

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
JUNE 8, 2023
6:30 P.M.

CALL TO ORDER:

The June 8, 2023 Stratford Borough Agenda Meeting/Redevelopment Workshop.

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 | STEVEN BACH, BOROUGH ENGINEER |
| COUNCILMAN JAMES KELLY | RON MORELLO, POLICE/OEM COORDINATOR |
| COUNCILWOMAN LINDA HALL | JOHN D. KEENAN JR, ACTING BUSINESS ADMINISTRATOR |
| COUNCILWOMAN TINA LOMANNO | BILL BRAY, BOROUGH CLERK |
| 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 _____

POLICE/ OEM REPORT:

ENGINEER REPORT:

APPROVAL OF MINUTES:

MAY 4, 2023 AGENDA MEETING
MAY 9, 2023 REGULAR MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS:

| | |
|-----------|---|
| REPORT #1 | UPCOMING PUBLIC HEARINGS OF ORDINANCES |
| ORD. 23-6 | AN ORDINANCE TO AMEND CHAPTER 2.04 – ADMINISTRATION & PERSONNEL |
| ORD. 23-7 | 2023 SALARY ORDINANCE |

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
JUNE 8, 2023
6:30 P.M.

NEW BUSINESS:

REPORT #2 UPCOMING INTRODUCTION OF ORDINANCES
ORD. 23:8 AUTHORIZE ISSUANCE OF \$650,000 IN BONDS/NOTES

RESOLUTIONS:

RESOLUTIONS 23:76 THROUGH 23:87 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. 23-76 AUTHORIZE NON-CONDEMNATION REDEVELOPMENT STUDY – EAST LAUREL ROAD
RES. 23-77 AUTHORIZE AUCTION FOR PLENARY RETAIL DISTRIBUTION LICENSE
RES. 23-78 APPOINT PART-TIME LABORERS
RES. 23-79 APPOINT DPW LABORER
RES. 23-80 APPROVE RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSE
RES. 23-81 APPROVE RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSE
RES. 23-82 AUTHORIZE MOU WITH SBOE FOR SROs
RES. 23-83 APPROVE TEMPORARY SALARY INCREASES FOR CERTAIN CONSTRUCTION EMPLOYEES
RES. 23-84 AUTHORIZE ASSIGNMENT & ASSUMPTION OF RDA
RES. 23-85 APPROVE FINANCIAL AGREEMENT
RES. 23-86 APPOINT GRANT ADMINISTRATORS
RES. 23-87 AUTHORIZE TRANSFER OF SURPLUS PROPERTY
RES. 23-88 AUTHORIZE NJDOT MUNICIPAL AID GRANT APPLICATION – CENTRAL & KIRKWOOD IV
RES. 23-89 AUTHORIZE EXECUTIVE SESSION – CONTRACT NEGOTIATIONS - BRANDYWINE

Motion: _____ Second: _____ RCV: _____

COUNCIL COMMENTS:

GOOD AND WELFARE: (5 min per person)

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 _____

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 _____

RESOLUTION 23-76

RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD JOINT LAND USE BOARD TO UNDERTAKE A NON-CONDEMNATION REDEVELOPMENT AREA PRELIMINARY INVESTIGATION FOR THE ENTIRETY OF BLOCK 36, LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16; BLOCK 40, LOTS 2, 3, 4, 5, 7, 8, 9 & 10; BLOCK 41, LOTS 2, 2.01, 3, 4, 5, 6, 7 & 8 IN THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN TO THE BOROUGH OF STRATFORD

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, authorizes the Governing Body of any municipality, by Resolution, to have its Planning Board undertake a preliminary investigation to determine whether an area of the municipality is a non-condemnation redevelopment area pursuant to legal criteria set forth at N.J.S.A. 40A:12A-5 and the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, the Governing Body of the Borough of Stratford desires that the Joint Land Use Board undertake an investigation as to whether BLOCK 36, LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16; BLOCK 40, LOTS 2, 3, 4, 5, 7, 8, 9 & 10; BLOCK 41, LOTS 2, 2.01, 3, 4, 5, 6, 7 & 8 satisfy the criteria for an area in need of redevelopment, to conduct a public hearing or hearings regarding the investigation, to consider all substantial evidence to support a recommendation as to whether there is substantial evidence to support the conclusion of whether the property, or any part thereof, is in need of redevelopment pursuant to the criteria for redevelopment set forth at N.J.S.A. 40A:12A-5 and applicable case law regarding the same and included in a non-condemnation redevelopment area pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, upon completion of the investigation and public hearing, the Joint Land Use Board shall provide a recommendation to the Governing Body.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, that:

