

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 10, 2023  
7:00 P.M.

**CALL TO ORDER:** The Borough Clerk Bill Bray called the meeting to order at 6:30 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  
STEPHEN GANDY, COUNCIL PRESIDENT – PRESENT  
JAMES KELLY, COUNCILMAN – PRESENT  
LINDA HALL, COUNCILWOMAN – PRESENT  
TINA LOMANNO, COUNCILWOMAN – PRESENT  
PATRICK GILLIGAN, COUNCILMAN – PRESENT  
MICHAEL TOLOMEO, COUNCILMAN - PRESENT  
STUART PLATT, BOROUGH SOLICITOR – PRESENT  
RON MORELLO, POLICE/OEM COORDINATOR – PRESENT

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

John Gentless, 111 Union Ave. – Mr. Gentless asked if the meeting are now starting at 6:30 p.m. Mr. Gentless asked what is being change with Ord. 23:2. Mr. Gentless congratulated Council on the settlement with Laurel Mills LLC. Mr. Gentless asked what happens if the settlement agreement is broken.

Mr. Platt stated Ord. 23:2 consolidates and amends the Borough code regarding a five-year tax abatement for new and renovated properties to increase what qualifies for the abatement. Mr. Platt stated other municipalities offer these incentives and the amendments make the Borough more competitive for future investments. Mr. Platt stated the tentative settlement would resolve the litigation and result in the building being demolished within 60 days of its execution. Mr. Platt stated if the developer doesn't meet benchmarks establish by the settlement and the redevelopment agreement, the Borough would still be able to take the property through condemnation and bring in another builder.

There were no further comments.

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

**POLICE REPORT** : Ron Morello provided the following report on Police Activity for the month of December 2022.

Dec. 2 – Police responded to two homes in the Borough's nut section for vehicle break-ins. Police tracked a stolen I Phones a home near Atlantic and Laurel where one of the suspected thieves were suffering a drug overdose. Police administered Narcan to the woman and she was taken to Jefferson Hospital and charged with burglary and theft. She was later evicted from the home.

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Dec. 3 – Police responded to Jefferson Hospital for a patient who had their credit card stolen. Police reviewed video surveillance and identified a suspect. Police tracked the suspect to a Mt. Laurel hotel where she was arrested and charged with theft.

Dec. 6 – Police responded to a home in the Estates section of the Borough for an unconscious male. Police determine the man attempted to hang himself in a vinyl garden shed. The man was transported to Jefferson Hospital and will recover.

Dec. 9 – Police were approached at the Winter Wonderland event to perform a wellbeing check on 39 year old woman and found her deceased in the home, Police preliminarily determine substance abuse as the cause of death.

Dec. 12 – Police executed a search warrant on a home on Warwick Road. Police arrested a 42 year old man and charged him with CDS with intent in a school zone, drugging a victim, sexual assault of a victim and other crimes. The suspect is lodged in the county jail without bail.

Dec. 19 – A homeless man discharged from the hospital proceeded to take off his clothes and running down the ramp at the hospital and burglarizing another patient's vehicle. Police determined the man wanted to be arrested. The man was charged and released.

Dec. 22 – Jefferson Hospital staff were assaulted by a crisis patient and sustained minor injuries. The 35-year-old man from San Juan Puerto Rico was charged with assault and criminal mischief.

Dec. 26 – Police responded to a home on Vassar Ave for report of water running from a residence. Police found an elderly resident in the home unable to care for herself. The police found the home in disarray with unsafe conditions including an inside temperature of 46 degrees and filling up with water for some time. Police contacted the building inspector who condemned the home. The woman was taken to Jefferson Hospital and is now in a long-term care facility.

Dec. 26 – A 65-year-old contractor sustain serious injuries when he fell down a staircase while carrying a stove. The man was taken to Cooper Hospital.

Dec. 27 – A resident accidentally set his shed on fire after placing an ATV inside with a hot exhaust. Stratford Fire responded and extinguished the fire.

Dec. 23 & 3 – Residents were duped by online scams after sending money for an apartment deposit and for a puppy.

The Police Department has purchased new firearms replacing sidearms that were 20 years old. The new weapons will go into service in March after officers are trained.

**39:06**

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

Total number of properties inspected/reinspected:37

Total number of Warning given: 20

Total number of properties brought into compliance: 17

Total number of citations issued: 3

Councilman Kelly asked that property owners ensure they have numbers on their building so they are easily seen from the street to help first responders.

**FINANCE & REVENUE** Councilwoman Lomanno stated she will give the report for December 2022.

**BOROUGH FINANCIAL REPORT – DECEMBER 2022**

Balance as of 11-30-2022 – \$2,486,706.91

Total Receipts – \$720,169.23

Total Disbursements – \$1,612,901.24

Balance as of 12-31-2022 – \$1,593,974.90

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Total in other Funds - \$3,482,287.36

**REPORTS:**

**POLICE** - Councilman Gilligan read the reports as follows:

**DECEMBER 2022:**

22 Adult arrests	0 Juvenile arrests,
1 Assaults to Police (GTPD)	8 Simple assaults Complaints,
10 Criminal Mischief Complaints	12 Harassment complaints,
723 Other investigations and complaints	0 Burglary
0 Robberies	14 thefts in the amount of \$8,724
\$1,325 in stolen property recovered	0 motor vehicle thefts,
6 D.W.I. arrests	6 Narcotics arrests,
358 Traffic summonses issued	33 Motor vehicle accidents,
3 injuries from accidents	41 Alarm activations
4 property inspected, 4 Warning Letter Issued, 2 code summons issued.	
With 129 Total Crime Reports Taken, and 701 Total Calls for Police Service	

