 Fees.

- A. Construction permit fees. The minimum fee will be eighty dollars (\$80.) for a construction permit shall be the sum of the subcode fees listed in subsections A.1 through A.5. The maximum fee for a construction

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

permit shall be the sum of the subcode fees listed in subsections A.1 through A.5, and subsection C. shall be paid before the permit is issued.

1. The building subcode fee shall be:

- a. Use groups: B, E, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, R-3, R-5 and U, shall be \$0.045 per cubic foot of building or structure volume; minimum fee: \$250.
 - 1. Garden type sheds
 - a. Over 201 square feet; minimum fee: \$250.
 - b.
- b. Use groups: A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2, \$0.030 per cubic foot of building or structure volume; minimum fee: \$250.
- c. New construction that cannot be computed by volume.

Estimated Cost of Work	Fee	Minimum
Up to and including \$50,000.	\$34. per \$1,000. estimated cost of work	\$80.
\$50,001. to \$100,000.	\$26. per \$1,000. estimated	\$80.
Over \$100,000.	\$22. per \$1,000. estimated	\$80.

2. Renovations, alterations, repairs, and minor work: \$35. per \$1,000. of the estimated cost of the work; minimum fee: \$80.

a. Open deck structures:

Size (square feet)	Minimum Fee
Under 100 square feet	\$80.
100 to 200 square feet	\$150.
201 to 400 square feet	\$200.
401 square feet and greater	\$250.

b. Handicapped fees. Pursuant to the authority under N.J.S.A. 52:27D-12e, no construction permit fee shall be required for the construction, reconstruction, alteration, improvement or repair of a structure and related devices installed or erected for the purpose of promoting accessibility by the handicapped, "handicapped" being defined under N.J.S.A. 51-27d-126e, and conforming to the current N.J.A.C. 5:23.7 Barrier Free Code, and any subsequent amendments or additions thereto. "Waiving of the fees" in no way "waives" the right of the enforcing agency to request plans for the purpose of reviewing plans for code compliance.

3. Additions: \$0.038 per cubic foot of building or structure volume for the added portion; minimum fee of \$250.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

4. Carports: \$80.
5. Fees for combinations of renovations and additions shall be computed separately in accordance with Subsection A 1 c.
6. Demolition and removal permit fees.
 - a. The fee for demolition or removal permit shall be \$100. for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one or two-family dwellings, Use Group R-3 and R-5; the fee for all other use groups shall be \$170.
 - c. Removal of a building or structure from one lot to another or to a new location on the same lot: for the new foundations and for the placement in a completed condition in the new location: \$100.
7. Fee for tents, in excess of 900 square feet or more than 30 feet on any dimension, shall be \$150.
8. Fees for retaining walls shall be as follows:
 - a. The fee for a retaining wall with a surface area greater than 550 square feet that is associated with Class 3 Residential shall be \$275.
 - b. The fee for a retaining wall with a surface area 550 square feet or less that is associated with a Class 3 Residential structure shall be \$150; and
 - c. The fee for a newly constructed retaining wall of any size at other than a Class 3 Residential structure shall be based on \$40. per \$1,000. of the cost of the construction with a minimum fee of \$75.
9. The fee for a permit to construct a sign shall be as follows:
 - a. The amount of \$8. Per square feet of the surface area of the sign computed on one side only for double-faced signs. The minimum fee shall; be \$80.
10. Photovoltaic Systems, flat fee of \$200.
11. Certificates of occupancy.
 - a. The fee for a Certificate of Occupancy granted pursuant to a change of the use group shall be \$174.
 - b. The fee for a Certificate of Continued Occupancy shall be \$174.
 - c. The fee for a Certificate of Occupancy for new construction shall be in the amount of ten percent (10%) of the construction permit fee. Exception: one- and two-family residences less than 5,000 square feet in area and less than 30 feet in height.
 1. Minimum fee: \$100.; reinspection fee: \$50.
 2. Fee for certificate of continued occupancy: \$120.
 3. Fee for certificate of occupancy granted pursuant to a change of use group: \$174.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

- d. The fee for the first issuance and renewal of a temporary certificate of occupancy shall be \$50.

B. Elevator subcode fees.

The fee for elevator device inspections and test shall be N.J.A.C.5:23-12, the State Department of Community Affairs shall be the sole enforcing agency.

C. Plumbing subcode fees.

For fixtures and equipment, the fees shall be as follows:

- 1. The fee shall be in the amount of \$20. per fixture, piece of equipment, or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system, except as indicated in 2 below for special devices.
- 2. The fee shall be \$95. per special device for the following: grease traps, oil separators, refrigeration units, water-cooled air-conditioning units, pumps, water or sewer utility service connections, steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps, and interceptors. There shall be no fee charged for gas service entrances.
- 3. For cross-connections and backflow preventers that are subject to testing requiring reinspection every three months: \$35. for each device when it is tested (thrice annually) and \$100. for each device when it is broken down and tested (once annually).
- 4. The fee for residential gas piping shall be \$70. and for commercial \$90.
- 5. In any case, minimum fee for any plumbing subcode permit, in part or total: \$80.
- 6. Plan review fee. 25% of the amount to be charged for a new construction plumbing permit as set forth above.