1. The Joint Land Use Board of the Borough of Stratford ("Planning Board") is hereby authorized and directed to conduct a preliminary investigation or investigations and hold a public hearing or hearings to recommend whether BLOCK 36, LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16; BLOCK 40, LOTS 2, 3, 4, 5, 7, 8, 9 & 10; BLOCK 41, LOTS 2, 2.01, 3, 4, 5, 6, 7 & 8 or any part thereof, is in need of redevelopment as a Non-Condensation Redevelopment Area and to submit its recommendation to the Mayor and Borough Council in accordance with N.J.S.A. 40A:12A-6. If a redevelopment determination is thereafter made by the Borough Council, said determination will not

authorize the Borough of Stratford to exercise the power of eminent domain to acquire property in the delineated area.

2. The Planning Board is hereby directed to make its recommendation after giving public notice, including mailed notice to the owner of the parcel of property, and conducting a public hearing as provided in N.J.S.A. 40A:12A-6.
3. The public notice shall specifically state that a redevelopment area determination shall not authorize the Borough of Stratford to exercise the power of eminent domain to acquire property in the delineated area and shall comply with the requirements and hearing procedures of N.J.S.A. 40A:12A-6, including the Non-Condensation Redevelopment Area requirements of N.J.S.A. 40A:12A-6.
4. Before the public hearing, the Planning Board shall prepare maps showing the boundaries of the proposed redevelopment areas, and the location of the parcels in each area. A statement setting for the basis for the investigation shall be appended to the maps.
5. After completing the public hearing, the Planning Board shall transmit to the governing body its recommendation as to whether BLOCK 36, LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16; BLOCK 40, LOTS 2, 3, 4, 5, 7, 8, 9 & 10; BLOCK 41, LOTS 2, 2.01, 3, 4, 5, 6, 7 & 8, or any part thereof, should be determined, or not be determined, to be an area in need of redevelopment.
6. This Resolution shall take effect immediately.

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2023:77
BOROUGH OF STRATFORD
AUTHORIZING ISSUANCE OF ONE PLENARY RETAIL CONSUMPTION LIQUOR
LICENSE TO THE HIGHEST QUALIFIED BIDDER PURSUANT TO PUBLIC SALE

WHEREAS, pursuant to the Federal Census, two (2) Plenary Retail Consumption Liquor Licenses and one (1) Retail Distribution Liquor License as authorized for issuance by the Borough Council of the Borough of Stratford; and

WHEREAS, said Plenary Retail Consumption Liquor Licenses and the Retail Distribution Liquor License may be issued in the Borough of Stratford at the discretion of the Borough Council of the Borough of Stratford, pursuant to N.J.S.A. 33:1-1, *et seq.* as modified by N.J.S.A. 52:17B-1, *et seq.*, and the regulations promulgated thereunder; and

WHEREAS, pursuant to N.J.S.A. 33:1-1, *et seq.*, the Borough of Stratford is authorized to issue two (2) Plenary Retail Consumption Liquor Licenses and one (1) Plenary Retail Distribution Liquor License to the highest qualified bidder therefore, at a public sale conducted for such purpose, and to remit the funds derived therefrom to the Municipal Treasury for the general uses of the Borough; and

WHEREAS, it is the desire and intention of the Borough Council to utilize and adopt the provisions and authority of N.J.S.A. 33:1-19, *et seq.*, to generate the greatest available revenue for the Borough of Stratford; and

WHEREAS, it is determined that said action is in the best interests of the taxpayers, citizens and residents of the Borough of Stratford.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey, as follows:

1. One Plenary Retail Consumption Liquor License shall be and is hereby authorized to be issued at the present time to the highest qualified bidder therefore pursuant to a public sale

for such purpose which shall be conducted by the Borough Council in accordance with all applicable provisions of New Jersey law.