**YEAR END REPORT 2022:**

263 Adult arrests	2 Juvenile arrests,
4 Assaults to Police (GTPD)	73 Simple assaults Complaints,
54 Criminal Mischief Complaints	145 Harassment complaints,
5,112 Other investigations and complaints	8 Burglary
1 Robberies	119 thefts in the amount of \$106,789.75
\$75,202 in stolen property recovered	5 motor vehicle thefts,
58 D.W.I. arrests	44 Narcotics arrests,
4,118 Traffic summonses issued	226 Motor vehicle accidents
44 injuries from accidents	208 Alarm activations

With 1,266 Total Crime Reports Taken, and 8,399 Total Calls for Police Service

**EMERGENCY SERVICES** Councilman Gandy read the report as follows:

Fire Department

The Stratford Fire Department responded to 46 Alarms 1 Drills resulting in 150 work hours in the month of December 2022. For 2022, the Fire Department responded to 406 Alarms and 26 Drills resulting in 1,295 work hours.

The following list is a breakdown of the same:

	MONTH	YEAR TO DATE
Building Fires	2	18
Alarm Systems	16	97
Dwelling Fires	5	14
Out of Town Assists	6	98
Investigations	4	53
Rescues & M.V.A.'s	7	56
Wires, Trees Down	0	13

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Brush Fires	0	3
Car Fires	0	2
Assist Ambulance, Police, Public	6	52
Drills	1	26

Councilman Gandy read a letter from outgoing Fire Chief Vinnie Jess highlighting the achievements of the fire department in 2022 including:

- 415 Calls for Service – over 5,000 work hours for emergency events, drills and special events.
  - \$33,000 grant for turnout gear and a drying cabinet
  - \$2,000 grant for fire equipment for New Jersey American Water Company
  - \$12,000 donation from Zallie’s Shoprite to replace gear racks
- Councilman Gandy welcomed incoming Chief Michael Lemmerman.

EMS REPORT

Councilman Gandy stated the Stratford Ambulance Squad responded to 79 calls for service in December and 829 calls for service in 2022 for an average of 2.27 calls per day in the Borough. Councilman Gandy stated the Borough saw changes to the Ambulance Squad in 2022 but is happy to maintain 24-7 coverage in the Borough.

OEM REPORT

The OEM prepared and submitted a \$100,000 grant application to rehabilitate the Stratford Community Center. This competitive grant gives extra points to projects that improve the community’s ability to house residents as an emergency shelter. The proposed improvements include: HVAC system, furnishings, floor and ceilings, LED lighting, kitchen and bathroom upgrades, interior and exterior painting, sound system and WIFI. Councilman Gandy stated the recent move of OEM from the basement of Borough Hall to the Public Safety building provides OEM with access to technology, easier coordination with the Police Department and places its operations in a facility with a generator for emergency power. Councilman Gandy stated OEM sold a surplus ambulance for \$11,000. Councilman Gandy stated OEM applied for \$195,000 in grants, receiving \$95,000 to date. Councilman Gandy stated the Budget and Salaries for OEM were eliminated saving the Borough an additional \$10,000.

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

Sewer Utility/Public Works

- Call outs for emergency service: 11
- Performed preemptive checks and required maintenance of all manholes and pump stations

Work requests performed:

- Assisted Public Works with Leaf Collection
- Removed & installed a new door-closer for Public Works Dept
- Removed all the corn stalks from the poles on Warwick Road and around the Borough Building
- Removed and Installed Signs for event Board at Railroad
- Fixed swing set at Vassar Playground

Regular maintenance activities performed include:

- Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball field
- Installed Borough Christmas Tree at Yellen School
- Both leaf machines out all month to finish leaf pick up. Leaf pick-up was completed in December.
- Final leaf clean-up at Sterling Arms

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- Final leaf clean ups at Saratoga Playground, Coolidge Playground, Ambulance Building, Tennis Court and Veterans Park.

Councilman Tolomeo stated the Borough is expected to begin \$400,000 in road work in portions of Winding Way between Buttonwood and Nancy Road, ½ of timber Creek and on Rutgers Place.

**PUBLIC EVENTS** - Councilwoman Hall stated the Holiday House Decorating contest was a success with 15 participating homes. Councilwoman Hall stated it was hard to pick the winners and thanked everyone who participated this year. Councilwoman Hall stated the winners were 1st place Evans Family 18 Homestead Rd, 2nd place McClellan Family 24 Elinor Ave, 3rd place McAleese Family 115 Whitman Ave, 4th place Sexton Family 118 Longwood Rd, and 5th place DiGiacomo Family 35 Pennsylvania Ave. Councilwoman Hall thanks the Fire Department for hosting Operation Santa in 16 degree weather. Councilwoman Hall stated the Miss Stratford and Little Miss Stratford contests will be held at the end of February. Councilwoman Hall asked if anyone has idea for 2023, please email her.

**OLD BUSINESS:** There was none

**NEW BUSINESS:**

**ORDINANCE 23:01 - ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be on February 14, 2023 at 6:30 p.m. Councilwoman Lomanno made the motion to introduce ORDINANCE 23:01, with Councilman Kelly making a second with all Council present voting aye by roll call vote.