D. Electrical subcode fees.

- 1. Minimum fee: \$80.
- 2. Rough wiring (all switches, fixtures, devices, receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communication outlets, emergency lights, electric signs, exit lights or similar electric fixtures, and devices rated 20 amperes or less including motors and equipment rated at less than one horsepower (1hp) or one kilowatt (1kW) and lighting outlets shall be counted as outlets):
 - a. One (1) to fifty (50) outlets: \$70.
 - b. For each additional 25 outlets or fraction: \$25.
- 3. For each motor or electrical device rated from one horsepower (1 hp) or one kilowatt (1 kW) to ten horsepower (10 hp) or ten kilowatt (10 kW); for each transformer or generator rated from one kilowatt (1kW) or one kilovolt-amperes (1 kva); for each replacement or wiring involving one branch circuit or part thereof; for each storable pool or hydro massage bath tub; for each underwater

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

- lighting fixture; for household electric cooking equipment rated up to sixteen kilowatts (16 kW); for each fire, security, or burglar alarm control unit; for each receptacle rated from thirty amperes (30 amps) to fifty amperes (50 amps); for each light standard greater than eight feet (8') in height including luminaries; and for each communications closet, the fee shall be \$40.
4. For each motor or electrical device rated from eleven horsepower (11hp) to eleven kilowatts (11 kW) to fifty horsepower (50 hp) or fifty kilowatts (50 kW); for each service equipment, panel board, switch board, switch gear, motor-control center, or disconnecting means rated two-hundred twenty-five amperes (225 amps) or less; for each transformer or generator rated from eleven kilowatts (11 kW) or eleven kilovolt-amps (11 kva) to fifty kilowatts (50 kW) or fifty kilovolt-amps (50 kva); for each electric sign rated from greater than twenty amperes (20 amps) to two-hundred twenty-five amperes (225 amps) including associated disconnecting means; for each receptacle rated greater than fifty amperes (50 amps); and for each utility load management device, the fee shall be \$75.
 5. For each motor or electrical device rated from greater than fifty-one horsepower (51 hp) or fifty-one kilowatts (51 kW) to one-hundred horsepower (100 hp) or one-hundred kilowatt (100 kW); for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated from greater than two-hundred twenty-five amperes (225 amps) to one-thousand amperes (1000 amps); and for each transformer or generator rated from greater than forty-five kilowatts (45 kW) or forty-five kilovolt-amps (45 kva) to one-hundred twelve and one-half kilowatts (112.5 kW) or one-hundred twelve and one-half kilovolt-amps (112.5 kva), the fee shall be \$139.
 6. For each motor electrical device rated at greater than one-hundred one horsepower (101 hp) or one-hundred one kilowatts (101 kW); for each service equipment, panel board, switch board, switch gear, motor-control-center, or disconnecting means rated at greater than one-thousand amperes (1,000 amps); for each transformer or generator rated at greater than one-hundred twelve and one-half kilowatts (112.5 kW) or one-hundred twelve and one-half kilovolt-amps (112.5 kva) the fee shall be \$650.
 7. Fee charged for electrical work for each permanently installed private swimming pool as defined in the building subcode, spa, hot tub. Or fountain shall be a flat fee of \$90., which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles, and heaters, etc., excepting panel board and under water lighting fixtures. For public swimming pools, the fee shall be charged on the basis of the number of electrical fixtures and rating of each electrical device involved in accordance with D, 1-6 above of this section.
 8. The fee charged for the installation of single and multiple station smoke or heat detectors and fire, burglar, or security alarm systems in any one- or two-family dwelling shall be a flat fee of \$75. per dwelling unit. For fire, burglar, and security alarm systems and detectors in buildings other than one- or two-family dwellings, the fee shall be charged in accordance with A, B and C above.
 9. The installation consisting of multi-meter stacks, the fee shall be based on the ampere rating of the main bus and not upon the number of meters or rating of disconnects on the meter stack. Individual load side panel boards shall be charged in accordance with 4, 5, or 6 above. There shall be no additional fee charged for the concurrent installation of individual feeder, conductors.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

