

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
APRIL 4, 2024  
6:30 P.M.

**CALL TO ORDER:**

The April 4, 2024 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 LINDA HALL	STUART PLATT, BOROUGH SOLICITOR
COUNCIL PRESIDENT MICHAEL TOLOMEO	STEVEN BACH, BOROUGH ENGINEER
COUNCILMAN PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF
COUNCILWOMAN TINA LOMANNO	MICHAEL LEMMERMAN, FIRE CHIEF
COUNCILWOMAN DAWN MARTIN	JOHN D. KEENAN JR, BOROUGH ADMIN./DEPUTY CLERK
COUNCILMAN STEPHEN GANDY	
COUNCILMAN JIM KELLY	

**PROCLAMATION: LAUREL MANOR HEALTHCARE & REHABILITATION CENTER**

**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:**

**FIRE REPORT:**

**ENGINEER REPORT:**

**APPROVAL OF MINUTES:**

MARCH 7, 2024 AGENDA MEETING  
MARCH 12, 2024 REGULAR MEETING

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**OLD BUSINESS:**

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
<b>ORD. 24:04</b>	TREE REMOVAL AND REPLACEMENT

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
APRIL 4, 2024  
6:30 P.M.

**NEW BUSINESS:**

REPORT #2                   UPCOMING INTRODUCTION OF ORDINANCES

**RESOLUTIONS:**

THE BELOW LISTED RESOLUTIONS WILL BE ADOPTED AS A CONSENT AGENDA

Council may at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.

- RES.24:60                   OVERPAYMENT OF SEWER FEE 222 S. WHITE HORSE PIKE, UNIT 15 - \$54.45
- RES.24:61                   AUTHORIZE APPLICATION 24-25 STATE WHITE HORSE PK PED.SAFETY INITIATIVE GRANT  
IN AMOUNT OF \$19,250.
- RES.24:62                   AUTHORIZE APPLICATION 24-25 STATE DEPT OF HIGHWAY&TRAFFIC SAFETY DWI TASK  
FORCE IN AMOUNT OF \$40,600.
  
- RES. 24:63                   DECLARE AREA IN NEED OF REDEVELOPMENT – EAST LAUREL ROAD

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 24:60**

**WHEREAS**, an overpayment has occurred in the Sewer Utility Collector's office for Account #2371-0, 222 White Horse Pike, Unit #15, due to the Tenant and Property Owner submitting payments.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford, that the overpayment amount of \$54.45 be disbursed to the Tenant, Michael Milanese .

**CERTIFICATION**

I, John D. Keenan, Jr., Deputy 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 April 4, 2024.

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JOHN D. KEENAN, JR., RMC  
DEPUTY BOROUGH CLERK

Range: 2371-0 to 2371-0  
 Year: First to Last  
 Period: 1 to 12  
 Date: 01/01/24 to 12/31/24  
 Cycle: First to Last  
 Section: First to Last  
 Print Service Debit/Credit Only:  
 Include Service Type: Sewer: Y

Account Type: First to Last  
 Include Prior Year/Prd in Bal: Y  
 Include Zero Bal: Y  
 Exclude Non-NSF Reversed Payments: N  
 Status: Active/Inactive

Order By: Date  
 Report Type: Detail  
 Print Block/Lot/Qual: N  
 Name to Print: Bill To  
 Location to Print: Property

\* Overpayment amount applied to periods outside the range is not displayed

Account Id	Type	Section	Property Location	Address						
Bill To Name										
Cycle	Date	Type	Yr/Prd	Code Meth	Check No	Description	Apply To	Principal	Penalty	Balance
2371-0	S30			222 S WHITE HORSE PK U15						
STRATFORD SQUARE CONDO 15 URBAN REN 60 CUTTER MILL ROAD, STE 409				GREAT NECK, NY				11021		
Sewer: 4										
	03/22/24	Overpayment	Sewer	S01 CK 168		NEW WAY HOLDING III		51.45-	0.00	51.45-
	03/18/24	Payment	24 1 Sewer	S01 CR 3869873570		WIPP PAYMENT		51.45-	0.00	0.00
	03/06/24	Bill	24 1 Sewer	S30				51.45		51.45
									Prev. Bal:	0.00

NOTE: Prior Year/Period Principal and Penalty ARE included on this report.

