

STRATFORD BOROUGH COUNCIL
SPECIAL MEETING MINUTES
THURSDAY, OCTOBER 20, 2022
6:00 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 – ABSENT
MICHAEL TOLOMEO, COUNCILMAN – PRESENT
LINDA HALL, COUNCILMAN – PRESENT
TINA LOMANNO, COUNCILWOMAN – PRESENT
STUART PLATT, BOROUGH SOLICITOR – PRESENT
JOHN D. KEENAN, JR., ACTING BOROUGH ADMINISTRATOR - PRESENT
BILL BRAY, BOROUGH CLERK – PRESENT

PUBLIC PORTION FOR AGENDA ITEMS AND GOOD AND WELFARE:

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

John Gentless – 110 Union Ave. – Mr. Gentless asked for an explanation of the resolutions. Mr. Gentless asked if the resolutions were retroactive. Mr. Gentless asked if the individual units would be owned separately or still owned by Brandywine. Mr. Platt stated the redeveloper has always had the right to sell the project or divide it into condo the units. Mr. Platt stated they are selling the Royal Farms pad site. Mr. Platt stated it will be retroactive and the sum of the individual PILOTS must equal the total amount now being paid. Mr. Platt said the resolutions are regarding the division of the PILOT payments not the division of the property, except for the Royal Farms site which is being sold to a new redeveloper that has already been qualified. Mr. Gentless asked if the Bradlees site is being sold. Mr. Platt said he does not know the future plans for that portion of the site.

There were no more comments.

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

NEW BUSINESS: Ord. 2022:18

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 Gandy made the motion to introduce ORDINANCE 2022:18, with Councilwoman Lomanno making a second and the remainder of Council voting aye by roll call vote.

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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

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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.

OLD BUSINESS: There was no Old Business.

RESOLUTIONS:

RES. 2022:159

AUTHORIZING AND APPROVING A PARTIAL ASSIGNMENT AND ASSUMPTION OF THE REDEVELOPMENT AGREEMENT BETWEEN STRATFORD SQUARE URBAN RENEWAL CONDOMINIUM ASSOCIATION, LLC, AS ASSIGNOR AND STRATFORD ATNV URBAN RENEWAL, LLC, AS ASSIGNEE FOR BLOCK 62 LOT 2 ALSO KNOWN AS 222 SOUTH WHITE HORSE PIKE ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD AND AUTHORIZING THE EXECUTION OF A PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT IN CONNECTION THEREWITH

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- RES. 2022-160 AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 1 URBAN RENEWAL ENTITY LLC FOR UNIT 1 (GOODWILL), BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP
- RES. 2022-161 AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 2 URBAN RENEWAL ENTITY LLC FOR UNIT 2, BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP
- RES. 2022-162 AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 3 URBAN RENEWAL ENTITY LLC FOR UNIT 3 (DOLLAR GENERAL), BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP
- RES. 2022-163 AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 12 URBAN RENEWAL ENTITY LLC FOR UNIT 12 (STORE G1), BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP
- RES. 2022-164 AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 13 URBAN RENEWAL ENTITY LLC FOR UNIT 13 (STORE G2), BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP
- RES. 2022-165 AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 14 URBAN RENEWAL ENTITY LLC FOR UNIT 14 (STORE G3), BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP
- RES. 2022-166 AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 15 URBAN RENEWAL ENTITY LLC FOR UNIT 15 (STORE G4), BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP
- RES. 2022: 167 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 Borough

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

COUNCIL COMMENTS:

Councilman Gilligan: None at this time

Councilman Gandy: None at this time.

Councilman Tolomeo: Councilman Tolomeo stated grass collection and chipping will end at the end of October and leaf collection begins in November.

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Councilwoman Hall: Councilwoman Hall stated Stratford and Hi-Nella fire departments did a great job at the school for Fire Prevention Day. Councilwoman Hall stated Mr. Gibson did a great job. Councilwoman Hall stated the kids have a great time. Councilwoman Hall stated the house decorating contest is later this month.
Councilwoman Lomanno:

EXECUTIVE SESSION:

Motion was made by Councilwoman Lomanno, seconded by Councilman Tolomeo, with all Council voting aye to enter Executive Session. Council entered Executive Session at 7:10 p.m. Council returned from Executive Session at 8:25 p.m.

Motion was made by Councilman Gandy, seconded by Councilman Gilligan, with all Council voting aye to come out of Executive Session.

ADJOURN:

Councilman Gandy motioned to adjourn the meeting at approx. 8:26 PM. Councilman Tolomeo seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:

Bill Bray, RMC
Borough Clerk