

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
SEPTEMBER 05, 2024
6:30 P.M.

CALL TO ORDER:

The September 05, 2024 Stratford Borough Agenda Meeting/Redevelopment Workshop.

The meeting will move to the Stratford Fire Station, rear fire bays for Proclamation presentation.

PLEDGE OF ALLEGIANCE AND PRAYER:

PROCLAMATION: Frank E. Hartman, Jr.

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	CRAIG REILLY, 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:

AUGUST 08, 2024 AGENDA MEETING

AUGUST 13, 2024 REGULAR MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS:

REPORT #1 PUBLIC HEARINGS OF ORDINANCES

24:11 AMEND CH. 3.16 FIVE YEAR TAX EXEMPTION AND ABATEMENT LAW

Motion to open the public hearing on ORD. 24:11: _____ Second: _____ Voice Vote: _____

Motion to close the public hearing on ORD. 24:11: _____ Second: _____ Voice Vote: _____

Motion to adopt ORD. 24:11: _____ Second: _____ RVC: _____

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
SEPTEMBER 05, 2024
6:30 P.M.

24:12 AMEND BOND ORDINANCE 15:06 \$76,283.98 LED STREET LAMPS/ADA RAMP TO MUNICIPAL IMPROVEMENTS

Motion to open the public hearing on ORD. 24:12: _____ Second: _____ Voice Vote: _____

Motion to close the public hearing on ORD. 24:12: _____ Second: _____ Voice Vote: _____

Motion to adopt ORD. 24:12: _____ Second: _____ RVC: _____

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.24:119 APPOINT LABORER – CDL DRIVER – JAMES OVERPECK

RES.24:120 ACCEPTING 2023 ANNUAL AUDIT – NO FINDINGS

RES.24:121 AMENDING SPENDING PLAN – ADDORDABLE HOUSING TRUST FUND

RES.24:122 EXECUTIVE SESSION – LITIGATION

RES.24:123 SUBSTITUTE CROSSING GUARD APPOINTMENT – CHEYNE JESS

Motion: _____ Second: _____ RCV: _____

BUSINESS LICENSE: EGG Gali Restaurant, 205 S. White Horse Pike, Unit #3

Motion: _____ Second: _____ Voice Vote: _____

Palmieri and Company LLC, 321 Yale Avenue, Unit C

Motion: _____ Second: _____ Voice Vote: _____

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 _____

ORDINANCE 24:11
ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY, AMENDING CHAPTER 3.16 OF THE CODE OF THE
BOROUGH OF STRATFORD ENTITLED,
“FIVE YEAR TAX EXEMPTION AND ABATEMENT LAW”

WHEREAS, N.J.S.A. 40A:21-1 entitled the, “Five-Year Exemption and Abatement Law” permits municipalities the ability to grant for periods of five years, exemptions and abatements, or both from taxation in area in need of rehabilitation and redevelopment, for improvements, conversions and/or construction of said structures; and

WHEREAS, N.J.S.A.40A:21-4 limits an Ordinance under the Five-Year Exemption and Abatement Law to a period of ten years; and

WHEREAS, N.J.S.A. 40A:21-4 permits a municipality to adopt an Ordinance under the Five-Year Exemption and Abatement Law; and

WHEREAS, the Mayor and Borough Council of the Borough of Stratford have determined that it is appropriate to adopt and establish an amendment to Chapter 3.16 of the Code of the Borough of Stratford entitled “Five Year Tax Exemption and Abatement Law” in an effort to promote the construction and rehabilitation for non-residential property such as but not limited to office, commercial and industrial development in certain circumstances and generate economic development and job growth in the Borough of Stratford.

NOW, THEREFORE, be it ordained by the Mayor and Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

SECTION 1. Chapter 3.16 of the Code of the Borough of Stratford is hereby amended:

3.16.030 – Exemptions.

The Borough hereby authorizes the utilization of tax exemption and tax abatement in accordance with Chapter VII, Section 1, paragraph 6 of the New Jersey Constitution and establishes the eligibility of dwellings, multiple dwellings, mixed-use structures, commercial and industrial structures for five-year tax exemptions and abatements as authorized by N.J.S.A. 40A:21-1 et seq., throughout the entire municipality, only to the extent as set forth herein.

A claimant desiring to seek the exemption to this Chapter shall comply with the application procedures set forth in Chapter 3.16.030(A)(3), (4) and (5); (B) (2).