**RESOLUTION 24-61**

**AUTHORIZE APPLICATION FOR 2024-2025 STATE WHITE HORSE PIKE  
PEDESTRIAN SAFETY INITIATIVE GRANT WITH THE NJ DEPARTMENT OF  
HIGHWAY & TRAFFIC SAFETY IN THE AMOUNT OF \$19,250.00**

**WHEREAS**, the Borough of Stratford Police Department has applied for the 2024-2025 State-funded Pedestrian Traffic Safety Grant to begin October 1, 2024, in the amount of \$19,250.00 with the State of New Jersey, Department of Highway and Traffic Safety; and

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford to authorize and support Stratford Police Department's Application No. Ped-2025-0029 for the White Horse Police Pedestrian Safety Initiative, to improve traffic safety along the White Horse Pike and within the neighborhoods of the Borough of Stratford.

**CERTIFICATION**

I, John D. Keenan, Jr., Deputy 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 April 04, 2024.

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John D. Keenan, Jr., RMC

**RESOLUTION 24-62**

**AUTHORIZE APPLICATION FOR 2024-2025 STATE NJ DEPARTMENT OF  
HIGHWAY & TRAFFIC SAFETY DWI TASK FORCE IN THE AMOUNT OF  
\$40,600.00**

**WHEREAS**, the Borough of Stratford Police Department has applied for the 2024-2025 State-funded DWI Task Force Traffic Safety Grant to begin October 1, 2024, in the amount of \$40,600.00 with the State of New Jersey, Department of Highway and Traffic Safety; and

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford to authorize and support Stratford Police Department's Application No. HTS FED 00121 for the DWI Task Force, to detect and deter impaired driving and to improve traffic safety within the neighborhoods of the Borough of Stratford.

**CERTIFICATION**

I, John D. Keenan, Jr., Deputy 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 April 04, 2024.

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John D. Keenan, Jr., RMC

**RESOLUTION 2024:63  
BOROUGH OF STRATFORD**

**DECLARING THAT THE REDEVELOPMENT STUDY AREA IDENTIFIED AS  
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 AS A NON-CONDEMNATION  
REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND  
HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12-6 authorizes the Governing Body of any municipality, by Resolution, to have its land use board conduct a preliminary investigation to determine whether any area of the municipality is either a condemnation or non-condemnation redevelopment area; and

**WHEREAS**, by virtue of Resolution 2023-76 (Exhibit "A"), the Mayor and Borough Council of the Borough of Stratford authorized the Stratford Borough Joint Land Use Board ("JLUB") to undertake an investigation pursuant to the LRHL to determine if the properties known and designated as 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 on the Stratford Borough Tax Map ("Study Area") are a Non-Condensation Redevelopment Area; and

**WHEREAS**, the JLUB undertook a preliminary investigation pursuant to N.J.S.A. 40A:12-6 to determine whether the properties in the Study Area qualify as an area in need of non-condemnation redevelopment; and

**WHEREAS**, the JLUB appointed and/or designated professional planners at Bach Associates, PC to conduct a redevelopment study; and

**WHEREAS**, Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP, professional planners at Bach Associates, PC, prepared a report entitled "Preliminary Need Investigation Determination of Need Report" dated February 2024 ("Report"), which document is adopted and incorporated herein by reference; and

**WHEREAS**, on February 22, 2024, the JLUB conducted a public hearing on the Report with respect to the recommendation of its professional planners as to the possible designation of the properties within the Study Area as a non-condemnation redevelopment area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-6, the JLUB prepared a map showing the boundaries of the proposed redevelopment Study Areas and the location of the various parcels of property included therein, and appended to the map was a statement setting forth the basis for the investigation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-6, due notice of the public hearing before the JLUB was given to the property owners of all properties within the Study Area and all other persons as mandated by the aforesaid statute, and notice of the public hearing also was posted and published in accordance with the requirements of law; and

**WHEREAS**, Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP, the professional planners retained by the JLUB, presented the Report and the findings and recommendations contained therein to the JLUB at the public hearing thereon; and

**WHEREAS**, the said JLUB meeting was open to the public and all members of the public had an opportunity to raise questions and comments to the JLUB regarding the Report and the findings and recommendations contained therein; and

**WHEREAS**, the members of the JLUB reviewed the Report, considered the testimony of Mr. Bach and Ms. Kanaplue and considered the public comment thereon, if any; and