10. For motors or similar devices requiring concurrent installation of individual controls, relays and switches, the fee shall be based only upon the rating of the motor or device. There shall be no additional fee charged for the concurrent installation of individual circuit components, for example, controllers, starters, and disconnecting means.
11. For electrical work requiring replacement or service entrance conductors or feeder conductors only, or panels, sub-panels, service disconnects, the fee shall be based on the designated ampere rating of the overcurrent of the device of the service or feeder as follows:
 - a. Two-hundred amperes (200 amps) or less, the fee shall be \$100.
 - b. Two-hundred one amperes (201 amps) to one-thousand amperes (1,000 amps), the fee shall be \$150.
 - c. Greater than one-thousand amperes (1,000 amps), the fee shall be \$660.
12. The fee charged for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cut off device.
13. For the purpose of computing these fees, all electrical and communication devices, utilization equipment and motors which are part of the premises wiring, except those which are portable plug-in type shall be counted.
14. For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovoltaic system as follows:
 - a. One kilowatt (1 kW) to one-hundred kilowatts (100 kW), fee is \$200.
 - b. Greater than one-hundred kilowatts (100 kW), the fee is \$700.
15. Plan review fee. 25% of the amount to be charged for a new construction electrical permit as set forth above.

E. Fire protection subcode fees.

1. For fire protection and hazardous equipment, sprinklers, standpipes, detectors (smoke and heat), pre-engineered suppression systems, gas and oil-fired appliances not connected to the plumbing system, kitchen exhaust systems, incinerators, and crematoriums, the minimum permit fee shall be \$80.
2. The fee for sprinklers (wet or dry) or detector heads (smoke or heat) or pull stations shall be as follows:
 - a. For twenty (20) or fewer heads, the fee shall be \$100.
 - b. For twenty-one (21) heads to and including one-hundred (100) heads, the fee shall be \$225.
 - c. For one-hundred one (101) heads to and including two-hundred (200) heads, the fee shall be \$350.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

- d. For two-hundred one (201) heads to and including four-hundred (400) heads, the fee shall be \$900.
 - e. For four-hundred one (401) heads to and including one-thousand (1,000) heads, the fee shall be \$1,200.
 - f. For over one-thousand (1,000) heads the fee shall be \$1,600.
3. The fee for each standpipe shall be \$375.
 4. The fee for each independent pre-engineered system shall be \$175. (Wet chemical, dry chemical, CO2 suppression, foam suppression, FM200 suppression, Ansul system, etc.)
 5. The fee for each gas or oiled fired appliance that is not connected to the plumbing system shall be \$70.
 6. The fee for the installation of an above-ground oil tank shall be \$70.
 7. The fee for each commercial kitchen exhaust system shall be \$175.
 8. The fee for each crematorium shall be \$550.
 9. The fee for each incinerator shall be \$550.
 10. The fee for fire pumps shall be \$200.
 11. The fee for gasoline and propane tanks, in-ground and above-ground shall be \$95. each.
 12. The fee for supervisory devices (i.e., tampers, high/low air, etc.) the fee shall be \$20. each.
 13. The fee for signaling devices (i.e., horns/strobes, bells, etc.) shall be \$20. each.
 14. The fee for dry pipe alarm and pre-action valves shall be \$70. each.
 15. The fee for smoke control systems shall be \$85. each.
 16. Permits for the installation of fireplaces, wood burning stoves and solid fuel burning appliances shall be \$40. per \$1,000. of estimated cost per unit. Minimum fee shall be \$80. per device or appliance.
 17. Fireplace venting/metal chimney or chimney liner shall be \$80.
 18. Fee for fire mains to the building shall be \$1.50 per linear foot.
 19. Fee for fire hydrants shall be \$80. each.
 20. The fee for fire extinguishers shall be a flat fee of \$50.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

- 21. Photovoltaic systems, flat fee of \$80.
- 22. Plan review fee. 25% of the amount to be charged for a new construction fire protection permit as set forth above.

F. Mechanical Systems.

- 1. Oil/Electric heat to gas heat.

a. Permits required:

Commercial

- 1. Building
- 2. Electric
- 3. Plumbing
- 4. Fire

Residential

- 1. Mechanical
- 2. Fire

- 2. Oil/Gas heat to heat pump

b. Permits required:

Commercial

- 1. Building
- 2. Electric
- 3. Fire (if gas back up)

Residential

- 1. Mechanical
- 2. Electric

- 3. Oil/Electric to propane

c. Permits required:

Commercial

- 1. Building
- 2. Plumbing
- 3. Fire

Residential

- 1. Mechanical
- 2. Electric

- d. For cross connections and back flow preventers that are subject to re-testing, requiring inspection annually, the fee shall be \$50. for each device.
- 4. The fee for a mechanical inspection in a Use Group R-3 and R-5 structure by a mechanical inspector shall be \$80 for the first device and \$20 for each additional device. No separate fee shall be charged for gas, fuel oil or water piping connections associated with the mechanical equipment inspected.

G. Annual permit requirements.

- 1. For charitable, philanthropic, fraternal and religious organizations holding exempt status, the fee shall be 25% of the regular fees to cover the cost of plan reviews, inspections and administration. This does not include the municipal government and the public school district.
- 2. Prototype – for plans already reviewed, those plans processed as Prototype, there will be a discount of twenty percent (20%) of the construction permit. Said prototype plan approvals shall be valid

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

for the purpose of applying for the new construction permit. When submitting under the Prototype Plan Review, the Construction Code Official shall be notified.