2. All prospective bidders for the aforementioned Plenary Retail Consumption Liquor License shall and must comply with the following qualifications for consideration of a bid:

A. Each bidder shall complete and submit, along with the bidder's prospective bid, a fully and properly completed application for a liquor license as prescribed by the New Jersey Division of Alcohol Beverage Control and as available from the office of the Borough Clerk of the Borough of Stratford. The aforesaid application shall be submitted at the same time as the bidder's bid but shall be contained in a separate envelope (along with the other materials and documentation required hereunder) to permit advance review of such application by the appropriate agents and representative of the Stratford Borough Council.

B. Each bidder shall be required to comply with all of the terms and provisions of N.J.S.A. 33:1-25 and all other applicable provisions and requirements of law and rules and regulations of the State of New Jersey in regard to the issuance of Liquor Licenses, including the submission of a Certification that it meets any and all special conditions or requirements contained in the Notice and knows of no reason why they would be disqualified from having an interest in a retail liquor license in the State of New Jersey.

C. The premises to be licensed shall be located within the White Horse Pike corridor (more specifically described as premises located on State Route 30 from the northern border with Somerdale, beginning with the properties adjacent to the intersection with Colby Avenue, running to the southern border of the highway, with Laurel Springs border at the intersection with Broadway and Lindenwold border, at the intersection with Suburban Terrace) in the Borough of Stratford wherein the use and operation of a business utilizing the liquor license

would be a permitted use under the applicable zoning or land development regulations of the Borough of Stratford.

D. If the prospective bidder is a corporation, the bidder shall be required to submit, along with the completed application for a liquor license, a copy of the Certificate of Incorporation for the bidder and a current Certificate of Good Standing from the Secretary of State of the State of New Jersey.

E. If the prospective bidder is a partnership or individual, the bidder shall be required to submit, along with the completed application for a liquor license, a copy of the Trade Name Registration required to be filed and maintained in Camden County if the bidder will trade under a name other than his, hers, theirs or its own.

F. If the prospective bidder is a partnership or joint venture, the prospective bidder shall submit, along with the completed application for a liquor license required hereunder, a copy of the partnership or joint venture agreement.

G. Each prospective bidder shall be and is hereby required to submit, along with the completed application for a liquor license hereunder, a complete disclosure of all financing obtained or to be sought to be licensed for the operation of the facility for which the liquor license is sought. This disclosure shall include, without limitation, copies of any existing loan commitments, applications for loans and/or loan rejections. Following the issuance of a liquor license to any successful bidder, such bidder shall be required to submit copies of all loan documents which pertain to the purchase of the premises sought to be licensed or the operation of the facility for which the liquor license is sought.

H. The Stratford Borough Council reserves the right to require and demand from each prospective bidder any other documents or materials which are deemed to be necessary

by any agent or representative of the Borough of Stratford Council to permit the full and proper consideration of a particular bidder's application.

3. All bids for said licenses shall be sealed and received by the Clerk of the Borough of Stratford at the Office of the Borough Clerk in the Borough of Stratford Municipal Building, 307 Union Avenue, Stratford, New Jersey, no later than 4:00 p.m. (Prevailing time) on July 14, 2023. All bids shall be clearly written, signed and submitted by bidders in a sealed envelope properly identifying on the face of the envelope the name and address of the bidder and the particular license for which the bid is submitted.

4. All prospective bidders shall apply and qualify for the license prior to the public sale and shall include proof of qualification for a liquor license with their bids. Accordingly, each bidder shall properly complete and file with the Borough Clerk in a separate envelope and as a separate submittal from the bid, the following: a New Jersey Division of Alcoholic Beverage Control Liquor License Application for the License sought (the form for which may be obtained from the Borough Clerk); the required license fee; a deposit of 10% of their bid; publication costs; and proof of qualification which shall include all documents required in compliance with the terms and conditions prescribed as qualification for bidding or as a condition of sale and award of a license. Said application, fee deposit, publication costs and proof of qualification shall be submitted and received by the Borough Clerk at the same time, and no later than July 14, 2023 when all sealed bids are required to be submitted.