**WHEREAS**, upon consideration of the Report and all testimony and questions presented at the public hearing, the JLUB made the following findings of fact and drew the following conclusions of law:

1. Steven M. Bach, PE, RA, PP, CME, and Candace A. Kanaplue, AICP, PP presented substantial credible evidence that the following properties within the Study Area, namely 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 qualify as a Non-Condensation Redevelopment Area consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(a), (b), (c), (d) and (e) and N.J.S.A. 40A:12A-3 for the following reasons:

(a) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(a), the JLUB found that Block 36, Lots 9, 12, 13, 14 and 15; Block 40, Lots 4, 8, and 9; Block 41, Lots 4, 5 and 6 of the Study Area consist of substandard, unsafe, unsanitary, dilapidated, or obsolescence, as to be conducive to unwholesome living or working conditions. Block 36, Lot 9 is a converted dwelling and not conducive to an office setting. Block 36 Lots 12, 13, 14, and 15 are obsolete structures and in need of repairs and updates. Block 40 Lot 4 is a converted dwelling, an obsolete and dated structure that is not conducive to non-residential uses. Block 40, Lot 8 has a sideways oriented building that is obsolete in design. Block 40 Lot 9 has an obsolete building on site that needs updating. Block 41 Lots 5 and 4 contain an architecturally obsolete structure. Block 42 Lot 6 contains an obsolete single family dwelling that is not only vacant but contains an extended front overhang that is mismatched from the remainder of the structure;

(b) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(b), the JLUB found that Block 36 Lot 2 and Block 40 Lot 8 of the Study Area consists of buildings, previously used as offices and have not been utilized for at least two years;

(c) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c), the JLUB found that Block 36, Lot 4 and Block 41, Lots 2, 2.01 and 3 qualify as areas in need of redevelopment as they have been vacant for at least ten years;

(d) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(d), the JLUB found Block 40 Lots 7, 8 and 9; Block 41, Lots 2, 2.01, 3, 4, 5 and 6 qualify as areas in need of redevelopment under this criterion. The buildings and/or improvements are obsolete, designed in a faulty arrangement such as parking and orientation. Block 40, Lot 7 qualifies due to the oddly shaped parcel, with a large parking lot in the rear and sideways oriented building in the front of the parcel. Block 40 Lot 8 consists of obsolete design and layout including the parking lot arrangement. Block 40 Lot 9 consists of obsolete design and layout including the parking lot arrangement. Block 41, Lots 2, 2.01 and 3 qualifies due to the structure being small, outdated and utilized as an office. Block 41 Lot 4 and Lot 5 consists of an obsolete design and layout with a faulty parking lot arrangement. The building on Block 41 Lot 6 has been vacant and listed for sale since 2017;

(e) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(e), the JLUB found Block 36, Lots 6, 8, 10 and 11; Block 40, Lots 2 and 3; and Block 41, Lots 2, 2.01 and 3 qualify as areas in need of redevelopment under this criterion. These properties are not utilized to their full potential or are not utilized in accordance with their current zoning; and

(f) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-3, the JLUB found that the redevelopment area definition enables the inclusion of properties that are essential for the effective redevelopment of the area as a whole. Block 36, Lots 1, 7, 16; Block 40, Lot 5; Block 41, Lots 7 and 8 fall under this section. They are integral to the redevelopment of the Study Area as a whole despite the fact they are not detrimental to the welfare of the community as individual parcels.

**WHEREAS**, based upon the JLUB's investigation, including the Report and the public hearing conducted thereon, the JLUB found that 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 should be declared a Non-Condensation Redevelopment Area; and

**WHEREAS**, on March 18, 2024, the JLUB adopted Resolution No. 2024:08 (Exhibit "B") as its official report and recommendation to the Mayor and Borough Council that the above noted Properties satisfy the statutory requirements set forth in N.J.S.A. 40A:12A-5(a), (b), (c), (d) and (e) and N.J.S.A. 40A:12A-3 and therefore qualifies for designation as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Governing Body has reviewed the recommendations of the JLUB and the Report upon which same is based, and determines that it is in the best interests of the Borough of Stratford to declare the Properties identified as 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 as a Non-Condensation Redevelopment Area pursuant to the criteria of the LRHL as set forth in the recommendations of the JLUB thereon; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey that the Governing Body adopts the recommendations of the Stratford Borough JLUB in full for the reasons set forth hereinabove and, in accordance with the recommendations of the Stratford Borough JLUB, hereby determines and declares that 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 are a Non-Condensation Redevelopment Area.