**ORDINANCE 2023:01  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION  
LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A:4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Council of the Borough of Stratford in the County of Camden, finds it advisable and necessary to increase its CY2023 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$200,123.19 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS**, the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

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**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Stratford, in the County of Camden, a majority of the full authorized membership of the governing body affirmatively concurring, that, in the CY2023 budget year, the final appropriations of the Borough of Stratford shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$200,123.19 and that the CY2023 municipal budget for the Borough of Stratford be approved and adopted in accordance with this ordinance; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced to be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**ORDINANCE 23:02- ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 3.16 OF THE CODE OF THE BOROUGH OF STRATFORD ENTITLED, “FIVE YEAR TAX EXEMPTION AND ABATEMENT LAW”**

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be on February 14, 2023 at 6:30 p.m. Councilman Gilligan made the motion to introduce ORDINANCE 23:02, with Councilman Tolomeo making a second with all Council present voting aye by roll call vote.

**ORDINANCE 23:02**

**ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 3.16 OF THE CODE OF THE BOROUGH OF STRATFORD ENTITLED, “FIVE YEAR TAX EXEMPTION AND ABATEMENT LAW”**

**WHEREAS**, N.J.S.A. 40A:21-1 entitled the, “Five-Year Exemption and Abatement Law” permits municipalities the ability to grant for periods of five years, exemptions and abatements, or both from taxation in area in need of rehabilitation and redevelopment, for improvements, conversions and/or construction of said structures; and

**WHEREAS**, N.J.S.A.40A:21-4 limits an Ordinance under the Five-Year Exemption and Abatement Law to a period of ten years: and

**WHEREAS**, N.J.S.A. 40A:21-4 permits a municipality to adopt an Ordinance under the Five-Year Exemption and Abatement Law; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Stratford have determined that it is appropriate to adopt and establish an amendment to Chapter 3.16 of the Code of the Borough of Stratford entitled “Five Year Tax Exemption and Abatement Law” in an effort to promote the construction and rehabilitation for non-residential property such as but not limited to office, commercial and industrial development in certain circumstances and generate economic development and job growth in 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. Chapter 3.16 of the Code of the Borough of Stratford is hereby amended:

3.16.030 – Exemptions.

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The Borough hereby authorizes the utilization of tax exemption and tax abatement in accordance with Chapter VII, Section 1, paragraph 6 of the New Jersey Constitution and establishes the eligibility of dwellings, multiple dwellings, mixed-use structures, commercial and industrial structures for five-year tax exemptions and abatements as authorized by N.J.S.A. 40A:21-1 et seq., throughout the entire municipality, only to the extent as set forth herein.

A claimant desiring to seek the exemption to this Chapter shall comply with the application procedures set forth in Chapter 3.16.030(B)(3), (4) and (5).

A. Improvement/Conversion – Multiple Dwellings, Mixed-Use Structures, Commercial and/or Industrial.

1. Pursuant to N.J.S.A. 40A:21-7 all improvements as defined in N.J.S.A. 40A:21-3(n), and conversions as defined in N.J.S.A. 40A:21-3(n) to multiple dwellings, mixed-use structures, commercial and industrial structures, shall be exempt from local real property taxes, on the improved portion only, for a period of five (5) years, if, after proper, timely application has been made, the Governing Body determines that the improvement/conversion meets the intent and criteria established by this section without compromising the equity of the Borough tax structure.
2. During the exemption period, the assessment on the property shall not be less than the assessment existing thereon immediately prior to the improvement/conversion unless there is damage to the structure through action of the elements or force majeure sufficient to warrant a reduction.
3. Applicants must apply for tax exemptions on improvement/conversion within thirty (30) days of completion of construction of the improvement/conversion.
4. All applications for improvement/conversion shall be filed with the Tax Assessor who shall deem the application complete prior to forwarding it to the Governing Body for approval.
5. No application will be approved for any property that has received a previous exemption.
6. Evidence that all real property taxes currently assessed against the property are paid in full and that the Borough holds no outstanding tax lien or any other municipal charges against the property.
7. No applications will be approved for fit-outs to structures which were not previously fully completed and occupied.
8. No applications will be approved for changing a structure from one construction code use group to another.
9. Upon approval of an ordinance authorizing an agreement for tax exemption for a particular non-residential improvement/conversion project, the Governing Body may enter into a written agreement with the applicant for exemption of local property taxes on the improvement/conversion.
10. In the event that a property owner subject to a tax exemption agreement ceases to operate or disposes of the property or fails to meet the conditions for qualifying for the exemption, the local property taxes due for all the prior years subject to exemption and for the current year shall be payable as if no

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exemption had been granted. The Borough Council shall notify the property owner and the Tax Collector of such disqualification and the Tax Collector shall notify the property owner within fifteen (15) days of the date of disqualification of the amount of taxes due. In the event the subject property has been transferred to a new owner and it is determined that the new owner will continue to use the property pursuant to the qualifying conditions, no tax shall be due, the exemption shall continue and the agreement shall remain in effect.

11. If approved as provided herein, the exemption shall continue for a period of five (5) years commencing on January 1 of the tax year immediately following the date that the project received a final certificate of occupancy.
12. Any additional improvement/conversion after the approval of exemption shall not be included.
13. No exemption or abatement shall be applicable under this subsection if the Property has been declared an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.)