5. Notice of each application shall be published by the Borough Clerk at the cost of each applicant.

6. All prospective bidders shall qualify no later than five (5) business days prior to the opening of bids, and the names of those applications who meet the qualification for bidding as

fixed by law, shall be publicly announced by the Borough Clerk at 4:00 p.m. (Prevailing time) on July 14, 2023 in the office of the Borough Clerk.

7. Sealed bids will be opened on July 19, 2023 at 10:00 a.m. and read in public at the Meeting Room in the Borough of Stratford Municipal Building, 307 Union Avenue, Stratford, New Jersey. No sealed bids shall be opened from or on behalf of any prospective bidder who does not qualify and no bid shall be considered which does not contain proof of qualification. Borough Council, however, reserves the right to postpone or cancel the public sale of the aforesaid license at any time prior to the opening of bids.

8. The minimum acceptable bid for the sale and issuance of a Plenary Retail Consumption Liquor License shall be not less than the sum of three hundred thousand dollars (\$300,000.00). Upon the conclusion of the sale, the Borough Council shall issue a license to the highest bidder therefore upon payment of the balance of their bid and the license fee, or shall reject all bids if the highest qualified bid is not accepted.

The successful highest qualified bidder for the license to be issued shall pay unto the Borough of Stratford in cash or by certified check, the balance of his bid within ten (10) days after the determination and award is made by the Borough Council. In default of such payment as provided herein, the Borough Council may retain the ten (10%) percent deposit and in its discretion award and issue said license to the next highest qualified bidder, who shall comply with all provisions of this Resolution.

If a license is issued to the highest qualified bidder, the license fee shall be prorated from the effective date of the license and where the amount deposited exceeds the prorated license fee, the licensee shall be entitled to a refund of the excess.

9. After the award of the license, the fees paid by the unsuccessful bidders shall be refunded.

10. All funds derived from the conduct of the sale shall be remitted to the Borough Treasurer for the general use of the Borough.

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:78

**APPOINT PART-TIME EMPLOYEES TO THE TRASH & RECYCLING
DEPARTMENT**

WHEREAS, the Borough of Stratford has created a trash and recycling department for the benefit of the residents; and

WHEREAS, the Borough of Stratford is desirous to make an appointment for a part time position to ensure adequate staffing is maintained as herein described:

Jeffrey Steinhaus – Part-Time Laborer – Effective May 18, 2023
Gabriel Donald Frankenfield - Part-time Laborer – Effective May 30, 2023
Dominic Soprano - Part-time Laborer – Effective June 9, 2023

NOW, THEREFORE, BE IT RESOLVED, by Borough Council approves the above listed appointment to the Department of Trash and Recycling.

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 June 8, 2023.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 23:79

WHEREAS, the Borough of Stratford Department of Public Works has a vacancy for a full time Laborer position:

WHEREAS, the Public Works Committee has reviewed the applicants and has made a recommendation to appoint Paul D. Simmons to the position of full time Laborer for the Department of Public Works; and

WHEREAS, the salary for this position will be \$36,565.00 a year based on 2023 salary ranges,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Paul D. Simmons, a Stratford resident to a full time Laborer position with the Stratford Public Works Department on or before May 22, 2023.

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

**RESOLUTION 23:80
AUTHORIZE RENEWAL OF THE ABC LICENSE FOR
LAMARTINIQUE BOWLING ACADEMY, INC**

WHEREAS, the Borough of Stratford has received the NJ Tax Clearance Certificate for an active liquor license; and

WHEREAS, the annual permit for the active license is due for renewal for the period of 2023-2024; and

WHEREAS, all required fees have been paid,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to authorize the renewal of the ABC License for the following:

0432-33-002-002 LaMartinique Bowling Academy, Inc.