**BE IT FURTHER RESOLVED** that the Borough Clerk shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5)(c).

**BE IT FURTHER RESOLVED** that, pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), within ten (10) days of the date of adoption of this Resolution the Borough Clerk also shall serve notice of the Governing Body's determination herein on all owners of record of the properties located within the designated Non-Condensation Redevelopment Area, upon all persons listed on the tax assessor's records for each of the affected properties, and upon each person who filed a written objection to the designation of any of the said properties as being an area in need of redevelopment.

BY: \_\_\_\_\_  
LINDA HALL, MAYOR

ATTEST: \_\_\_\_\_  
JOHN KEENAN, DEPUTY BOROUGH CLERK

I, John Keenan, Deputy 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 April 04, 2024.

\_\_\_\_\_  
JOHN KEENAN, DEPUTY BOROUGH CLERK

**EXHIBIT "A"**  
**STRATFORD BOROUGH RESOLUTION 2023-76**

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

**EXHIBIT "B"**  
**STRATFORD BOROUGH JLAB RESOLUTION 2024:08**



**RESOLUTION #\_2024:08**

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE BOROUGH OF  
STRATFORD RECOMMENDING DESIGNATION 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 AS A NON-CONDEMNATION AREA IN NEED OF  
REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, specifically N.J.S.A. 40A:12-6, authorizes the governing body of any municipality, by resolution, to have its Joint Land Use Board conduct a preliminary investigation to determine whether any area of a municipality is a redevelopment area; and

**WHEREAS**, pursuant to Resolution # 2023-76, adopted by the Mayor and Council of the Borough of Stratford, the Joint Land Use Board of the Borough of Stratford ("JLUB") conducted an investigation to determine 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 ("Study Area") should be designated as a non-condemnation area in need of redevelopment and considered the "Determination of Need Report as prepared by Bach Associates, PC, dated February 2024 ("Study Area Report"); and

**WHEREAS**, the JLUB conducted a public hearing on February 22, 2024 concerning the potential designation of the Study Area as a non-condemnation redevelopment area and the meeting was open to the public and all members of the public, as well as all affected property owners, had an opportunity to address questions and comments to the JLUB Board and its professionals; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was provided to the property owners as mandated by the aforesaid statute and also notice was posted and published in accordance with the law; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, the JLUB prepared a map showing the boundaries of the Study Area and the location of the various parcels of property included therein. Appended to the map was a statement setting forth the basis for the investigation; and

**WHEREAS**, the Study Area Report is adopted herein by reference; and

**WHEREAS**, all members of the JLUB Board reviewed the Study Area Report.

**NOW, THEREFORE**, the JLUB of the Borough of Stratford makes the following findings of fact and conclusions of law with respect to the Study Area Report for the Study Area;

1. The Mayor and Council have directed the JLUB to conduct a preliminary investigation to determine whether the Study Area is a noncondemnation redevelopment area in accordance with the criterion set forth in N.J.S.A. 40A:12A-1 *et seq.*

2. The Planning Board finds and recommends to the Mayor and Council that the Study Area consisting 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, , satisfies criteria "a" "b" "c" "d" "e" as set forth in N.J.S.A. 40A:12A-5 and as set forth in the Study Area Report and the testimony of Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP,PP specifically finding that the following conditions exist:

Redevelopment Criterion 'a' The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics. Block 36, Lots 9, 12, 13, 14 and 15; Block 40, Lots 4, 8, and 9; Block 41, Lots 4, 5 and 6 all qualify as areas in need of redevelopment under this criterion. The structures are obsolete or substandard in nature and not conducive to safe living or working conditions. Specifically, Block 36, Lot 9 is a converted dwelling and not conducive to an office setting. Block 36 Lots 12, 13, 14, and 15 are obsolete structures and in need of repairs and updates. Block 40 Lot 4 is a converted dwelling, an obsolete and dated structure that is not conducive to non-residential uses. The front dormer window has been removed and replaced with siding. In 2019, the property owner was cited by police for exterior maintenance violation. Block 40, Lot 8 has a sideways oriented building that is obsolete in design. Block 40 Lot 9 has an obsolete building on site that needs updating. Block 41 Lots 5 and 4 contains an architecturally obsolete structure. Block 42 Lot 6 contains an obsolete single family dwelling that is not only vacant but contains an extended front overhang that is mismatched from the remainder of the structure.