B. Construction – Multiple Dwellings, Mixed-Use Structures, Commercial, and/or Industrial

1. Construction of new multiple dwellings, mixed-use, commercial and industrial structures shall be eligible for tax exemption or abatement or both, commencing with the completion of each individual dwelling unit or the completion of the Project.

2. The applicant shall furnish to the Municipality all the information required by N.J.S.A. 40A:21-9. In addition, every applicant shall file the application form prescribed by the Director of the New Jersey Division of Taxation in the Department of Treasury with the Tax Assessor, as condition to approval, within thirty (30) days, including Saturdays and Sundays and legal holidays, following the completion of the improvement. Every application for exemption or abatement or both so filed shall be approved and allowed by the Tax Assessor to the degree that the application is consistent with the provisions of this Chapter, provided that the improvements for which the application is made qualifies as such pursuant to the provisions of this Chapter and the tax agreement. The granting of an exemption or abatement or both and tax agreement, if appropriate, shall be recorded and made a permanent part of the official tax records of the Borough, which record shall contain a notice of termination date thereof.

3. No tax exemption or abatement shall be granted unless approved by Ordinance of the Borough Council on an individual basis after review, evaluation and approval of each application for compliance with the terms of this Chapter and the underlying statute, rules and regulations.

4. Any such exemption or abatement shall be subject to the owner and the Borough entering into a tax agreement as provided by N.J.S.A. 40A:21-10.

5. No application will be approved for any property that has received a previous exemption.



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6.Evidence that all real property taxes currently assessed against the property are paid in full and that the Borough holds no outstanding tax lien or any other municipal charges against the property.

7.In the event that a property owner subject to a tax exemption agreement ceases to operate or disposes of the property or fails to meet the conditions for qualifying for the exemption, the local property taxes due for all the prior years subject to exemption and for the current year shall be payable as if no exemption had been granted. The Borough Council shall notify the property owner and the Tax Collector of such disqualification and the Tax Collector shall notify the property owner within fifteen (15) days of the date of disqualification of the amount of taxes due. In the event the subject property has been transferred to a new owner and it is determined that the new owner will continue to use the property pursuant to the qualifying conditions, no tax shall be due, the exemption shall continue and the agreement shall remain in effect.

8.No exemption or abatement shall be applicable under this subsection if the Property has been declared an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.)

9.If approved as provided herein, the exemption shall continue for a period of five (5) years commencing on January 1 of the tax year immediately following the date that the project received a final certificate of occupancy.

C. Payment in lieu of full property taxes.

- (a) All tax abatement Agreements must be authorized by a separate Ordinance for the Applicant.
- (b) The tax abatement agreement shall provide for the End User, upon issuance of a Certificate of Occupancy, to pay to the Borough in lieu of full property tax payment an amount annually to be computed by the following formula:

D. Tax Phase-in Basis

The Applicant or End User must pay to the Borough full taxes on the land component of the property and a separate payment on the improvements in an amount equal to a percentage of taxes otherwise due, according to the following schedule:

- (1) In the first full calendar year after completion, no payment in lieu of taxes otherwise due;
- (2) In the second full calendar year, an amount not less than 20% of taxes otherwise due;
- (3) In the third full calendar year, an amount not less than 40% of taxes otherwise due;
- (4) In the fourth full calendar year, an amount not less than 60% of taxes otherwise due; and
- (5) In the fifth full calendar year, an amount not less than 80% of taxes otherwise due.

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- (c) All tax agreements entered into by virtue of this Article shall be in effect for no more than five full tax years next following the issuance of a Certificate of Occupancy. Within 30 days of the execution of a tax abatement agreement with the Applicant, the Borough shall forward a copy of said agreement to the Director of the Division of Local Government Services in the Department of Community Affairs.
- (d) No exemption or abatement shall be granted, or tax agreement entered into, with respect to any property for which property taxes are delinquent or remain unpaid, or for which penalties for nonpayment of taxes are due.
- (e) The Deed to the Applicant or End User shall include a Deed Restriction identifying the five-year tax abatement provided to the End User, said form of Deed to be approved by the Borough with the Application for Tax Abatement filed by the Applicant.
- (f) At termination of the five year tax abatement provided to the applicant or End User, the property shall be subject to all applicable real estate taxes as provided by law.
- (g) During the abatement period, the assessment on the property shall not be less than the assessment existing thereon prior to the completion of the improvements.

E. Eligibility for additional construction or improvement.

An additional improvement or construction completed on a property granted a previous exemption or abatement during the period in which such previous exemption or abatement is in effect shall be qualified for an exemption and/or abatement just as if such property had not received a previous exemption or abatement. In such case, the additional improvements or construction shall be considered as separate for the purposes of calculating exemptions and abatements, except that the assessed value of any previous improvement or construction shall be added to the assessed valuation of the property from which an additional abatement is to be subtracted.

F. Applicability of statutory and regulatory provisions.

Every application for exemption or abatement and every exemption and abatement granted shall be subject to all of the provisions of N.J.S.A. 40A:21-1 et seq. and all rules and regulations issued thereunder.

G. Applicability of federal, state and local laws.

All tax abatement and exemption agreements shall provide that the applicant is subject to all federal, state and local laws and regulations.