3. The fee for annual electrical inspection of swimming pools, spas or hot tubs shall be \$200. The fee for each additional swimming pool, spa, or hot tub on a site shall be \$100.

H. The construction official shall, with the advice of the subcode officials, prepare and submit to the Mayor and Council, as needed, a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the borough fairly attributable to the enforcement of the State Uniform Construction Code Act.

I. State training fees.

1. The fee shall be computed based on the volume of new construction times the current rate set by N.J.A.C. 5:23-4.19 and as amended from time to time.

2. The fee for alterations shall be based on the estimated cost of the alterations per thousand for each subcode involved times the fee set by N.J.A.C. and amended from time to time.

J. All payments to private on-site agencies shall be calculated and paid in accordance with N.J.A.C. 5:23-4.18(k) or any amendments or subsequent enactments thereto.

K. Reinstatement fee.

Whenever a permit shall become void or lapse by definition of N.J.A.C. 5.23, the fee, upon request, and approval of the construction official, may be reinstated at a rate not to exceed seventy-five percent (75%) of the original fee charged. The fee is to be calculated with the use of the current fee schedule, less twenty-five percent (25%) for reinstatement fees.

M. Refunds.

Pursuant of N.J.A.C.5:23-2.27, in the case of discontinuance of a building project, the plan review fee and state training fees are not refundable.

N. Variation fees.

The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$820. for Class I structures and \$175. for Class II and Class III structures. The fee for re-submission of an application for a variation shall be \$320. for Class I structures and \$90 for Class II and Class III structures.

O. Pre-pour concrete inspection fee.

Pre-pour inspection fee for all new concrete flat work, and for replacement of all existing sidewalks a pre-inspection is required prior to pouring the new concrete. The fee for such inspection is fifty dollars (\$50.).

P. Fire limits.

1. The following fire limits are established pursuant to N.J.A.C. 5:23:
 - a. Commercial 1;

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

- b. Commercial 2;
- c. Special economic development district.

2. The construction official shall prepare and submit to the Mayor and Council as needed, a report reevaluating the delineation of the fire limits. This report shall indicate the recommendations of the construction official, the building subcode official and the fire subcode official regarding those areas which should be designated as within fire limits, with reasons therefor.

Q. Swimming Pools

- 1. Above-ground swimming pools shall be \$175 with a surface area greater than 500sf; the fee in all other cases shall be \$100.
- 2. In-ground swimming pools shall be \$275 with a surface area greater than 500sf; the fee in all other cases shall be \$150.

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.

Councilwoman Lomanno motioned to adopt Ordinance 2022:14. Councilwoman Hall seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

NEW BUSINESS:

Ord. 2022:15

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be during the Regular Council Meeting on November 9, 2022 at 7:00 p.m. Councilwoman Lomanno made the motion to introduce ORDINANCE 2022:15, with Councilwoman Hall making a second and the remainder of Council voting aye by roll call 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

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

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.
 - 3. 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.
 - 4. Food and associated industries.
 - 5. Office buildings for executive or administrative purposes.
 - 6. Experimental, research, biotechnology or testing laboratories and/or educational facilities.
 - 8. 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.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

- 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

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

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.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

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.

Ord. 2022:16

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be during the Regular Council Meeting on November 9, 2022 at 7:00 p.m. Councilman Gilligan made the motion to introduce ORDINANCE 2022:16, with Councilman Tolomeo making a second and the remainder of Council voting aye by roll call vote.

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-Condensation 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

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

WHEREAS, the JLUB conducted a public hearing on October 4, 2016 concerning the designation of the Study Area as a Non-Condensation 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

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

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.

Ord. 2022:17

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be during the Regular Council Meeting on November 9, 2022 at 7:00 p.m. Councilwoman Hall made the motion to introduce ORDINANCE 2022:17, with Councilman Kelly making a second and the remainder of Council voting aye by roll call vote.

ORDINANCE 2022:17

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

**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.*

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

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.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

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.

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

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.

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

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.

RESOLUTIONS: Mr. Bray stated Res. 2022-159 has been removed from the Consent Agenda. No one from Council removed or added to the consent agenda. Resolutions 2022:151 through 2022:158 were approved as a consent agenda.