Criterion 'b' The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years. Block 36 Lot 2 and Block 40 Lot 8 qualify as areas in need of redevelopment under this criterion. The buildings, previously used as offices, have not been utilized for at least two years.

Criterion 'c' Unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital. Block 36, Lot 4 and Block 41, Lots 2, 2.01 and 3 qualify as areas in need of redevelopment under this criterion as they have been vacant for at least ten years.

Criterion 'd' Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Block 40 Lots 7, 8 and 9; Block 41, Lots 2, 2.01, 3, 4, 5 and 6 qualify as areas in need of redevelopment under this criterion. The buildings and/or improvements are obsolete, designed in a faulty arrangement such as parking and orientation. Block 40, Lot 7 qualifies due to the oddly shaped parcel, with a large parking lot in the rear and sideways oriented building in the front of the parcel. Block 40 Lot 8 consists of obsolete design and layout including the parking lot arrangement. Block 40 Lot 9 consists of obsolete design and layout including the parking lot arrangement. Block 41, Lots 2, 2.01 and 3 qualifies due to the structure being small, dated and utilized as an office. Block 41 Lot 4 and Lot 5 consists of an obsolete design and layout with a faulty parking lot arrangement including parking in Preliminary Need Investigation --

Determination of Need Report February 2024 Page 14 the front yard and faded striping. The building on Block 41 Lot 6 has been vacant and listed for sale since 2017.

Criterion 'e' A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. Block 36, Lots 6, 8, 10 and 11; Block 40, Lots 2 and 3; and Block 41, Lots 2, 2.01 and 3 qualify as areas in need of redevelopment under this criterion. These properties are not utilized to their full potential or are not utilized in accordance with their current zoning. They are therefore inhibiting fully productive land use that would benefit the residents of Stratford Borough. The initial rehabilitation area designation and plan was intended to stimulate the redevelopment of the area to become ancillary uses to the medical school and hospital. This attempt was unsuccessful and the designation as an area in need of redevelopment could incentivize the intended uses in a more compelling way.

N.J.S.A. 40A:12A-3. In addition, the redevelopment area definition enables the inclusion of properties that are essential for the effective redevelopment of the area as a whole. Block 36, Lots 1, 7, 16; Block 40, Lot 5; Block 41, Lots 7 and 8 fall under this section. They are integral to the redevelopment of the areas as a whole despite the fact that they are not detrimental to the welfare of the community as individual parcels.

After hearing the testimony of Mr. Bach and Ms. Kanaplue and having reviewed the exhibits and hearing comments from the public, the Board finds the testimony of Mr. Bach and Ms. Kanaplue to be credible and 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 meet the criteria as a Redevelopment Area without Condemnation pursuant to N.J.S.A.40A:12A-5 sections a,b,c,d and e, that this recommendation does not affect any previous approved designation for this site, any previous approvals granted by this JLUB are not relevant to this recommendation and any correspondence between the Borough Council and the property owner are also not relevant to this recommendation and accordingly, on Motion made and duly seconded, the JLUB voted to recommend to the Borough Council, based upon the "Determination of Need Report as prepared by Bach Associates, dated February 2024 and testimony provided by Steven M. Bach, PE, RA, PP, CME and Candace Kanaplue, AICP,PP that the Study Area be designated as a Redevelopment Area without Condemnation.

NOW THEREFORE, BE IT RESOLVED that the JLUB Board recommends to the Mayor and Council of the Borough of Stratford that 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, of the Study Area, be designated as a Redevelopment Area without Condemnation within the Borough of Stratford pursuant to N.J.S.A. 40A:12A-1 et seq.