H. Equalization.

The percentage which the payment in lieu of taxes bears to the property taxes which would have been paid had an abatement not been granted for the property under the agreement shall be applied to the valuation of the property to determine the reduced valuation of the property to be included in the valuation of the municipality for

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determining equalization for county appointment and school aid during the term of the tax abatement agreement covering the property.

I. Application fee.

An application filing fee of \$2,500.00 shall be paid by the applicant at the time of filing the preliminary application. The application fee will provide for the administrative services to be undertaken by the Borough Tax Assessor, and any other Borough official, in order to render a determination on the applicant's eligibility for a tax abatement. The filing fee shall cover the cost for both the preliminary application and final application review and determination process.

J. Escrow.

Every tax abatement agreement required by this Ordinance shall be subject to payment of an escrow in the amount of one thousand dollars (\$1,000.) to be paid by the applicant at the time the applicant submits an application. The required escrow shall be used to pay the cost of professional review by the Borough Solicitor, Engineer, and other professionals employed by the Borough to review and make recommendations regarding the tax abatement agreement.

At the time of submission of an application to the Borough, the applicant shall be required to execute an escrow agreement with the Borough to cover all necessary and reasonable costs incurred for the technical and professional review of the tax agreement. The amounts specified for escrow are estimates which shall be paid prior to the Borough's review of the tax abatement application. In the event an additional amount is required for more than the amount specified in the escrow agreement, the applicant shall pay all additional sums required prior to the Borough's execution of the tax abatement agreement.

SECTION 2. Except as set forth in Section 1 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

SECTION 3. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 4. 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 5. This Ordinance shall take effect immediately upon posting, publication, and final passage in the manner prescribed by law.

**RESOLUTIONS:** No one from Council removed or added to the consent agenda.

RES. 23-27 AUTHORIZE SETTLEMENT AGREEMENT

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

**BUSINESS LICENSE:** Mr. Bray stated the application was reviewed by the Stratford Police Department and authorized for approval. Councilman Gilligan made a motion to approve the Business License for KALEIDOSCOPE FAMILY SOLUTIONS – 25 EAST LAUREL ROAD. Councilwoman Hall seconded the motion which was adopted by Council by unanimous roll call vote of members present.

**APPROVAL OF BILLS:**

Wire checks	501508	through			
Payroll checks	57132	through	57189	and	
Automated checks	37086	through	37157		
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas					

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

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January 10, 2023  
03:06 PM

Borough of Stratford  
Bill List By Vendor Name

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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
Vendors: All	Include Non-Budgeted: Y			Exempt: Y
Rcvd Batch Id Range: First	to Last			

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
KAYADAM	ADAM KAY	22-01614	12/30/22	MEDICAL EXPENSE REIM 2022	Open	314.60	0.00		
AIRPO010	AIRPOWER INTERNATIONAL, INC.	23-00064	01/10/23	Annual Service Contract 2023	Open	1,530.00	0.00		
AMAZO015	Amazon Capital Services	22-01556	12/19/22	PD: 5x7 Frames + Thumb Drives	Open	62.35	0.00		
		22-01563	12/20/22	PD: Inverters+wheel Spray Paint	Open	97.86	0.00		
		22-01590	12/23/22	FD: HP910/Boro: Sealant	Open	26.19	0.00		
		22-01603	12/28/22	TrashBags/P-TouchTape/LdgrBook	Open	184.85	0.00		
		22-01608	12/30/22	T.Farrell: Boots + Sneakers	Open	228.24	0.00		
		22-01610	12/30/22	T.Farrell: Patrol Sneakers	Open	99.99	0.00		
						699.48			
AMAZO01	AMAZON.COM LLC	22-01612	12/30/22	Miss/Ms Stratfrd Pag Gift Card	Open	1,300.00	0.00		
ASSOCFEX	ASSOCIATION OF CERTIFIED FRAUD	23-00071	01/10/23	ANNUAL DUES 2023 R.MORELLO	Open	225.00	0.00		
ATLAN075	ATLANTIC TACTICAL, INC.	22-01398	11/16/22	FIREARMS PER QUOTE SQ-80757659	Open	12,825.00	0.00		
NAPA0010	AUTO & TRUCK PARTS OF DEPTFORD	22-01566	12/20/22	Veh Maint Suppls/Parts Dec.'22	Open	1,053.45	0.00		
		23-00054	01/09/23	Veh/Maint Suppls/Parts Jan'23	Open	32.56	0.00		
						1,086.01			
AUTOZ010	AUTO ZONE, INC.	23-00047	01/07/23	January 2023 Auto Reprs/Suppls	Open	63.07	0.00		
BACHASSO	BACH ASSOCIATES PC	22-01599	12/27/22	Redevelopment Study:Self Storg	Open	375.00	0.00		
		22-01600	12/27/22	2022 Road Program Nov. 2022	Open	1,104.00	0.00		
		23-00015	01/06/23	105 Princeton Ave(C.V.Insalaco	Open	50.00	0.00		
		23-00017	01/06/23	Stratford Diner Variance	Open	145.00	0.00		
		23-00019	01/06/23	Stratford Senior Living	Open	1,800.00	0.00		
		23-00020	01/06/23	AC Elect SubSta STRATLUB2022-1	Open	1,283.00	0.00		
		23-00021	01/06/23	AC Elect SubSta STRATI2022-2	Open	620.00	0.00		
						5,377.00			
BOROU015	BOROUGH OF AUDUBON	23-00062	01/10/23	Shared Svcs Agreeemnt: Court Svc	Open	17,666.66	0.00		
BRITTECH	BRT TECHNOLOGIES LLC	23-00063	01/10/23	Assessor Software 2023	Open	165.00	0.00		