- A. Improvement/Conversion – Multiple Dwellings, Mixed-Use Structures, Commercial and/or Industrial.
 - 1. Pursuant to N.J.S.A. 40A:21-7 all improvements as defined in N.J.S.A. 40A:21-3(n), and conversions as defined in N.J.S.A. 40A:21-3(n) to multiple dwellings, mixed-use structures, commercial and industrial structures, shall be exempt from local real property taxes, on the improved

- portion only, for a period of five (5) years, if, after proper, timely application has been made, the Governing Body determines that the improvement/conversion meets the intent and criteria established by this section without compromising the equity of the Borough tax structure.
2. During the exemption period, the assessment on the property shall not be less than the assessment existing thereon immediately prior to the improvement/conversion unless there is damage to the structure through action of the elements or force majeure sufficient to warrant a reduction.
 3. Applicants must apply for tax exemptions on improvement/conversion within thirty (30) days of completion of construction of the improvement/conversion.
 4. All applications for improvement/conversion shall be filed with the Tax Assessor who shall deem the application complete prior to forwarding it to the Governing Body for approval.
 5. No application will be approved for any property that has received a previous exemption.
 6. Evidence that all real property taxes currently assessed against the property are paid in full and that the Borough holds no outstanding tax lien or any other municipal charges against the property.
 7. No applications will be approved for fit-outs to structures which were not previously fully completed and occupied.
 8. No applications will be approved for changing a structure from one construction code use group to another.
 9. Upon approval of an ordinance authorizing an agreement for tax exemption for a particular non-residential improvement/conversion project, the Governing Body may enter into a written agreement with the applicant for exemption of local property taxes on the improvement/conversion.
 10. In the event that a property owner subject to a tax exemption agreement ceases to operate or disposes of the property or fails to meet the conditions for qualifying for the exemption, the local property taxes due for all the prior years subject to exemption and for the current year shall be payable as if no exemption had been granted. The Borough Council shall notify the property owner and the Tax Collector of such disqualification and the Tax Collector shall notify the property owner within fifteen (15) days of the date of disqualification of the amount of taxes due. In the event the subject property has been transferred to a new owner and it is determined that the new owner will continue to use the property pursuant to the qualifying conditions, no tax shall be due, the exemption shall continue and the agreement shall remain in effect.
 11. If approved as provided herein, the exemption shall continue for a period of five (5) years commencing on January 1 of the tax year immediately following the date that the project received a final certificate of occupancy.
 12. Any additional improvement/conversion after the approval of exemption shall not be included.
 13. No exemption or abatement shall be applicable under this subsection if the Property has been declared an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.)

B. Construction – Multiple Dwellings, Mixed-Use Structures, Commercial, and/or Industrial

1. Construction of new multiple dwellings, mixed-use, commercial and industrial structures shall be eligible for tax exemption or abatement or both, commencing with the completion of each individual dwelling unit or the completion of the Project.
2. The applicant shall furnish to the Municipality all the information required by N.J.S.A. 40A:21-9. In addition, every applicant shall file the application form prescribed by the Director of the New Jersey Division of Taxation in the Department of Treasury with the Tax Assessor, as condition to approval, within thirty (30) days, including Saturdays and Sundays and legal holidays, following the completion of the improvement. Every application for exemption or abatement or both so filed shall be approved and allowed by the Tax Assessor to the degree that the application is consistent with the provisions of this Chapter, provided that the improvements for which the application is made qualifies as such pursuant to the provisions of this Chapter and the tax agreement. The granting of an exemption or abatement or both and tax agreement, if appropriate, shall be recorded and made a permanent part of the official tax records of the Borough, which record shall contain a notice of termination date thereof.
3. No tax exemption or abatement shall be granted unless approved by Ordinance of the Borough Council on an individual basis after review, evaluation and approval of each application for compliance with the terms of this Chapter and the underlying statute, rules and regulations.
4. Any such exemption or abatement shall be subject to the owner and the Borough entering into a tax agreement as provided by N.J.S.A. 40A:21-10.
5. No application will be approved for any property that has received a previous exemption.
6. Evidence that all real property taxes currently assessed against the property are paid in full and that the Borough holds no outstanding tax lien or any other municipal charges against the property.
7. In the event that a property owner subject to a tax exemption agreement ceases to operate or disposes of the property or fails to meet the conditions for qualifying for the exemption, the local property taxes due for all the prior years subject to exemption and for the current year shall be payable as if no exemption had been granted. The Borough Council shall notify the property owner and the Tax Collector of such disqualification and the Tax Collector shall notify the property owner within fifteen (15) days of the date of disqualification of the amount of taxes due. In the event the subject property has been transferred to a new owner and it is determined that the new owner will continue to use the property pursuant to the qualifying conditions, no tax shall be due, the exemption shall continue and the agreement shall remain in effect.