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

**RESOLUTION 23:81
AUTHORIZE RENEWAL OF THE ABC LICENSE FOR
RIDHIR, INC.**

WHEREAS, the Borough of Stratford has received the NJ Tax Clearance Certificate for an active liquor license; and

WHEREAS, the annual permit for the active license is due for renewal for the period of 2023-2024; and

WHEREAS, all required fees have been paid,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to authorize the renewal of the ABC License for the following:

0432-44-003-001 Ridhir, Inc.

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 June 8, 2023.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 23:82
AUTHORIZE MEMORANDUM OF UNDERSTANDING WITH STRATFORD BOARD OF
EDUCATION FOR SCHOOL RESOURCE OFFICERS

WHEREAS, the Stratford School Board desires to have the services of School Resource Officers;
and

WHEREAS, Stratford Police Department has the ability and resources to provide School Resource Officers at the Yellin and Parkview Schools; and

WHEREAS, the Borough of Stratford desires to provide the services of School Resource Officers for a period beginning on September 1, 2023, and expiring on June 30, 2024; and

WHEREAS, the parties desire to continue in a Shared Services Agreement with the Borough of Stratford providing School Resource Officers, and

WHEREAS, this agreement promotes the health and safety of the people of Stratford;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council to authorize the execution of the Memorandum of Understanding (EXHIBIT A) between Stratford Board of Education and the Borough of Stratford.

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23-83

RESOLUTION RATIFYING TEMPORARY SALARY INCREASE FOR CERTAIN CONSTRUCTION DEPARTMENT EMPLOYEES FOR NEW RESIDENTIAL HOUSING DEVELOPMENTS AND THE NEW SENIOR LIVING FACILITY

WHEREAS, certain Construction Department employees have assumed additional responsibilities in order to maintain systematic processing of construction applications, scheduling and completing inspections for new residential housing developments and the new senior living facility; and

WHEREAS, the salaries shall be paid at the time designated to the employees of the Construction Department, who hold or are appointed to the positions, beginning on June 01, 2023, or as specifically noted and shall continue for the duration of these projects; and

WHEREAS, it is recommended approving a salary increase per project to the Building Subcode Official/Building Inspector; Electrical Subcode Official/Electrical Inspector; Fire/Plumbing/Mechanical Inspector; and Fire Subcode Official/Plumbing Subcode Official/Mechanical Subcode Official to recognize their meritorious service and assumption of additional responsibilities as their workload will increase exponentially throughout the duration of this project; and

WHEREAS, the Borough Council has determined to approve the following salary increases to the following employees, to be paid on a monthly basis based on the number of inspections completed at \$25.00 per inspection per each UCC Subcode to commence on payment of initial permit fees for the specific projects, and terminate when the last Certificate of Occupancy/Approval is issued for:

| | | |
|---|---|---------------|
| Building Subcode Official/Building Inspector | - | Wayne Hans |
| Electrical Subcode Official/Electrical Inspector | - | Mark Laggy |
| Fire/Plumbing/Mechanical Inspector | - | Colin Mahon |
| Fire Subcode/Plumbing Subcode/Mechanical Subcode Official | - | Peter Carbone |

NOW, BE IT RESOLVED, by the Council of the Borough of Stratford, County of Camden, State of New Jersey, that the Borough Council ratifies and authorizes payment of the stated salary increases to the stated employees.

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

**RESOLUTION 23:84
BOROUGH OF STRATFORD**

AUTHORIZING AND APPROVING A PARTIAL ASSIGNMENT AND ASSUMPTION OF THE REDEVELOPMENT AGREEMENT BETWEEN STRATFORD SQUARE URBAN RENEWAL CONDOMINIUM ASSOCIATION, LLC, AS ASSIGNOR AND STRATFORD SQUARE CONDO 8 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

WHEREAS, Stratford Square Urban Renewal Condominium Association, LLC (“Assignor”) and the Borough of Stratford (“Borough”) entered into that certain Redevelopment Agreement dated April 18, 2018, as amended by that certain First Amendment to Redevelopment Agreement dated May 14, 2019 (collectively, as amended, the “RDA”); and

WHEREAS, the RDA set forth the rights and responsibilities of the Borough and the Assignor for the redevelopment of Block 62, Lot 2, also known as 222 South Whitehorse Pike, Stratford, New Jersey 08084 (the “Property”); and

