

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
JULY 02, 2024
6:30 P.M.

CALL TO ORDER:

The July 02, 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	JUSTIN STRAUSSER, BOROUGH SOLICITOR
COUNCIL PRESIDENT MICHAEL TOLOMEO	STEVEN BACH, BOROUGH ENGINEER
COUNCILMAN PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF/OEM
COUNCILWOMAN TINA LOMANNO	MICHAEL LEMMERMAN, FIRE CHIEF
COUNCILWOMAN DAWN MARTIN	JOHN D. KEENAN JR, BOROUGH ADMIN/DEPUTY CLERK
COUNCILMAN STEPHEN GANDY	
COUNCILMAN JIM KELLY	

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:

JUNE 05, 2024 SPECIAL MEETING
JUNE 06, 2024 AGENDA MEETING
JUNE 11, 2024 REGULAR MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS:

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
ORD. 24:09	AMEND SEWER RATE 2024
ORD. 24:10	2024 SALARY ORDINANCE

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
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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.24:93 LONG TERM TAX EXEMPTION APPLICATION – RSG STRATFORD URBAN RENEWAL LLC
- RES.24:94 AUTHORIZING BACH ASSOC. DESIGN, SPECS, AND BID – MEADOWLARK ROAD
- RES.24:95 APPOINT CROSSING GUARDS
- RES.24:96 STATE CONTRACT – 2023 CHEVROLET TAHOE
- RES.24:97 EXECUTIVE SESSION – PERSONNEL AND NEGOTIATIONS

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 24:93
BOROUGH OF STRATFORD**

**APPROVING THE APPLICATION OF RSG STRATFORD URBAN RENEWAL, LLC
FOR A TAX EXEMPTION PURSUANT TO THE LONG TERM TAX EXEMPTION
LAW, N.J.S.A. 40A:20-1 ET SEQ. (LTTE) IN CONNECTION WITH A
REDEVELOPMENT PROJECT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to - 49 (“Redevelopment Law”), authorizes a municipality to determine whether certain parcels of land in the municipality constitute “areas in need of rehabilitation” and/or “areas in need of redevelopment”; and

WHEREAS, the Borough of Stratford Council directed the Borough Planning Board to investigate whether that certain area of the Borough commonly known as 72 Berlin Road and designated as Block 52, Lot 15 on the tax maps of the Borough, constitutes as an “area in need of redevelopment, non-condemnation” as defined in the Redevelopment Law (“Study Area”); and

WHEREAS, based upon the recommendation of the Planning Board, the Borough Council, adopted a Resolution to designate the Study Area as an “area in need of non-condemnation redevelopment” in accordance with the Redevelopment Law; and

WHEREAS, the Borough Council designated RSG Stratford Urban Renewal, LLC as the Redeveloper pursuant to the Redevelopment Law (“Redeveloper”) and subsequently the Borough and Redeveloper entered into a Redevelopment Agreement for the redevelopment of the Study Area pursuant to the Redevelopment Law; and

WHEREAS, Redeveloper is qualified as an urban renewal entity as defined in and in accordance with the LTTE in order to be eligible for a real estate tax exemption pursuant to the Tax Exemption Law; and

WHEREAS, on December 12, 2023 by Ordinance 2023:12, the Borough Council adopted the Berlin Road Redevelopment Plan for the for the Study Area; and

WHEREAS, the Redeveloper has submitted to the Mayor of the Borough of Stratford an application for a tax exemption pursuant to the LTTE (“Application”) (Exhibit “A”); and

WHEREAS, the Borough CFO has reviewed the Application and has made his recommendation to the Mayor and Borough Council; and

WHEREAS, the Mayor and Borough Council of the Borough of Stratford have heretofore determined, *inter alia*, that the Redevelopment Project would not have been constructed without a tax exemption for the Improvements; and

WHEREAS, the LTTE permits a municipality to enter into a financial agreement exempting real property from tax assessment and accepting payments in lieu of taxes where the property is qualified; and