8. No exemption or abatement shall be applicable under this subsection if the Property has been declared an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.)
9. If approved as provided herein, the exemption shall continue for a period of five (5) years commencing on January 1 of the tax year immediately following the date that the project received a final certificate of occupancy.

C. Payment in lieu of full property taxes.

- 1 All tax abatement Agreements must be authorized by a separate Ordinance for the Applicant.
- 2 The tax abatement agreement shall provide for the End User, upon issuance of a Certificate of Occupancy, to pay to the Borough in lieu of full property tax payment an amount annually to be computed by the following formula:

D. Tax Phase-in Basis

The Applicant or End User must pay to the Borough full taxes on the land component of the property and a separate payment on the improvements in an amount equal to a percentage of taxes otherwise due, according to the following schedule:

- 1 In the first full calendar year after completion, no payment in lieu of taxes otherwise due;
- 2 In the second full calendar year, an amount not less than 20% of taxes otherwise due;
- 3 In the third full calendar year, an amount not less than 40% of taxes otherwise due;
- 4 In the fourth full calendar year, an amount not less than 60% of taxes otherwise due; and
- 5 In the fifth full calendar year, an amount not less than 80% of taxes otherwise due.

- E. All tax agreements entered into by virtue of this Article shall be in effect for no more than five full tax years next following the issuance of a Certificate of Occupancy. Within 30 days of the execution of a tax abatement agreement with the Applicant, the Borough shall forward a copy of said agreement to the Director of the Division of Local Government Services in the Department of Community Affairs.

- F. No exemption or abatement shall be granted, or tax agreement entered into, with respect to any property for which property taxes are delinquent or remain unpaid, or for which penalties for nonpayment of taxes are due.
- G. The Deed to the Applicant or End User shall include a Deed Restriction identifying the five-year tax abatement provided to the End User, said form of Deed to be approved by the Borough with the Application for Tax Abatement filed by the Applicant.
- H. At termination of the five-year tax abatement provided to the applicant or End User, the property shall be subject to all applicable real estate taxes as provided by law.
- I. During the abatement period, the assessment on the property shall not be less than the assessment existing thereon prior to the completion of the improvements.
- J. Eligibility for additional construction or improvement.

An additional improvement or construction completed on a property granted a previous exemption or abatement during the period in which such previous exemption or abatement is in effect shall be qualified for an exemption and/or abatement just as if such property had not received a previous exemption or abatement. In such case, the additional improvements or construction shall be considered as separate for the purposes of calculating exceptions and abatements, except that the assessed value of any previous improvement or construction shall be added to the assessed valuation of the property from which an additional abatement is to be subtracted.

- K. Applicability of statutory and regulatory provisions.

Every application for exemption or abatement and every exemption and abatement granted shall be subject to all of the provisions of N.J.S.A. 40A:21-1 et seq. and all rules and regulations issued thereunder.

- L. Applicability of federal, state and local laws.

All tax abatement and exemption agreements shall provide that the applicant is subject to all federal, state and local laws and regulations.

- M. Equalization.

The percentage which the payment in lieu of taxes bears to the property taxes which would have been paid had an abatement not been granted for the property under the agreement shall be applied to the valuation of the property to determine the reduced valuation of the property to be included in the valuation of the municipality for determining equalization for county appointment and school aid during the term of the tax abatement agreement covering the property.

N. Application fee.

An application filing fee of \$2,500.00 shall be paid by the applicant at the time of filing the preliminary application. The application fee will provide for the administrative services to be undertaken by the Borough Tax Assessor, and any other Borough official, in order to render a determination on the applicant's eligibility for a tax abatement. The filing fee shall cover the cost for both the preliminary application and final application review and determination process.

O. Escrow.

Every tax abatement agreement required by this Ordinance shall be subject to payment of an escrow in the amount of one thousand dollars (\$1,000.) to be paid by the applicant at the time the applicant submits an application. The required escrow shall be used to pay the cost of professional review by the Borough Solicitor, Engineer, and other professionals employed by the Borough to review and make recommendations regarding the tax abatement agreement.

At the time of submission of an application to the Borough, the applicant shall be required to execute an escrow agreement with the Borough to cover all necessary and reasonable costs incurred for the technical and professional review of the tax agreement. The amounts specified for escrow are estimates which shall be paid prior to the Borough's review of the tax abatement application. In the event an additional amount is required for more than the amount specified in the escrow agreement, the applicant shall pay all additional sums required prior to the Borough's execution of the tax abatement agreement.