- RES. 2022-151 AUTHORIZE MOU FOR BERLIN ROAD PHASE II
- RES. 2022-152 APPROVE CHAPTER 159 BUDGET AMENDMENT – DWI Checkpoint
- RES. 2022-153 APPROVE CHAPTER 159 BUDGET AMENDMENT – DWI Task Force
- RES. 2022-154 APPROVE CHAPTER 159 BUDGET AMENDMENT – DMHAS Youth Leadership
- RES. 2022-155 APPROVE CHAPTER 159 BUDGET AMENDMENT – Labor Day Crackdown
- RES. 2022-156 APPROVE CHAPTER 159 BUDGET AMENDMENT – Municipal Alliance
- RES. 2022-157 APPROVE CHAPTER 159 BUDGET AMENDMENT – Safe & Secure
- RES. 2022-158 APPROVE HALLOWEEN CURFEW

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

APPROVAL OF BILLS:

Wire checks	501468	through	501476		
Payroll checks	56592	through	56719	and	
Automated checks	36675	through	36848		
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas					

Councilman Tolomeo motioned to approve the payment of the bills. Councilman Kelly seconded the motion, with all members present voted in favor in a Roll Call Vote.

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

October 11, 2022
 02:23 PM

Borough of Stratford
 Bill List By Vendor Name

Page No: 1

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
ALERT005 ALERT-ALL CORP	22-01185 10/01/22 Fire Prevention Children Hats	Open	1,360.00	0.00		
AMAZ0015 Amazon Capital Services	22-01149 09/22/22 PD Laynards Boro:Perm Markers	Open	34.94	0.00		
	22-01157 09/23/22 PD: Battery Backups (2)	Open	159.98	0.00		
	22-01177 09/30/22 DPW: M.Giffin: Work Boots	Open	<u>194.97</u>	0.00		
			389.89			
ANCH0020 ANCHOR RUBBER STAMP & PRINTING	22-01172 09/29/22 S.McCart:Notary Exp.Date Stamp	Open	25.90	0.00		
NAPA0010 AUTO & TRUCK PARTS OF DEPTFORD	22-01229 10/07/22 Veh Maint Supplys/Parts 09-22	Open	602.10	0.00		
BACHASSO BACH ASSOCIATES PC	22-01175 09/29/22 Laurel Mills STRATLUB2022-2	Open	5,088.00	0.00		
	22-01228 10/06/22 EngSvc Berlin Rd-SDA Jul.2022	Open	<u>14,750.00</u>	0.00		
			19,838.00			
BAXTE020 BAXTER, KAREN	22-01183 10/01/22 SECRETARIAL SVC 2022	Open	50.00	0.00		
BOROU015 BOROUGH OF AUDUBON	22-01203 10/04/22 Shared Svcs Agreement: Court Svc	Open	17,666.66	0.00		
BOROU060 BOROUGH OF MAGNOLIA	22-01187 10/01/22 '06 F450: Various Repairs	Open	322.50	0.00		
	22-01190 10/01/22 DPW: '06 F450 Mount Dump Body	Open	<u>2,779.95</u>	0.00		
			3,102.45			
BRTTECH BRT TECHNOLOGIES LLC	22-00048 01/07/22 Assessor Software 2022	Open	165.00	0.00		
CARRO005 CARROT-TOP INDUSTRIES, INC.	22-01148 09/21/22 Parks: Flags for Veterans Park	Open	1,720.25	0.00		
CERTI010 CERTIFIED TIRE & AUTO SERV LLC	22-01126 09/12/22 Sept.2018 Tire/Svc Invoices	Open	257.66	0.00		
CHAMP005 CHAMPION DISPOSAL SERVICES LLC	22-01184 10/01/22 Dumpstr Svc-Haul Brush 9-23-22	Open	625.00	0.00		
CIT00010 CIT	22-00011 01/05/22 POL CLERK OFF COPIER LEASE '22	Open	69.00	0.00		
	22-00018 01/06/22 PATROL OFFICE COPIER LEAS 2026	Open	132.00	0.00		
	22-00274 03/04/22 Pol Upstairs Copier Lease	Open	69.00	0.00		