  
MICHAEL MANCINI, CHAIRPERSON

ATTEST:

  
Sharon McCart, SECRETARY

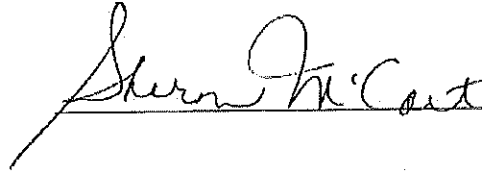
**ROLL CALL:** On Motion to recommend Block 36 Lots  
1,2,4,6,7,8,9,10,11,12,13,14,15, &16; Block 40 Lots  
2,3,4,5,7,8,9&10; Block 41 Lots 2,2.01, 3,4,5,6,7&8 as a  
Redevelopment Area without Condemnation

**LIST NAMES**

Mr. McGovern	Yes
Mr. Hall	Yes
Ms. Campbell	Yes
Mr. Keenan	Yes
Mr. Kozeniewski	Yes
Mr. St. Maur	Yes
Ms. Lomano	Yes
Mr. Morello	Yes
Mr. Mancini	Yes

I, Sharon McCart, Secretary of the Joint Land Use Board of the Borough of Stratford, do hereby certify the foregoing Resolution is a true and accurate copy of the

Resolution adopted by the Joint Land Use Board of the  
Borough of Stratford on the 18th day of March, 2024.

  
Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**ORDINANCE 24:04**  
**AN ORDINANCE TO ESTABLISH CHAPTER 2.48 - TREE REMOVAL**

BE IT ORDAINED by the Mayor and Council of the Borough of Stratford:

**SECTION I. Purpose:**

An ordinance to establish requirements for tree removal and replacement in Borough of Stratford to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

**SECTION II. Definitions:**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The use of the word "shall" means the requirement is always mandatory and not merely directory.

- A. "Applicant" means any "person", as defined below, who applies for approval to remove trees regulated under this ordinance.
- B. "Critical Root Radius (CRR)" – means the zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6" DBH would have a  $CRR = 6'' \times 1.5' = 9'$ .
- C. "Diameter at Breast Height (DBH)" means the diameter of the trunk of a mature tree generally measured at a point four and a half feet above ground level from the uphill side of the tree. For species of trees where the main trunk divides below the 4 ½ foot height, the DBH shall be measured at the highest point before any division.
- D. "Hazard Tree" means a tree or limbs thereof that meet one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.
  - 1. Has an infectious disease or insect infestation;
  - 2. Is dead or dying;
  - 3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective; or

4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.);
- E. "Person" means any individual, resident, corporation, utility, company, partnership, firm, or association.
- F. "Planting strip" means the part of a street right-of-way between the public right-of-way and the portion of the street reserved for vehicular traffic or between the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.
- G. "Resident" means an individual who resides on the residential property or contractor hired by the individual who resides on the residential property where a tree(s) regulated by this ordinance is removed or proposed to be removed.
- H. "Street Tree" means a tree planted in the sidewalk, planting strip, and/or in the public right-of-way adjacent to the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.
- I. "Tree" means a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.
- J. "Tree Caliper" means the diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.
- K. "Tree removal" means to kill or to cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

### **SECTION III. Regulated Activities:**

#### **A. Tree Replacement Requirements**

1. Any person who removes one or more street tree(s) with a DBH of 2.5" or more, unless exempt under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table below.

2. Any person, who removes one or more tree(s), as defined as Tree removal, with a DBH of 6" or more per acre, unless otherwise detailed under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table.

The species type and diversity of replacement trees shall be in accordance with Appendix A

Replacement tree(s) shall:

1. Be replaced in kind with a tree that has an equal or greater DBH than tree removed or meet the Tree Replacement Criteria in the table below;
2. Be planted within twelve (12) months of the date of removal of the original tree(s) or at an alternative date specified by the municipality;
3. Be monitored by the applicant for a period of two (2) years to ensure their survival and shall be replaced as needed within twelve (12) months; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.

**Tree Replacement Requirements Table:**

Category	Tree Removed (DBH)	Tree Replacement Criteria (See Appendix A)
1	DBH of 2.5" (for street trees) or 6" (for non-street trees) to 12.99"	Replant 1 tree with a minimum tree caliper of 1.5" for each tree removed
2	DBH of 13" to 22.99"	Replant 2 trees with minimum tree calipers of 1.5" for each tree removed
3	DBH of 23" to 32.99"	Replant 3 trees with minimum tree calipers of 1.5" for each tree removed
4	DBH of 33" or greater	Replant 4 trees with minimum tree calipers of 1.5" for each tree removed

**B. Replacement Alternatives:**

1. If the municipality determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, then the applicant shall do one of the following:
  - a. Plant replacement trees in a separate area(s) approved by the municipality.