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CAMDE130	CAMDEN COUNTY M U A	23-00035	01/07/23	Sewer Service 12/01-02/28/2023	Open	440.00	0.00		
CAMDE140	CAMDEN COUNTY MAYORS ASSO	23-00037	01/07/23	ANNUAL MEMBERSHIP 2023 KEENAN	Open	350.00	0.00		
CENTE015	CENTER FOR FAMILY SERVICES,INC	23-00049	01/09/23	Sterling MUA: Resiliency Care	Open	2,500.00	0.00		
CERTI010	CERTIFIED TIRE & AUTO SERV LLC	22-01512	12/08/22	DPW: 2005 F450 (2) Tires	Open	669.30	0.00		
CIT00010	CIT	22-01178	09/30/22	Boro Hall Copier Lease 2022	Open	173.52	0.00		
		23-00033	01/07/23	PATROL OFFICE COPIER LEAS 2026	Open	132.00	0.00		
		23-00034	01/07/23	POL CLERK OFF COPIER LEASE '23	Open	69.00	0.00		
		23-00074	01/10/23	Pol Upstairs Copier: Lease	Open	69.00	0.00		
						443.52			
COMCA010	COMCAST	23-00044	01/07/23	INTERNET SERVICE JANUARY 2023	Open	252.25	0.00		
COMPU045	COMPUTER SQUARE INC	23-00069	01/10/23	RMS ANNUAL MAINT,ETIX,MDT LIC	Open	7,300.00	0.00		
COURI010	COURIER POST	22-01561	12/19/22	LGL Not: 2022 Road Prgm Bid	Open	121.84	0.00		
COVAN005	COVANTA ENERGY LLC	23-00004	01/05/23	Trash Tonnage Dec.22(238.86)TN	Open	20,654.24	0.00		
CAMBURND	DANIEL CAMBURN	22-00713	06/13/22	Uniform Clothing Reimburs 2022	Open	516.60	0.00		
DIVAL005	DIVAL SAFETY EQUIPMENT, INC.	23-00031	01/07/23	Z.Collins: Nameplate (1)	Open	15.40	0.00		
EDSRENTA	ED'S RENTAL & TOOLS INC	23-00005	01/05/23	FD: AP 300 Bateriaes (2)	Open	379.98	0.00		
FARRE020	FARRELL, THOMAS	22-01607	12/29/22	MEDICAL EXPENSE REIM 2022	Open	882.88	0.00		
FOLEY005	FOLEY INCORPORATED	23-00048	01/09/23	FD:Generator Maint Contract'23	Open	1,042.42	0.00		
GARDE065	GARDEN STATE SECURITY GROUPLLC	23-00032	01/07/23	Alarm Monitor 10-1 to 12-31-22	Open	312.00	0.00		
GENE0005	GENE OLDSON ELEC CONTRACTRSLLC	23-00006	01/05/23	FD:Supply+Install LED Fixtures	Open	3,550.00	0.00		

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GPANJ005	GPANJ (Gov Purch Assoc of NJ)	23-00039	01/07/23	C.Perkins: Membership Dues '23	Open	100.00	0.00		
HERO0005	HERO OUTFITTERS LLC	22-01596	12/27/22	T.Farrell: Base Shirts (8)	Open	532.00	0.00		
		22-01597	12/27/22	J.Beasley: Add "Lt" Bars	Open	48.00	0.00		
						580.00			
HOMED010	HOME DEPOT CREDIT SERVICES	22-01583	12/21/22	Credit Card Purchases: Dec'22	Open	294.58	0.00		
		23-00016	01/06/23	Credit Card Purchase Dec.2022	Open	71.94	0.00		
						366.52			
IACPNET	INTERNATIONAL ASSOCIATION OF	23-00043	01/07/23	ACTIVE DUES 01/01/23-12/31/23	Open	190.00	0.00		
JOHNS020	JOHNSON, BRET	23-00042	01/07/23	2023 Retire Health Care Reimb	Open	3,132.18	0.00		
LAURE010	LAUREL LAWNMOWER SERVICE, INC.	23-00055	01/09/23	DPW: Fuel Cap+Bushing 72" Mowr	Open	28.69	0.00		
LAWMA010	LAWMEN SUPPLY COMPANY OF NJ IN	22-01395	11/14/22	PD: Bullet Proof Vests (4)	Open	4,778.96	0.00		
LEXIS005	LEXISNEXIS RISK SOLUTIONS	23-00060	01/10/23	MONTHLY CONTRACT+SEARCHS 11/22	Open	32.00	0.00		
		23-00061	01/10/23	MONTHLY CONTRACT+SEARCHS 12/22	Open	32.00	0.00		
						64.00			
LOWES010	LOWES COMPANIES INC	22-01558	12/19/22	Credit Card Purchases Dec.2022	Open	267.90	0.00		
MAJES005	MAJESTIC OIL CO INC	23-00059	01/10/23	DYED ULS DIESEL FUEL	Open	5,549.80	0.00		
MEYER020	MEYERS, MICHAEL	22-00843	07/07/22	MEDICAL EXPENSE REIM 2022	Open	47.76	0.00		
MONMO005	MONMOUTH TELECOM	23-00003	01/05/23	Jan.2023 Bill (Dec.2022) Usage	Open	1,357.67	0.00		
MUNCO	Muni Construct Officials of NJ	23-00026	01/06/23	2023 Membership Dues	Open	75.00	0.00		
NJCM0010	NEW JERSEY CONF OF MAYORS	23-00038	01/07/23	2023 MEMBERSHIP DUES	Open	395.00	0.00		
NJDEP025	NJ DEPT OF HEALTH & SENIOR SVC	22-01609	12/30/22	DEC 2022-MONTHLY DOG LIC RPT	Open	1.20	0.00		
NJSTA060	NJ STATE LEAGUE OF	23-00036	01/07/23	ANNUAL MEMBERSHIP 2023	Open	682.00	0.00		