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

October 11, 2022
02:23 PM

Borough of Stratford
Bill List By Vendor Name

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
CIT00010	CIT				Continued				
		22-01178	09/30/22	Boro Hall Copier Lease 2022	Open	263.02	0.00		
						533.02			
COMCA010	COMCAST								
		22-01055	08/29/22	INTERNET SERVICE OCT 2022	Open	233.70	0.00		
		22-01180	09/30/22	INTERNET SERVICE NOV 2022	Open	8.55	0.00		
						242.25			
COUNT020	COUNTY CONSERVATION COMPANY								
		22-01186	10/01/22	Sept.'22: Yard Trim Disposal	Open	612.00	0.00		
COVANO005	COVANTA ENERGY LLC								
		22-01197	10/03/22	TRASH TONNAGE SEP 22 206.35 TN	Open	17,843.09	0.00		
CRSPOSVI	CR & S POS, VIDEO								
		22-01234	10/11/22	Boro: Cash Register Service	Open	150.00	0.00		
THEILO10	DAVID BOSLOUGH								
		22-01171	09/29/22	ENVIRONMENTAL PROGRAMS 9/29/22	Open	2,300.00	0.00		
DIRTF010	DIRT FARMER CORP								
		22-01224	10/05/22	DPW: war Mem:Replacemt Plants	Open	115.00	0.00		
DIVAL005	DIVAL SAFETY EQUIPMENT, INC.								
		22-01199	10/03/22	FD: Repair Hydra-Ram	Open	582.51	0.00		
		22-01208	10/05/22	Fire Hooks Hydra-Ram with Case	Open	2,205.00	0.00		
		22-01214	10/05/22	FD: SCBA Flowtest	Open	34.00	0.00		
						2,821.51			
DRAGE010	DRAEGER INC								
		22-01156	09/23/22	PD:HosePump/Simulatrcert/Calib	Open	179.00	0.00		
ECHEL010	ECHELON FORD INC.								
		22-01132	09/13/22	Pol Veh Maint/Parts Sept.2022	Open	881.47	0.00		
GAGLI030	GAGLIARDI III, FRANK								
		22-00444	04/11/22	Cell Phone Reimbursements 2022	Open	150.00	0.00		
GARDE065	GARDEN STATE SECURITY GROUPLLC								
		22-01200	10/03/22	Alarm Monitor 10-1 to 12-31-22	Open	312.00	0.00		
HEROO005	HERO OUTFITTERS LLC								
		22-01174	09/29/22	P.Dietz: Pants + Wallet Badge	Open	358.00	0.00		
HOMED010	HOME DEPOT CREDIT SERVICES								
		22-01205	10/04/22	Credit Card Purchases Sept.22	Open	13.08	0.00		
INDEP015	INDEPENDENT ANIMAL CARE								
		22-00070	01/14/22	ANIMAL CONTROL CONTRACT 2022	Open	400.00	0.00		
JESSV010	JESS, VINCE								
		22-00046	01/07/22	'22 CELL PHON FIRE CHIEF(REIMB	Open	50.00	0.00		

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

October 11, 2022
02:23 PM

Borough of Stratford
Bill List By Vendor Name

Page No: 3

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
JOHNS020	JOHNSON, BRET	22-00028	01/06/22	2022 Retire Health Care Reimb	Open	3,132.18	0.00		
FAZZI010	JOSEPH FAZZIO INC	22-01154	09/23/22	DPW: Safety Eyewear+Leaf Rakes	Open	56.84	0.00		
		22-01155	09/23/22	DPW:F450 Flatbar for New Bed	Open	63.72	0.00		
						120.56			
KEENA010	KEENAN JR, JOHN D	22-01176	09/29/22	Reimb: Autumn Pole Banners	Open	1,130.40	0.00		
LANDBERG	LANDBERG CONSTRUCTION LLC	22-01212	10/05/22	21 NJDOT-CENTRAL/KIRKWOOD #1	Open	180,869.18	0.00	22-00003	C
LAURE010	LAUREL LAWNMOWER SERVICE, INC.	22-01215	10/05/22	DPW: Repair Redmax Trimmer	Open	94.19	0.00		
LEXAC005	LEXA CONCRETE LLC	22-01194	10/03/22	GREEN TREE RD RESURFACE-FINAL	Open	8,041.15	0.00	22-00002	C
LEXIS005	LEXISNEXIS RISK SOLUTIONS	22-01209	10/05/22	MONTHLY CONTRACT+SEARCHS 09/22	Open	30.50	0.00		
LFBLAND	LFB LAND PLANNING LLC	22-01216	10/05/22	Municipal Prof Planning Svcs	Open	1,703.75	0.00		
LOWES010	LOWES COMPANIES INC	22-01218	10/05/22	Credit Card Purchases Sep.2022	Open	48.98	0.00		
MAJES005	MAJESTIC OIL CO INC	22-01213	10/05/22	DYED ULS DIESEL FUEL	Open	3,983.09	0.00		
MGLPR010	MGL PRINTING SOLUTIONS	22-01173	09/29/22	Sewer Bills + Tax Sale Certs	Open	832.00	0.00		
MONMO005	MONMOUTH TELECOM	22-01206	10/04/22	OCT 2022 BILL (Sept. 22 Usage)	Open	1,366.55	0.00		
NEWJE010	NEW JERSEY AMERICAN WATER	22-01192	10/01/22	Water Usage AUG 11 to SEPT 15	Open	383.98	0.00		
		22-01235	10/11/22	HYDRANTS SVC Aug 22 95 HYD	Open	5,595.50	0.00		
						5,979.48			
STREE005	NJ CRIMINAL INTERDICTION LLC	22-01170	09/29/22	PD: Patrol Tactics Course	Open	897.00	0.00		
NJDEP025	NJ DEPT OF HEALTH & SENIOR SVC	22-01195	10/03/22	SEPT 2022-MONTHLY DOG LIC RPT	Open	45.60	0.00		
NJSTA060	NJ STATE LEAGUE OF	22-01060	08/29/22	2022 FALL CONFERENC REGISTRATN	Open	180.00	0.00		