#### **SECTION IV. Exemptions:**

All persons shall comply with the tree replacement standard outlined above, except in the cases detailed below. Proper justification shall be provided, in writing, to the municipality by all persons claiming an exemption.

- A. Residents who remove less than four (4) trees per acre that fall into category 1, 2, or 3 of the Tree Replacement Requirements Table within a five-year period.
- B. Tree farms in active operation, nurseries, fruit orchards, and garden centers;
- C. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality;
- D. Any trees removed as part of a municipal or state decommissioning plan. This exemption only includes trees planted as part of the construction and predetermined to be removed in the decommissioning plan.
- E. Any trees removed pursuant to a New Jersey Department of Environmental Protection (NJDEP) or U.S. Environmental Protection Agency (EPA) approved environmental clean-up, or NJDEP approved habitat enhancement plan;
- F. Approved game management practices, as recommended by the State of New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife;
- G. Hazard trees may be removed with no fee or replacement requirement.

#### **SECTION V. Enforcement:**

This ordinance shall be enforced by the Borough Code Enforcement Officer during the course of ordinary enforcement duties.

#### **SECTION VI. Violations and Penalties:**

Any person(s) who is found to be in violation of the provisions of this ordinance shall be subject to a Warning Notice and potential fine of \$50.

#### **SECTION VII. Severability:**

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

**SECTION VIII. Effective Date:**

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

\_\_\_\_\_  
Mayor Linda Hall

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
John D. Keenan, Jr.  
Borough Administrator  
Deputy Clerk

PUBLIC NOTICE  
NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at the Regular Meeting of the Governing Body of the Borough of Stratford, in the County of Camden, State of New Jersey, held on the 12th day of March, 2024. It will be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held via electronic video conference provided by ZOOM or in the Borough Hall, in the Borough of Stratford on the 9th day of April, 2024 at 6:30 PM. To attend the meeting visit, <https://us06web.zoom.us/j/6553784906> or enter Meeting ID: 655 378 4906 in the Zoom application.

Copies of the ordinance will be made available during the week prior to and up to and including the date of such meeting at the Clerk's Office in the Borough Hall to the members of the general public who shall request the same.

John D. Keenan, Jr.

Borough Administrator/Deputy Clerk

**Appendix A**

## Approved list of Replacement Tree Species & Planting Standards for Borough of Stratford

Source: Atlantic City Electric - Compatible Tree Species for Planting Near Non NERC Electric  
Power Lines

### Acceptable for Planting Beneath Lines:

Hedge Maple	<i>Acer campestre</i>	25 – 30' mature height
Redbud	<i>Cercis canadensis</i>	15 – 20' mature height
Fringetree	<i>Chionanthus virginicus</i>	15 – 18' mature height
Dogwood	<i>Cornus florida</i>	15 – 25' mature height
Kousa Dogwood	<i>Cornus kousa</i>	16 – 18' mature height
Thornless Hawthorn	<i>Crataegus crusgalli inermis</i>	18 – 20' mature height
Crabapple	<i>Malus spp.</i>	20 – 25' mature height
Japanese Black Pine	<i>Pinus thunbergii</i>	20 – 25' mature height
Purpleleaf Plum	<i>Prunus cerasifera</i>	15 – 20' mature height
Japanese Flowering Cherry		
Columnar	<i>Prunus serrulata 'Amonagawa'</i>	20 – 25' mature height
Spreading	<i>Prunus serulata 'Kwanzan'</i>	20 – 25' mature height
Goldenchain Tree	<i>Laburnum X watereri</i>	25 - 30' mature height
Trinity Flowering Pear	<i>Pyrus callerya 'trinity'</i>	15 – 20' mature height
Winterberry	<i>Ilex verticallata</i>	4 – 8' mature height

### Acceptable for Planting Adjacent (20'+ away) to Lines:

Thornless Honeylocust	<i>Gleditsia triacanthos var. inermis</i>	35 – 50' mature height
Goldenrain Tree	<i>Koelreuteria paniculata</i>	25 – 30' mature height
Japanese Tree Lilac	<i>Syringa amurensis japonica</i>	25 – 35' mature height
Allegheny Serviceberry	<i>Amalanchier laevis</i>	25 – 40' mature height
Leyland Cypress	<i>Cupressocyparis leylandi</i>	20 – 40' mature height