

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
MARCH 9, 2023
6:30 P.M.

CALL TO ORDER:

The March 9, 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	

PRESENTATION CAMDEN COUNTY HEALTH DEPARTMENT

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:

Feb. 9, 2023 AGENDA MEETING
Feb. 9, 2023 EXECUTIVE SESSION MEETING
Feb. 14, 2023 REGULAR MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS:

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
ORD. 23:03	AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 15.20 – FLOOD DAMAGE PREVENTION

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NEW BUSINESS:

REPORT #2 UPCOMING INTRODUCTION OF ORDINANCES
ORD. 23-04 AN ORDINANCE TO AMEND CHAPTER 6 TO ALLOW BACKYARD HENS

ORD. 23-05 AN ORDINANCE TO AMENDING APPENDIX TO CHAPTER 2.12 ENTITLED "POLICE DEPARTMENT RULES AND REGULATIONS"

RESOLUTIONS:

RESOLUTIONS 23:42 THROUGH 23:49 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. 23-42 AUTHORIZE & SUPPORT PARKS COMMISSION GRANT APPLICATION
- RES. 23-43 AUTHORIZE RELEASE OF PERFORMANCE/WAIVE MAINTENANCE BOND – TIM HORTON’S
- RES. 23-44 AUTHORIZE RELEASE OF MAINTENANCE BOND – ALDI
- RES. 23-45 AUTHORIZE SALE OF SURPLUS PROPERTY
- RES. 23-46 AUTHORIZE SHARED SERVICE AGREEMENT – Electrical Subcode Official/Inspector
- RES. 23-47 AUTHORIZE CANCELATION OF TAXES FOR 100 PERCENT DISABLED VETERAN
- RES. 23-48 AUTHORIZE APPLICATION FOR CDBG GRANT
- RES. 23-49 APPOINT LIAISON TO HISTORIC PRESERVATION COMMISSION - KELLY

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 _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote _____

RESOLUTION 23:42

**SUPPORTING CAMDEN COUNTY OPEN SPACE GRANT APPLICATION FOR
STRATFORD ATHLETIC ORGANIZATION**

WHEREAS, the Stratford Park Commission is submitting a grant application for a Camden County Open Space Grant; and

WHEREAS, this application will continue to preserve and improve Saratoga Road Park which the Stratford Park Commission is the custodian; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to support the Stratford Park Commission in their grant application for a Camden County Open Space Grant.

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 at a meeting held on March 9, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2023:43

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF STRATFORD AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE AND WAIVE THE POSTING OF A MAINTENANCE BOND FOR STRATFORD EMPIRE LLC.

WHEREAS, Stratford Empire LLC is the developer of the Tim Horton's at 57 South White Horse Pike, Block 52, Lot 10.01; and

WHEREAS, Stratford Empire LLC posted a Performance Guarantee; and

WHEREAS, Stratford Empire LLC has requested the release of its performance guarantee since the site is complete per the approved plan; and

WHEREAS, the Borough Engineer has inspected the project and determined that the performance guarantee can be released; and

WHEREAS, the developer has asked the borough to waive the two (2) year maintenance guarantee; and

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey that the performance guarantee can be released and the returned to the developer.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Stratford, Camden County, State of New Jersey authorizes the waiver of the maintenance guarantee.

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 March 9, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2023:44

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF STRATFORD AUTHORIZING THE RELEASE OF THE MAINTENANCE BOND FOR ALDI

WHEREAS, Aldi, Inc is the developer of the Aldi Supermarket at 1102 White Horse Pike, Block 1, Lot 1; and

WHEREAS, Aldi Inc. posted a maintenance bond in the amount of \$37,466.44 on February 23, 2017; and

WHEREAS, Aldi Inc. has requested the release of its maintenance bond; and

WHEREAS, the Borough Engineer has inspected the project and determined that the maintenance bond can be released; and

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey that the maintenance bond posted by Aldi Inc. in the amount of \$37,466.44 can be released and returned to the developer.

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 March 9, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:45

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF STRATFORD AUTHORIZING THE SALE OF SURPLUS POLICE FIREARMS NO LONGER NEEDED FOR PUBLIC USE

WHEREAS, the Borough of Stratford has determined that the Police Firearms described on Schedule A attached hereto and incorporated herein is no longer needed for public use; and

WHEREAS, the Borough of Stratford is desirous to dispose of the property through a restricted sale to law enforcement pursuant to N.J.S.A. 2C:58-3 et seq; and

WHEREAS, the minimum price per firearm shall be \$225.000.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stratford in the County of Camden, State of New Jersey, that the Borough of Stratford is hereby authorized to sell the surplus Police Firearms through a restricted sale to law enforcement for a minimum price of \$225.00 per firearm.