WHEREAS, on October 5, 2017, the Assignor 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;

WHEREAS, pursuant to the Master Deed, the Property was divided into fifteen separate units, including Unit 8 (formerly Units 8, 9, 10 and 11) (the “Unit”); and

WHEREAS, the Assignor has entered into an Agreement of Purchase and Sale of Real Estate dated February 8, 2023 (the “Agreement”) with Stratford Square Condo 8 Urban Renewal, LLC (“Assignee”) pursuant to which Assignor has agreed to sell, and Assignee has agreed to purchase, the Unit subject to the Borough’s approval of the transfer; and

WHEREAS, as part of the Agreement, Assignor will be selling and assigning all of its rights, title and interest in Stratford Square Condo 8 Urban Renewal, LLC to Assignee; and

WHEREAS, at closing of the sale of the Unit pursuant to the Agreement, the Assignor desires to assign and convey the rights of the Assignor for the redevelopment of the Unit pursuant to the RDA to the Assignee pursuant to Section 8.2(a) of the RDA; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey that:

1. In accordance with the terms of Section 8.2(a) of the Redevelopment Agreement and other applicable law, the partial assignment of the Redevelopment Agreement from Assignor to Stratford Square Condo 8 Urban Renewal, LLC, Assignee is hereby authorized and approved by the Mayor and Borough Council.

2. If necessary or required, the Mayor and Borough Clerk are hereby authorized to execute and directed to execute and deliver the Partial Assignment and Assumption of Redevelopment Agreement, attached hereto as Exhibit "A" on behalf of the Borough.

3. All actions heretofore taken and documents prepared or executed by or on behalf of the Borough by the Mayor and Borough Clerk in connection with the partial assignment of the Redevelopment Agreement, is hereby ratified, confirmed, approved and adopted.

4. All other resolutions, or parts thereof, inconsistent herewith are hereby rescinded and repealed to the extent of any such inconsistency.

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

EXHIBIT "A"
ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT

**RESOLUTION 23:85
BOROUGH OF STRATFORD**

AUTHORIZING AND APPROVING A UNIT FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION WITH STRATFORD SQUARE CONDO 8 URBAN RENEWAL ENTITY, LLC FOR UNIT 8 (FORMERLY UNITS 8, 9, 10 AND 11), BLOCK 62, LOT 2 ON THE OFFICIAL BOROUGH TAX MAP

WHEREAS, Stratford Square Urban Renewal Condominium Association, LLC (“Original Entity”) and the Borough entered into that certain Financial Agreement dated September 12, 2017 as amended by that certain Amendment to Financial Agreement dated June 11, 2019 (collectively, the “Financial Agreement”) for the property located at Block 62, Lot 2 within the Borough, also known by the street address of 222 South White Horse Pike (the “Property”); and

WHEREAS, Section 2.8 of the Financial Agreement provides that the Borough (i) acknowledged that the Original Entity would file a Master Deed creating a condominium form of ownership in the Property; (ii) agreed, pursuant to N.J.S.A. 40A:20-14, that it would consent to the sale of the units within the condominium and (iii) agreed, provided the purchaser was an urban renewal entity formed and qualified to do business under the provisions of the LTTEL, upon assumption by the Unit purchaser of the Original Entity’s obligations under the Financial Agreement, the tax exemption of the Unit being transferred would continue and inure to the unit purchaser, its successors and assigns; and

WHEREAS, the Original Entity filed that certain Master Deed for Stratford Square Urban Renewal Condominium Association LLC dated October 5, 2017 (the “Master Deed”) pursuant to which the Property was submitted to the condominium form of ownership and fifteen units were created as set forth in the Master Deed; and

WHEREAS, the Borough and the Entity have entered into this Agreement pursuant to Section 2.8 of the Financial Agreement for the Unit identified in the Preamble (the “Subject

