

STRATFORD BOROUGH COUNCIL
REGULAR MEETING AGENDA
DECEMBER 12, 2023
6:30 P.M.

OCALL TO ORDER: THE STRATFORD REGULAR COUNCIL MEETING FOR DECEMBER 12, 2023

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 STEPHEN GANDY	RON MORELLO, POLICE/OEM COORDINATOR
COUNCILMAN JAMES KELLY	BILL BRAY, BOROUGH CLERK
COUNCILWOMAN LINDA HALL	
COUNCILWOMAN TINA LOMANNO	
COUNCILMAN PATRICK GILLIGAN	
COUNCILMAN MICHAEL TOLOMEO	

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. 23:12 AN ORDINANCE TO ADOPT BERLIN ROAD PHASE II REDEVELOPMENT PLAN

Motion to open the public hearing on ORD. 23:12: _____ Second: _____ Voice Vote: _____

Motion to close the public hearing on ORD. 23:12: _____ Second: _____ Voice Vote: _____

Motion to adopt ORD 23:12: _____ Second: _____ RCV: _____

NEW BUSINESS:

ORD. 23:13 REVISED 2023 SALARY ORDINANCE

Motion to Introduce ORD. 23:13 on First Reading by Title Only

Motion: _____ Second: _____ RCV: _____

Public Hearing set for Dec. 27, 2023 meeting at 1 p.m.

Page | 1

This agenda is subject to change

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 6:30 P.M.

ORD. 23:14 SEWER IMPROVEMENT BOND ORDINANCE

Motion to Introduce ORD. 23:14 on First Reading by Title Only

Motion: _____ Second: _____ RCV: _____

Public Hearing set for Dec. 27, 2023 meeting at 1:00 p.m.

**ORD. 23:15 AN ORDINANCE AMENDING CHAPTER 15 OF THE BOROUGH OF STRATFORD ENTITLED
 FIRE HOUSING CODE INSPECTION OFFICE**

Motion to Introduce ORD. 23:15 on First Reading by Title Only

Motion: _____ Second: _____ RCV: _____

Public Hearing set for Dec. 27, 2023 meeting at 1:00 p.m.

RESOLUTIONS:

RESOLUTIONS 23:181 THROUGH 23:183 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. 23-181 APPROVE PBA CONTRACT 2024-2027

RES. 23-182 AUTHORIZE EXECUTIVE SESSION – Litigation Stratford vs Laurel Mills LLC

RES. 23-183 AWARD CONTRACT FOR BEAVER CIRCLE EMERGENCY SEWER REPAIRS

RES. 23-184 AUTHORIZE CANCELLING TAXES FOR 100% DISABLED VETERAN

Motion: _____ Second: _____ RCV: _____

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: _____

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EXECUTIVE SESSION:

Motion to go into Executive Session:

Motion: _____ Second: _____ Voice Vote _____

Motion to leave Executive Session:

Motion: _____ Second: _____ Voice Vote _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote: _____

ORDINANCE 2023:12

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 52, LOT 15 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 #2021-145 adopted on November 9, 2021, 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 52, Lot 15 (“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 52, Lot 15, dated April 2022, prepared by Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP; and

WHEREAS, the JLUB conducted a public hearing on April 28, 2022 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, Steven M. Bach, PE, RA, PP, CME, who presented substantial credible evidence that Block 52, Lot 15 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 #2022-11, 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-
Condemnation 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-
Condemnation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution #2022-076, adopted on May 10, 2022, the Mayor and Borough Council determined that the ANR Area qualified as an Area in Need of Non-
Condemnation Redevelopment; and

WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan 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 Redevelopment Plan. The Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 52, Lot 15 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 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 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 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

Date

ATTEST:

Bill Bray, RMC
Borough Clerk

PUBLIC NOTICE
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 9th day of November, 2023. 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 12th day of December, 2023 at 6:30 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"
REDEVELOPMENT PLAN

RESOLUTION 23-181
AUTHORIZE EXECUTION OF EMPLOYMENT AGREEMENT
WITH P.B.A. LOCAL UNIT #30

WHEREAS, the Borough of Stratford has negotiated in good faith with Policemen's Benevolent Association (P.B.A.) Local Unit #30 for an employment agreement to cover the police officers of the Stratford Police Department, excluding the Chief of Police; and

WHEREAS, the agreement has been created and is ready for execution by Borough Officials; and

WHEREAS, the agreement has a term of January 1, 2024 through and including December 31, 2027;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of employment agreement with the P.B.A. Local Unit #30 to expire on December 31, 2027.

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 December 12, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:182

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 Litigation Negotiations and Attorney Client Privilege; Stratford vs Laurel Mills LLC

_____ (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 December 12, 2023 that an Executive Session closed to the public shall be held on December 12, 2023 at approximately 6:30 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 December 12, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:183

A RESOLUTION OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY FOR AWARDING CONTRACT TO PERNA FINNIGAN, INC. FOR THE BEAVER CIRCLE & TEMPLE AVENUE SANITARY SEWER REPAIRS IN THE AMOUNT OF \$157,803.80

WHEREAS, under provision of N.J.S.A. 40A:11-5(1)(gg), “a contract for the . . . designing, financing, construction, operation, or maintenance, or any combination thereof, . . . a wastewater treatment system as defined in [N.J.S.A. 40A:11-15(19)], or any component part or parts thereof” is exempt from public advertisement and receipt of bids as typically required by New Jersey Local Public Contracts Law; and

WHEREAS, by provision of N.J.S.A. 40A:11-5(1)(gg), a bid was solicited from Perna Finnigan Inc. for the Beaver Circle & Temple Avenue Sanitary Sewer Repairs project; and

WHEREAS, a bid in the amount of \$157,803.80 was received from Perna Finnigan Inc., 1921 E. Sherman Avenue, Vineland, New Jersey 08361; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, that a contract in the amount of \$157,803.80 for the Beaver Circle & Temple Avenue Sanitary Sewer Repairs project is hereby awarded to Perna Finnigan Inc., contingent upon the following:

1. That the contract documents and quote solicitation procedures by provision of N.J.S.A. 40A:11-5(1)(gg), have been reviewed and approved by the Municipal Solicitor.
2. That the presiding officer of this body be and is hereby directed to sign for and on its behalf the Contract for said services.
3. The Clerk of this body shall be and is hereby directed to seal said contract with the corporate seal of this body and attest to the same.
4. This Resolution hereby authorized the Mayor and Clerk to endorse the contract documents.

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in the amount of \$157,803.80 in the following General Capital Account C-04-23-008-000-001 entitled Municipal Road Improvements.

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 December 12, 2023.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 23:184
AUTHORIZING CANCELLATION OF PROPERTY TAXES DUE
TO TOTALLY DISABLED VETERAN TAX EXEMPT STATUS

WHEREAS, an application has been received from Jason Hodges, owner and resident of 5 Oak Court, Block 87.03 Lot 7, for an exemption from the payment of property taxes; and

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

WHEREAS, the Tax Assessor has determined that Jason Hodges has submitted the required documentation and is entitled to an exemption from property taxes.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford, that Jason Hodge's property shall be placed on the Exempt Property List effective November 28, 2023.

FURTHER BE IT RESOLVED that the Borough Tax Collector is authorized to cancel property taxes billed for the 4th Quarter 2023 in the amount of \$767.58 and refund said amount to the property owner's mortgage company, Corelogic.

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 December 12, 2023.

BILL BRAY, RMC
BOROUGH CLERK