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 March 9, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:46

**AUTHORIZE SHARED SERVICE AGREEMENT FOR ELECTRICAL SUB-CODE OFFICIAL
WITH THE BOROUGH OF BARRINGTON**

WHEREAS, the Borough of Barrington is in need of services of a licensed Electrical Sub-Code Official in order to perform Electrical Sub-Code Official duties pursuant to the Uniform Construction Code Act; and

WHEREAS, the Borough of Stratford is able to provide this service to the Borough of Barrington; and

WHEREAS, in accordance with NJAC 5:23-4.6(b)(2) the term of any such agreement shall be four years; and

WHEREAS, the terms of the agreement shall be from January 1, 2023 to December 31, 2026.

NOW THEREFORE BE IT RESOLVED by Mayor and Council to authorize the execution of the Shared Service Agreement between the Borough of Stratford and the Borough of Barrington for the service of Electrical Sub-Code Official for the term of January 1, 2023 to December 31, 2026.

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 March 9, 2023.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 23:47
AUTHORIZING CANCELLATION OF PROPERTY TAXES DUE
TO TOTALLY DISABLED VETERAN TAX EXEMPT STATUS

WHEREAS, an application has been received from James E. Pleis, owner and resident of 8 Hillside Road, Block 110 Lot 17, for an exemption from the payment of property taxes; and

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

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

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford, that James E. Pleis's property shall be placed on the Exempt Property List effective February 8, 2023.

FURTHER BE IT RESOLVED that the Borough Tax Collector is authorized to cancel property taxes billed and paid for the 1st Quarter 2023 in the amount of \$1,428.51, and refund said amount to the property owner's mortgage company, Corelogic, and that the 2nd, 3rd and 4th quarter taxes of 2023 shall also be canceled.

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 March 9, 2023.

RESOLUTION 2023:48

**RESOLUTION OF BOROUGH OF STRATFORD AUTHORIZING
APPLICATION FOR PROGRAM YEAR 2023 COMMUNITY DEVELOPMENT
BLOCK GRANT, BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE
OF NEW JERSEY – RESURFACING OF COOLIDGE AVENUE, WELLINGTON
AVENUE & BRYANT AVENUE**

WHEREAS, the Camden County Improvement Authority provides funding for certain infrastructure improvements or services under Community Development Block Grant Funding; and

WHEREAS, the Governing Body has chosen to submit an application for Program Year 2023;

WHEREAS, the Governing Body has agreed to apply for funding for the following project:

Resurfacing of Coolidge Avenue, Wellington Avenue, & Bryant Avenue

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey that the Mayor is hereby authorized to execute the Project Description Form for Program Year 2023 along with the Community Development Block Grant Agreement.

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 March 9, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2023:49
RESOLUTION OF BOROUGH OF STRATFORD APPOINTING LIAISON TO
HISTORIC PRESERVATION COMMISSION

WHEREAS, the Borough of Stratford in 1998 created by Ordinance the Stratford Historic Preservation Commission in efforts to preserve the Quaker Store, located at 17 N. White Horse Pike, Block 51, Lot 1; and

WHEREAS, the Borough of Stratford in April, 1999 entered into a Lease to help further preserve the Quaker Store; and

WHEREAS, there were certain covenants of the Lease which the Borough of Stratford has upheld during the term of the Lease; and

WHEREAS, there have been in excess of \$200,000 in public grants received for the improvements made to the site; and

WHEREAS, the Quaker Store today is much improved from what it looked like in 1999; and

WHEREAS, Mayor and Council desires to improve in the communication with the Stratford Historic Preservation Commission and the Governing Body; and

WHEREAS, Councilman Jim Kelly is the Director of Property; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council to appoint Councilman Jim Kelly as the Council Liaison for the Stratford Historic Preservation Commission; and

FURTHERMORE, BE IT RESOLVED, to join the Stratford Historic Preservation Commission in the goal of future preservation of the Quaker Store.

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 March 9, 2023.

BILL BRAY, RMC
BOROUGH CLERK