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NJDISCOV	NJDISCOVERYDOCS.COM LLC	23-00050	01/09/23	ANNUAL RENEWAL ALCOTEST 2023	Open	1,070.00	0.00		
OTISE010	OTIS ELEVATOR COMPANY	23-00046	01/07/23	ELEVATOR MAINTENANCE 2023	Open	3,838.68	0.00		
PERKI005	PERKINS, CHERYL	22-01606	12/29/22	NJLM Conference '22: Expenses	Open	175.00	0.00		
PETTY010	PETTY CASH	23-00018	01/06/23	2023 PETTY CASH START-UP	Open	75.00	0.00		
RSCOM010	R & S COMPUTER SERVICES	23-00041	01/07/23	Monthly Web Updt,Eblast 01/23	Open	209.00	0.00		
RADIU005	RADIUS180 LLC	23-00072	01/10/23	IT SUPPT-BACKUP STORAGE JAN'23	Open	499.99	0.00		
		23-00073	01/10/23	IT SUPPORT BOROUGH HALL JAN'23	Open	1,050.00	0.00		
						1,549.99			
REGIS010	REGISTRARS' ASSOCIATION OF NJ	23-00029	01/07/23	S.McCart: Annual Dues	Open	25.00	0.00		
		23-00030	01/07/23	B.Bray: Annual Dues	Open	25.00	0.00		
						50.00			
CAMDE210	REPUBLIC SERVICES, INC.	23-00056	01/09/23	Resi Single Stream - Dec. 2022	Open	7,669.08	0.00		
MCCARTSH	SHARON MCCART	23-00002	01/05/23	Med Expense Reimb 2022 (Bal)	Open	812.12	0.00		
SIRCH010	SIRCHIE ACQUISITION CO.,LLC	22-01480	12/06/22	Forensic Supplies	Open	38.97	0.00		
STAPL010	STAPLES BUSINESS ADVANTAGE	22-01591	12/23/22	FD:HP85A+Laminatr/Sharon:File	Open	93.28	0.00		
		22-01602	12/28/22	Toilet Bowl Cleaner/File Caddy	Open	51.24	0.00		
		22-01605	12/29/22	FD: HP910 4/Pack	Open	79.89	0.00		
						224.41			
STATE030	STATE OF NEW JERSEY	23-00024	01/06/23	RETIREE EMPLOYEE HEALTH-JAN 23	Open	32,963.93	0.00		
		23-00025	01/06/23	ACTIVE EMPLOYEE HEALTH-DEC 22	Open	29,875.82	0.00		
						62,839.75			
STERL030	STERLING HIGH SCHOOL	23-00058	01/09/23	REGIONAL SCHOOL TAX-JAN 2023	Open	274,991.36	0.00		
SCHMIDTS	STEVEN SCHMIDT	23-00010	01/05/23	Medical Reimbursement 2022	Open	900.00	0.00		
		23-00028	01/07/23	Uniform Clothing Reimb'22(Bal)	Open	196.00	0.00		
						1,096.00			



