

STRATFORD BOROUGH COUNCIL
REGULAR MEETING AGENDA
JANUARY 10, 2023
6:30 P.M.

CALL TO ORDER: THE STRATFORD REGULAR COUNCIL MEETING FOR JANUARY 10, 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 JIM KELLY	BILL BRAY, BOROUGH CLERK
COUNCILWOMAN LINDA HALL	
COUNCILWOMAN TINA LOMANNO	
COUNCILMAN PATRICK GILLIGAN	
COUNCILMAN MICHAEL TOLOMEO	

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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:

ORDINANCE & PROPERTY	Councilman James Kelly
FINANCE & REVENUE	Councilwoman Tina Lomanno
POLICE	Councilman Patrick Gilligan
EMERGENCY SERVICES	Councilman Stephen Gandy
PUBLIC WORKS & LIGHTING	Councilman Michael Tolomeo
PUBLIC EVENTS	Councilwoman Linda Hall

OLD BUSINESS:

NONE

NEW BUSINESS:

ORDINANCE 23:1 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

Motion to Introduce ORD. 23:1 on First Reading by Title Only

Motion: _____ Second: _____ RCV: _____

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ORDINANCE 23:2 ORDINANCE TO AMEND Chapter 3.16 - FIVE-YEAR TAX EXEMPTION AND ABATEMENT LAW

Motion to Introduce ORD. 23:2 on First Reading by Title Only

Motion: _____ Second: _____ RCV: _____

RESOLUTIONS:

RESOLUTIONS 23:27 THROUGH 23:27 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. 23-27 AUTHORIZE SETTLEMENT AGREEMENT

Motion: _____ Second: _____ RCV: _____

BUSINESS LICENSES: KALEIDOSCOPE FAMILY SOLUTIONS – 25 East Laurel Road

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:

Motion: _____ Second: _____ Voice Vote: _____

Motion to close the public portion for Good and Welfare:

Motion: _____ Second: _____ Voice Vote: _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote: _____

RESOLUTION 23:27

BOROUGH OF STRATFORD

AUTHORIZING AND APPROVING A SETTLEMENT AGREEMENT IN THE MATTER OF LAUREL MILLS, LLC V. BOROUGH OF STRATFORD, BOROUGH OF STRATFORD COUNCIL AND BOROUGH OF STRATFORD JOINT LAND USE BOARD.

WHEREAS, Laurel Mills, LLC (“LM”) is the owner of the approximately seven (7)-acre tract (“Property”) improved with an approximately 61,000 square-foot vacant shopping center building, which is located at 102 and 120 Warwick Road, Stratford, New Jersey 08084, and designated on the Borough tax maps as Block 116, Lots 14 and 14.01; and

WHEREAS, on March 3, 2011, by Resolution 2011:32, the Borough designated the Property as an area in need of rehabilitation; and

WHEREAS, on August 9, 2011, by Ordinance 2011:05, the Borough adopted a redevelopment plan for the redevelopment of the Property, and the Borough subsequently amended this Redevelopment Plan several times, with the last amendment being enacted by Ordinance 2021:03, adopted on February 9, 2021; and

WHEREAS, on or about 2016, LM and the Borough began negotiating a redevelopment agreement for the redevelopment of the Property, consistent with the Redevelopment Plan; and

WHEREAS, on September 9, 2019, LM obtained development approvals from the JLUB to redevelop the Property as a mixed-use retail and residential development, including 16 affordable units in accordance with the redevelopment plan; and

WHEREAS, on June 14, 2022, by Resolution 2022:087, the Borough formally designated LM as the redeveloper of the Property and authorized the execution of the redevelopment agreement; and

WHEREAS, the Borough never entered into the redevelopment agreement, and the Borough terminated LM's redeveloper designation on July 8, 2022; and

WHEREAS, on July 28, 2022, the JLUB recommended that the Borough designate the Property as a condemnation area in need of redevelopment ("Condemnation Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on August 8, 2022, the Borough formally designated the Property as a Condemnation Redevelopment Area; and

WHEREAS, on August 22, 2022, LM filed a prerogative writ action against the Borough and the Board ("PW Action") in the New Jersey Superior Court - Law Division challenging the Borough's termination of its redeveloper designation and challenging the Borough's designation of the Property as a Condemnation Redevelopment Area; and

WHEREAS, on or about October 7, 2022, the Borough of Stratford and Borough of Stratford Council filed an Answer denying the allegations asserted in Plaintiff's Complaint; and

WHEREAS, on or about October 8, 2022, the Borough of Stratford Joint Land Use Board filed an Answer denying the allegations asserted in Plaintiff's Complaint; and

WHEREAS, after certain discussions and negotiations, the Parties have agreed to a settlement of the PW Action to provide for the Borough's re-designation of LM as the redeveloper of the Property and the Borough and LM's execution of the Redevelopment Agreement, including demolition of the existing buildings; and

WHEREAS, as a result of those settlement negotiations, all controversies between the parties will be resolved; and

WHEREAS, the Governing Body is of the opinion that the settlement is in the best interests of the Borough.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey that for the reasons set forth above that a settlement consistent with terms in a Settlement Agreement be and hereby is approved subject to the review and approval of the Borough Solicitor; and

BE IT FURTHER RESOLVED that the Mayor of the Borough of Stratford is hereby authorized to implement this Resolution and execute any documents necessary in connection therewith.

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 January 10, 2023.

BILL BRAY, RMC
BOROUGH CLERK