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

October 11, 2022
02:23 PM

Borough of Stratford
Bill List By Vendor Name

Page No: 4

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ONEST005	ONE STOP SIGN SHOP LLC	22-01196	10/03/22	24 x 30 .080 ALUMINUM SIGNS	Open	190.00	0.00		
RSCOM010	R & S COMPUTER SERVICES	22-01220	10/05/22	MONTHLY WEB UPDT,EBLAST 10/22	Open	204.00	0.00		
RADIU005	RADIUS180 LLC	22-00009	01/05/22	IT SUPPT-BACKUP STORAGE 2022	Open	499.99	0.00		
		22-00010	01/05/22	IT SUPPORT BOROUGH HALL 2022	Open	1,050.00	0.00		
		22-01198	10/03/22	IT Support-Nights/weekends	Open	25.01	0.00		
						<u>1,575.00</u>			
DEERP010	READY REFRESH	22-01219	10/05/22	Bottled water Svc 08/25-09/24	Open	8.97	0.00		
CAMDE210	REPUBLIC SERVICES, INC.	22-00965	08/03/22	Resi Single Stream - Jul 2022	Open	58.32	0.00		
		22-01207	10/04/22	Resi Single Stream - Aug 2022	Open	2,903.57	0.00		
		22-01236	10/11/22	Resi Single Stream - Sept 2022	Open	4,042.67	0.00		
						<u>7,004.56</u>			
SERVIO15	SERVICE STATION SERVICE INC.	22-00300	03/15/22	Sewer; Pump + Installation	Open	1,739.50	0.00		
SSPRI010	STAINES INC. (S&S Printing)	22-00999	08/10/22	#10 ENVELOPES- POLICE	Open	180.00	0.00		
STAPL010	STAPLES BUSINESS ADVANTAGE	22-01117	09/09/22	Boro:Copy Ppr+Clips PD:Highlight	Open	38.84	0.00		
		22-01150	09/22/22	Boro:File Boxes FO: Computer	Open	34.69	0.00		
						<u>73.53</u>			
STATE030	STATE OF NEW JERSEY	22-01188	10/01/22	ACTIVE EMPLOYEE HEALTH-SEP 22	Open	35,738.51	0.00		
		22-01189	10/01/22	RETIREE EMPLOYEE HEALTH-OCT 22	Open	29,433.04	0.00		
						<u>65,171.55</u>			
STATE011	STATE OF NEW JERSEY	22-01193	10/03/22	2021 COMBINED ASSESSMENT	Open	357.79	0.00		
STERL030	STERLING HIGH SCHOOL	22-01147	09/20/22	REGIONAL SCHOOL TAX-OCT 2022	Open	274,991.36	0.00		
STRAT040	STRATFORD BOARD OF EDUCATION	22-01146	09/20/22	LOCAL SCHOOL TAX-OCT 2022	Open	640,756.67	0.00		
STRAT150	STRATFORD LANDSCAPING	22-01225	10/05/22	WeedSpray: Saratoga Park	Open	65.00	0.00		
RETRO001	THE RETROSPECT	22-01191	10/01/22	LGL Not:RootBid/Intro+AdoptOrd	Open	72.33	0.00		

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

October 11, 2022
 02:23 PM

Borough of Stratford
 Bill List By Vendor Name

Page No: 5

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type		
TREAS010	TREASURER STATE OF N J	22-01210	10/05/22	DCA TRAINING FEE-3RD QTR 2022	Open	4,626.00	0.00				
USMUN005	U.S. MUNICIPAL SUPPLY, INC.	22-01153	09/23/22	DPW: Rear Hinge Weld Assembly	Open	21.00	0.00				
VALVO005	VALVOLINE INSTANT OIL CHANGE	22-01230	10/07/22	Pol Veh Oil Changes Sept. 2022	Open	166.94	0.00				
VERIZ020	VERIZON WIRELESS SERVICES LLC	22-01211	10/05/22	CELL SVC 09/20/22-10/19/22	Open	202.68	0.00				
		22-01217	10/05/22	FIRE MDT SVC 09/24-10/23/22	Open	200.11	0.00				
		22-01227	10/06/22	MDT SVC 09/24 - 10/23/2022	Open	608.20	0.00				
						<u>1,010.99</u>					
VOORH010	VOORHEES ANIMAL ORPHANAGE	22-00047	01/07/22	Animal Shelter Contract 2022	Open	373.75	0.00				
VOORH030	VOORHEES AUTO REPAIR LLC	22-01231	10/07/22	Police Repairs: Sept. 2022	Open	174.52	0.00				
		22-01232	10/07/22	Fire Marshal Veh: Maintenance	Open	250.09	0.00				
						<u>424.61</u>					
FLEETPH6	WEX BANK-FLEET PHILLIPS 66	22-01222	10/05/22	GASOLINE PURCHASES SEPT. 2022	Open	3,027.27	0.00				
FLEETWEX	WEX BANK-FLEET-WAWA	22-01223	10/05/22	Gasoline Purchases Sept. 2022	Open	702.17	0.00				
WOODM010	WOODMERE INVESTMENTS LLC	22-00813	07/06/22	Trash Collection-FEB-AUG 2022	Open	2,369.64	0.00				
Total Purchase Orders:					88	Total P.O. Line Items:	0	Total List Amount:	1,286,330.57	Total Void Amount:	0.00