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STRAT040	STRATFORD BOARD OF EDUCATION	23-00057	01/09/23	LOCAL SCHOOL TAX-JANUARY 2023	Open	855,206.50	0.00		
TACTI005	TACTICAL PUBLIC SAFETY LLC	23-00051	01/09/23	2009 Ford Crown Vic: Decaling	Open	1,600.00	0.00		
TAXCO015	TAX COLLECT&TREASR ASSOC OF NJ	23-00023	01/06/23	2023 MEMBERSHIP-ROBIN SARLO	Open	100.00	0.00		
BREAK010	THE BREAKER GROUP INC	23-00053	01/09/23	PD: Driver Replaced	Open	100.00	0.00		
PLATT005	THE PLATT LAW GROUP, P.C.	23-00065	01/10/23	LGL SVC BERLIN RD -SDA 12/29	Open	92.50	0.00		
		23-00066	01/10/23	LGL SVC GENERAL FILE 12/2022	Open	3,308.30	0.00		
		23-00067	01/10/23	LGL SVC:CYRIAC BERLIN Rd Storg	Open	1,313.50	0.00		
		23-00068	01/10/23	Laurel Mills Law Suit	Open	1,128.50	0.00		
						5,842.80			
RETRO001	THE RETROSPECT	23-00011	01/05/23	LGL NOT:Inspect Assessmnt Book	Open	19.69	0.00		
		23-00070	01/10/23	LGL Not:'23 Boards+Committees	Open	64.06	0.00		
						83.75			
TREAS010	TREASURER STATE OF N J	23-00045	01/07/23	DCA Training Fees 4th Qtr 2022	Open	1,023.00	0.00		
VERIZ020	VERIZON WIRELESS SERVICES LLC	22-01559	12/19/22	FIRE MDT SVC 12/24-01/23/23	Open	200.11	0.00		
		22-01601	12/28/22	CELL SVC 12/20/22-01/19/23	Open	202.32	0.00		
		23-00007	01/05/23	MDT SVC 12/24/22-01/23/2023	Open	608.20	0.00		
						1,010.63			
VOORH010	VOORHEES ANIMAL ORPHANAGE	23-00040	01/07/23	Animal Shelter Contract 2023	Open	373.75	0.00		
WBMAS010	W.B. MASON CO INC	23-00012	01/05/23	2022 Water Cooler Rental(Bal)	Open	2.85	0.00		
FLEETPH6	WEX BANK-FLEET PHILLIPS 66	23-00009	01/05/23	Gasoline Purchases Dec.2022	Open	2,603.92	0.00		
FLEETWEX	WEX BANK-FLEET-WAWA	23-00008	01/05/23	Gasoline Purchases Dec.2022	Open	1,376.85	0.00		
WOODM010	WOODMERE INVESTMENTS LLC	23-00001	01/05/23	Trash Collections Sept-Dec '22	Open	7,533.68	0.00		
Total Purchase Orders: 100					Total P.O. Line Items: 0	Total List Amount: 1,329,796.02	Total Void Amount: 0.00		

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Totals by Year-Fund		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
Fund Description	Fund						
CURRENT FUND	2-01	106,542.09	0.00	106,542.09	0.00	0.00	106,542.09
SEWER OPERATING F	2-07	3,203.94	0.00	3,203.94	0.00	0.00	3,203.94
	Year Total:	109,746.03	0.00	109,746.03	0.00	0.00	109,746.03
CURRENT FUND	3-01	1,202,372.11	0.00	1,202,372.11	0.00	0.00	1,202,372.11
SEWER OPERATING F	3-07	868.64	0.00	868.64	0.00	0.00	868.64
	Year Total:	1,203,240.75	0.00	1,203,240.75	0.00	0.00	1,203,240.75
GENERAL CAPITAL F	C-04	1,104.00	0.00	1,104.00	0.00	0.00	1,104.00
FEDERAL AND STATE	G-02	8,723.96	0.00	8,723.96	0.00	0.00	8,723.96
TRUST OTHER FUND	T-03	6,606.33	0.00	6,606.33	0.00	0.00	6,606.33
ANIMAL CONTROL FU	T-12	374.95	0.00	374.95	0.00	0.00	374.95
	Year Total:	6,981.28	0.00	6,981.28	0.00	0.00	6,981.28
Total of All Funds:		1,329,796.02	0.00	1,329,796.02	0.00	0.00	1,329,796.02

**COUNCIL COMMENTS:**

- Councilman Gandy – Councilman Gandy wished everyone a Happy New Year and he looks forward to a great 2023 and working with everyone on Council. Councilman Gandy thanked the Fire Department, Emergency Management and Police Department for the great job they do for the Borough. Councilman Gandy thanks Ron Morello and Vincent Jess for their efforts with OEM and the Fire Department.
- Councilman Kelly – Councilman Kelly stated he was impressed with the work of the Stratford Fire Department to extinguish a fire in a backyard shed in his neighborhood. Councilman Kelly stated the fire fighters did a great job and prevent further damage. Councilman Kelly thanks all of the Borough first responders. Councilman Kelly thanks the employees at Borough Hall for their efforts.
- Councilwoman Hall – Councilwoman Hall stated she echoes the comments of her fellow Council Members. Councilwoman Hall thanked residents for their support of her for another term on Council. Councilwoman Hall stated the dedicated member of Council are all looking forward to working together and hope to accomplish more great things in 2023.
- Councilwoman Lomanno – Councilwoman Lomanno thanked residents for their support for another three years on Council. Councilwoman Lomanno also thanked Commissioner Young who attended the reorganization meeting and swore in the members. Councilwoman Lomanno thanked Cheryl Perkins for her work for the Borough and congratulated her on being name Employee of the Year for 2022. Councilwoman Lomanno stated the Borough accomplished a lot in 2022 including a new trash department, Berlin Road townhouse and upcoming projects including Laurel Mills and the senior assisted living project. Councilwoman Lomanno thanked Tom Farrell for his efforts to assist the Borough and its Police Department.

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- Councilman Gilligan – Councilman Gilligan stated he can't add to the fine words of his friends and colleagues on Council.
- Councilman Tolomeo – Councilman Tolomeo thanked the borough staff in all of its departments for the great work they do. Councilman Tolomeo stated chipping has resumed.

**GOOD AND WELFARE:**

Councilman Gilligan 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.

John Gentless, 111 Union Ave – Mr. Gentless asked if he could transplant a tree in honor of his brother who recently passed away. Mr. Keenan stated the Borough does not own or maintain street trees and he would need to discuss the matter with the property owner.

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

**ADJOURN:**

Councilwoman Hall motioned to adjourn the meeting at approx. 7:18 PM. Councilwoman Lomanno seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:

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Bill Bray, RMC  
Borough Clerk