

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

OCALL TO ORDER: THE STRATFORD REGULAR COUNCIL MEETING FOR OCTOBER 10, 2023

PLEDGE OF ALLEGIANCE AND PRAYER:

STATEMENT OF ADVERTISEMENT:

Notice of this meeting has been provided to the Courier Post and The Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

ROLL CALL:

MAYOR JOSH KEENAN	JUSTIN STRAUSSER, BOROUGH SOLICITOR
COUNCIL PRESIDENT STEPHEN GANDY	RON MORELLO, POLICE/OEM COORDINATOR
COUNCILMAN JAMES KELLY	BILL BRAY, BOROUGH CLERK
COUNCILWOMAN LINDA HALL	
COUNCILWOMAN TINA LOMANNO	
COUNCILMAN PATRICK GILLIGAN	
COUNCILMAN MICHAEL TOLOMEO	

PUBLIC PORTION FOR AGENDA ITEMS ONLY: (5 min per person)

Motion to go to open public portion on agenda items only:

Motion: _____ Second: _____ Voice Vote: _____

Motion to close public portion on agenda items:

Motion: _____ Second: _____ Voice Vote: _____

REPORTS:

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

OLD BUSINESS:

NEW BUSINESS:

ORD. 23-10 AN ORDINANCE TO REPEAL & REPLACE CHAPTER 16.30- STORMWATER CONTROL ORDINANCE

Motion to Introduce ORD. 23:10 on First Reading by Title Only

Motion: _____ Second: _____ RCV: _____

STRATFORD BOROUGH COUNCIL
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 OCTOBER 10, 2023
 6:30 P.M.

RESOLUTIONS:

RESOLUTIONS 23:147 THROUGH 23:148 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. 23-147 APPOINT REDEVELOPER AND AUTHORIZE REDEVELOPMENT AGREEMENT – BERLIN RD.
 PHASE II
- RES. 23-148 AUTHORIZE PURCHASE OF TWO POLICE VEHICLES

Motion: _____ Second: _____ RCV: _____

APPROVAL OF BILLS:

Animal checks		through		
Manual checks		through		
Payroll checks		through		and
Payroll checks		through		
Automated checks		through		
Various electronic transfers and potential interim payments to				

Motion: _____ Second: _____ RCV: _____

COUNCIL COMMENTS:

GOOD AND WELFARE:

Motion to open the meeting to the public for Good and Welfare: (5 min per person)

Motion: _____ Second: _____ Voice Vote: _____

Motion to close the public portion for Good and Welfare:

Motion: _____ Second: _____ Voice Vote: _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote: _____

**RESOLUTION 2023:147
BOROUGH OF STRATFORD**

**RESOLUTION APPOINTING REDEVELOPER AND AUTHORIZING AND
APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE BOROUGH OF
STRATFORD (“BOROUGH”) AND RSG STRATFORD URBAN RENEWAL, LLC
 (“REDEVELOPER”)**

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* as amended and supplemented, (the “Act”) the Borough has undertaken a program for the redevelopment of certain property (the “Project Site” or “Property”). The Project Site is currently under contract by the Redeveloper. The Redeveloper intends to construct a high quality, cost-efficient redevelopment project at the Project Site in a time frame that is practicable and commercially reasonable; and

WHEREAS, the Governing Body of the Borough has determined that the redevelopment of the Project Site will promote job creation and economic redevelopment within the municipality and the County of Camden, as well as an attractive project; and

WHEREAS, Redeveloper maintains that it is in the business of owning, maintaining, and enhancing real property for commercial and other purposes and that it has the financial ability, experience and expertise to redevelop the Property within a reasonable time in accordance with the provisions of this Agreement. The Borough and Redeveloper both desire and anticipate that the Project Site will consist of commercial construction. The Concept Plan consists of a three-story 107,100 square foot self-storage facility with sixteen parking spaces and two loading bays (or other uses as permitted in the Redevelopment Plan) also known as Block 52, Lot 15 on the Borough of Stratford Tax Map; and

WHEREAS, as a material inducement to the Borough, the Redeveloper has agreed, among other things, to: (i) create a project at the Property that is both aesthetically pleasing and will spark

revitalization and substantial investment in this area of the Borough; (ii) redevelop the Property in accordance with the Concept Plan (as may be modified by the Parties, in writing, from time to time, pursuant to the Redevelopment Plan and pursuant to the Project Milestones/Timeline set forth herein); (iii) reimburse the Borough for actual and reasonable costs and fees incurred, as set forth in this Agreement; (iv) make certain representations and warranties as set forth herein; and (v) tender payment of such escrow, deposits and Project Payments as set forth herein; and

WHEREAS, to effectuate the purposes of the Act, and for and in consideration of the mutual covenants and agreements herein set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each Party hereto, the Borough and Redeveloper agree to enter into a Redevelopment Agreement attached hereto as Exhibit "A" in order to further the Project; and

WHEREAS, the Borough Council finds it beneficial and in the best interest of the Borough and its residents to appoint RSG Stratford Urban Renewal, LLC as Redeveloper for the Subject Property, subject to the Redevelopment Agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stratford, County of Camden and State of New that it hereby authorizes and approves the Redevelopment Agreement between RSG Stratford Urban Renewal, LLC, the Redeveloper and the Borough, attached hereto as Exhibit "A"; and

BE IT FURTHER RESOLVED by the Mayor and Borough Council of the Borough of Stratford that RSG Stratford Urban Renewal, LLC is hereby appointed Redeveloper for the Subject Property, subject to the Redevelopment Agreement; and

BE IT FURTHER RESOLVED that the Mayor of the Borough of Stratford is hereby authorized to execute the Redevelopment Agreement on behalf of the Borough and the appropriate

Borough Officials are hereby authorized to take the necessary action in furtherance of the
Redevelopment 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 October 10, 2023.

BILL BRAY, RMC
BOROUGH CLERK

EXHIBIT "A"
REDEVELOPMENT AGREEMENT

RESOLUTION 23:148
AUTHORIZE PURCHASE OF TWO POLICE VEHICLES

WHEREAS, the Borough of Stratford is in need of two police vehicles; and

WHEREAS, the Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09 offers such vehicles; and

WHEREAS, the Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09 with Mall Chevrolet of Cherry Hill, NJ offers 2023 Chevy Tahoe Police Pursuit Package, All Wheel Drive, Empire Beige in Color; and

WHEREAS, the cost under Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09 for two vehicles is \$91,221.22; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize, under the Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09, the purchase of two (2) 2023 Chevy Tahoe Police Pursuit Packages for the Police Department.

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in the amount of \$91,221.22 in the General Capital account C-04-23-008-000-002 entitled Police Vehicles/Equipment, which is based on a reasonable estimate of the goods and services required over the contract terms, and the local unit is not obligated to spend that amount.

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 October 10, 2023.

BILL BRAY, RMC
BOROUGH CLERK