Property” or “Subject Project”) which Unit 8 is to be consolidated pursuant to that certain Third Amendment to the Master Deed from Unit 8, 9, 10 and 11 comprising the former Bradlees’ building on the Subject Property.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey that that the Unit Financial Agreement for Unit 8 (Formerly Units 8, 9, 10 and 11) with Stratford Square Condo 8 Urban Renewal Entity, LLC be approved and the Mayor and Borough Clerk are authorized to execute the Unit Financial Agreement for Unit 8 (Formerly Units 8, 9, 10 and 11) on behalf of the Borough, subject to the execution and recordation (proof of same to be supplied to the Borough from Original Entity) of the Third Amendment to the Master Deed; and

BE IT FURTHER RESOLVED the Mayor and Borough Clerk are hereby authorized to execute the Unit Financial Agreement for Unit 8 (Formerly Units 8, 9, 10 and 11) on behalf of the Borough of Stratford subject to the final review and approval of the Borough Tax Assessor; and

BE IT FURTHER RESOLVED this Resolution shall take effect immediately

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

EXHIBIT "A"
UNIT FINANCIAL AGREEMENT WITH STRATFORD SQUARE CONDO 8 URBAN
RENEWAL ENTITY, LLC FOR UNIT 8 (FORMERLY UNITS 8, 9, 10 AND 11)
BLOCK 62, LOT 2

RESOLUTION 23:86

APPOINT GRANT ADMINISTRATORS

WHEREAS, the Borough of Stratford received a FEMA grant under its Staffing Adequate Fire and Emergency Response (SAFER) Program, EMW-2021-FF-01599; and

WHEREAS, the grant requirements include the preparation and submission of periodic reports to FEMA; and

WHEREAS, the Borough of Stratford is desirous to compensate members of the Stratford Fire Department for their efforts to compile and submit the required reports necessitated by the grant.

NOW, THEREFORE, BE IT RESOLVED, by Borough Council approves the below listed appointments:

Brian Gibson – Grant Administrator - \$6,600 annual stipend – Effective July 1, 2023
Michael Lemmerman – Grant Administrator - \$6,600 annual stipend – Effective July 1, 2023

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:87

WHEREAS, the Borough of Stratford Police Department has a surplus vehicle in its fleet;
and

WHEREAS, the Borough of Stratford Police Department has determined that this vehicle
is no longer serving a needed; and

WHEREAS, the Borough of Stratford has determined this vehicle would be better utilized
by the Stratford Fire Department; and

WHEREAS, it is the recommendation of the Police Administrator to transfer this vehicle
to the Fire Department to ensure it is utilized to the greatest benefit of residents and taxpayers.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize the
transfer of the following vehicle from the Police Department to the Fire Department:

2008 Ford Crown Victoria VIN# 2FAHP71V29X123594, 134,231 miles

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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:88

**RESOLUTION OF THE BOROUGH OF STRATFORD AUTHORIZING APPLICATION BY
THE BOROUGH ENGINEER TO THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION FOR THE RECONSTRUCTION OF CENTRAL AVENUE AND
KIRKWOOD AVENUE – PHASE IV**

WHEREAS, the State of New Jersey provides funding for certain road projects under Municipal Aid Funding; and

WHEREAS, the Mayor and Council have chosen to submit an application for Municipal Aid Funding; and

WHEREAS, the Governing Body has agreed to apply for funding for the following activity(s);

Reconstruction of Central Avenue from end of Phase II to Columbia Avenue and end of Phase III to Laurel Avenue

Reconstruction of Kirkwood Avenue from end of Phase III to Columbia Avenue

NOW, THEREFORE, BE IT RESOLVED that Council of Stratford formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2024-Stratford Borough-00241 to the New Jersey Department of Transportation on behalf of the Borough of Stratford.

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Stratford and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

CERTIFICATION

I, Bill Bray, Borough Clerk for the Borough of Stratford do hereby certify the foregoing to be a true and complete copy of a resolution adopted at a public meeting of the Governing Body held on June 8, 2023.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 23:89

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.

XX _____ (7) ***Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:***
The topic of discussion is related to Litigation Negotiations and Attorney Client Privilege;
Brandywine

_____ (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 June 8, 2023 that an Executive Session closed to the public shall be held on June 8, 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 June 8, 2023.

BILL BRAY, RMC
BOROUGH CLERK