WHEREAS, as part of its Application for tax exemption, Redeveloper and the Borough wish to enter into a financial agreement with respect to the completion of the Project; and

WHEREAS, the Mayor and Borough Council of the Borough of Stratford has heretofore determined that exemption from taxation of the Improvements pursuant to the Financial Agreement and receipt by the Borough of annual service charges in lieu of taxes allows maximum redevelopment of the Property and is, therefore, in the best interest of the Borough and is in accordance with the provisions of the Long Term Tax Exemption Law and the public purposes pursuant to which the redevelopment has been undertaken; and

WHEREAS, the Mayor and Borough Council of the Borough of Stratford now deem it to be in the best interest of the Borough to adopt an Ordinance authorizing the Borough to enter into a Financial Agreement with the Entity on the terms and conditions stated in the Financial

Agreement attached to the Ordinance and as further set forth herein, including *inter alia* the granting of a tax exemption.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey that Jersey that the Application for Tax Exemption is hereby approved subject to the Financial Agreement to be entered into between the parties in accordance with the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, *et seq.*

BY: _____
LINDA HALL, MAYOR

ATTEST: _____
JOHN D KEENAN, JR, RMC
DEPUTY BOROUGH CLERK

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 July 02, 2024.

JOHN D KEENAN, JR, RMC
DEPUTY BOROUGH CLERK

RESOLUTION 24:94

AUTHORIZING BACH ASSOCIATES

WHEREAS, the Borough of Stratford has funding to complete road improvements to better the network of roadways within the municipality; and

WHEREAS, the next street to be reconstructed is Meadowlark Road, the first block, and one side of the second block; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize Bach Associates, the Borough Engineer to design plans and specs, and receive bids for the reconstruction of Meadowlark Road, the first block, and one side of the second block.

I, John D Keenan, Jr, Deputy Borough Clerk, hereby certify the above Resolution was adopted at a public meeting held on July 02, 2024.

John D Keenan, Jr, RMC
Deputy Borough Clerk

RESOLUTION 24:95

SCHOOL CROSSING GUARDS

WHEREAS, the Borough of Stratford employs school crossing guards; and

WHEREAS, the school crossing guards are under the supervision of the Stratford Police Department Chief Police Executive - Department Head,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to recognize the title of school crossing guard and authorize said employment of school crossing guards, and

FURTHERMORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford that the following is promised employment effective July 01, 2024:

Leonard Nester

Rosa O'Hara

CERTIFICATION

I, John D Keenan, Jr, 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 July 02, 2024.

JOHN D KEENAN, JR, RMC
DEPUTY BOROUGH CLERK

RESOLUTION 24:96
AUTHORIZE PURCHASE OF ONE POLICE VEHICLE

WHEREAS, the Borough of Stratford is in need of one police vehicle; and

WHEREAS, the New Jersey State Contract #21-FLEET-01485 offers such vehicles; and

WHEREAS, the New Jersey State Contract #21-FLEET-01485 with Gentilini Motors of Egg Harbo, NJ offers 2023 Chevy Tahoe Police Pursuit Package, All Wheel Drive, Empire Beige in Color; and

WHEREAS, the cost under the New Jersey State Contract #21-FLEET-01485 for one vehicle is \$60,793.58; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize, under the New Jersey State Contract #21-FLEET-01485, the purchase of one (1) 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 \$60,793.58 in the Capital account C-04-24-008-000-002 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, 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 July 02, 2024.

JOHN D KEENAN, JR, RMC
DEPUTY BOROUGH CLERK

RESOLUTION 24:97

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.

 X (7) *Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege*: The topic of discussion is related to Litigation Negotiations and Attorney Client Privilege; ICP Stratford GP, LLC

X (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. Public Works Department

 (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, on June 06, 2024 that an Executive Session closed to the public shall be held on July 02, 2024 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, John D. Keenan, Jr., Borough Deputy Clerk, hereby certify the above Resolution was adopted at a meeting held on July 02, 2024.

John D. Keenan, Jr., RMC
Borough Deputy Clerk