STRATFORD BOROUGH COUNCIL
 REGULAR MEETING MINUTES
 TUESDAY, OCTOBER 11, 2022
 7:00 P.M.

October 11, 2022
 02:23 PM

Borough of Stratford
 Bill List By Vendor Name

Page No: 6

Totals by Year-Fund		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
Fund Description	Fund						
CURRENT FUND	2-01	1,054,539.07	0.00	1,054,539.07	0.00	0.00	1,054,539.07
SEWER OPERATING F	2-07	4,937.48	0.00	4,937.48	0.00	0.00	4,937.48
	Year Total:	1,059,476.55	0.00	1,059,476.55	0.00	0.00	1,059,476.55
GENERAL CAPITAL F	C-04	13,026.10	0.00	13,026.10	0.00	0.00	13,026.10
FEDERAL AND STATE	G-02	188,514.10	0.00	188,514.10	0.00	0.00	188,514.10
TRUST OTHER FUND	T-03	24,494.47	0.00	24,494.47	0.00	0.00	24,494.47
ANIMAL CONTROL FU	T-12	819.35	0.00	819.35	0.00	0.00	819.35
	Year Total:	25,313.82	0.00	25,313.82	0.00	0.00	25,313.82
Total of All Funds:		1,286,330.57	0.00	1,286,330.57	0.00	0.00	1,286,330.57

COUNCIL COMMENTS:

- Councilman Gilligan – Council Gilligan stated the Police Department has enrolled with NJ Dept of Human Services for Narcan distribution as required by a new state law that mandates police to leave Narcan behind when responding to an over dose. Councilman Gilligan stated the Borough’s prescription drug takeback program will be held Oct. 29.
- Councilman Gandy – Councilman Gandy stated please be careful driving and keep an eye out for kids on Halloween.
- Councilman Kelly – Councilman Kelly welcomed Brian Gibson to the Code Enforcement Officer position and thanked the outgoing Steven McBride for his work for the Borough. Councilman Kelly also thanked the Borough Hall staff and the Parks and Recreation volunteers for their efforts.
- Councilman Tolomeo – Nothing at this time.
- Councilwoman Hall – Councilwoman Hall congratulated Brian Gibson and thanks Steven McBride. Councilwoman Hall said to look out for more info on upcoming Halloween and Holiday events.
- Councilwoman Lomanno – Councilwoman Lomanno stated there will be a vaccine clinic at the senior center on Oct 12 and a fire prevention event at the high school on Oct. 20.

GOOD AND WELFARE:

Councilman Gandy motioned to open the meeting to the public for Good and Welfare. Councilwoman Hall seconded the motion, which passed with all members present voting in favor in a voice vote.

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 11, 2022
7:00 P.M.

John Gentless, 111 Union Ave – Mr. Gentless asked if the gas station next to the Quaker Store is for sale. Mr. Keenan stated it is. Mr. Gentless asked what they are asking for the property. Mr. Keenan stated he did not know. Mr. Gentless asked if recycling is being mixed in with trash. Mr. Keenan stated no. Mr. Gentless stated the Borough should consider repaving Hillside Road. Mr. Gentless asked if we have received another grant for Stratford Ambulance Association. Mr. Gandy stated the Borough has not received any info on a grant award. Mr. Gentless asked if member of Council will be joining the Stratford Ambulance Squad leadership. Mr. Keenan stated the squad asked for members and in response some non-EMTs are being accepted as members to help with the administration of the organization. Councilwoman Lomanno stated only one Councilmember is taking a leadership role.

Marty Brennan – 119 Parkview Road – Mr. Brennan stated parents of Parkview School students block their driveway when picking up or dropping off students. Mr. Keenan stated many of the newer parents aren't familiar with how pick up and drop off traffic should flow through the area. Councilman Gilligan stated the school district was suppose to send out information to parents. Councilwoman Hall stated she will follow up with the school and to Mr. Brennan regarding the issue.

Councilman Gandy made a motion to close the public portion, with Councilwoman Lomanno making a second, and all Council voting aye.

ADJOURN:

Councilman Gilligan motioned to adjourn the meeting at approx. 7:36 PM. Councilwoman Hall seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:

Bill Bray, RMC
Borough Clerk