SECTION 2. Except as set forth in Section 1 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

SECTION 3. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 4. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon posting, publication, and final passage in the manner prescribed by law.

Mayor Linda Hall

Date

ATTEST:

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

PUBLIC NOTICE
NOTICE OF PENDING ORDINANCE

Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 13th day of August, 2024, and will be considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held September 05, 2024 commencing at 6:30 pm, prevailing time, at Stratford Public Safety Building, 315 Union Avenue, Stratford, NJ 08084, or at any time and place to which such meeting from time to time may be adjourned.

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., RMC
Deputy Borough Clerk

ORDINANCE 24:12
AMENDING BOND ORDINANCE 2015:06
FINALLY ADOPTED ON MAY 12, 2015

BE IT ORDAINED BY THE BOROUGH COUNCIL of the Borough of Stratford, County of Camden, State of New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), as follows:

Section 1. Section 3, Item (a) of the Bond Ordinance Number 2015:06 adopted on May 12, 2015. Appropriating the Amount of \$930,000.00 and Authorizing the Issuance of \$883,500.00 Bonds or Notes of Financing (the "Ordinance") is hereby amended to read as follows:

Purpose	Appropriation & Estimate Cost	Period of Maximum Amount of Bonds or Notes	Average Period of Usefulness
Municipal Improvements	\$76,316.88	\$76,316.88	10 years

Section 2. All other provisions of this Ordinance shall remain unchanged.

Section 3. This Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Linda Hall, Mayor

PUBLIC NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 13th day of August, 2024, and will be considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held September 05, 2024 commencing at 6:30 pm, prevailing time, at Stratford Public Safety Building, 315 Union Avenue, Stratford, NJ 08084, or at any time and place to which such meeting from time to time may be adjourned.

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 Borough Hall to the members of the general public who shall request the same.

John D. Keenan, Jr., R.M.C.
Deputy Borough Clerk

**RESOLUTION 24:119
APPOINTING TRASH AND RECYCLING CDL DRIVER**

WHEREAS, the Borough of Stratford is in need for a CDL Driver to operate the trash collection trucks; and

WHEREAS, the interview process has been completed by the Council Sub-Committee and a recommendation made to Mayor and Council to make the following appointment:

TRASH & RECYCLING CDL DRIVER – JAMES OVERPECK

WHEREAS, the start date will be September 01, 2024 and the annual salary for 2024 is \$65,000.00,

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to approve the above listed appointment to the Department of Public Works, Sanitation, Sewer and Lighting.

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 September 05, 2024.

JOHN D. KEENAN JR, RMC
DEPUTY BOROUGH CLERK

RESOLUTION 24:120
CERTIFICATION OF ANNUAL MUNICIPAL AUDIT FOR CALENDAR YEAR 2021

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2023 has been filed by a Registered Municipal Accountant with the Borough of Stratford pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall be resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Findings and Questioned Costs" or "Findings and Recommendations"; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Findings and Questioned Costs" or "Findings and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the governing body to the penalty provisions of R.S. 52:27BB-52 – to wit:

R.S. 52:27BB-52 – A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office."

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a

certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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 September 5, 2024.

JOHN D KEENAN JR, RMC
DEPUTY BOROUGH CLERK

STRATFORD BOROUGH

RESOLUTION 24:121

RESOLUTION APPROVING AN AMENDED SPENDING PLAN FOR THE AFFORDABLE HOUSING TRUST FUND

WHEREAS, in 2005 the Borough of Stratford first adopted a mandatory development fee ordinance that established standards for the collection, maintenance, and expenditure of development fees to be used for supporting and providing low- and moderate-income housing in the Borough; and

WHEREAS, the mandatory development fee ordinance located at section 17.05.020 of the Borough Code has been updated several times, most recently by Ordinance 2021:08 on May 11, 2021, consistent with the Fair Housing Act and COAH's rules; and

WHEREAS, Stratford Borough has established an Affordable Housing Trust Fund (AHTF); and

WHEREAS, as of the time of the adoption of the 2016 Housing Element and Fair Share Plan no mandatory development fees had been collected by the Borough and no funds were anticipated; and

WHEREAS, when the 2021 Spending Plan was prepared it was intended to ensure that the Borough is authorized to collect and spend affordable housing trust fund monies for affordability assistance consistent with the applicable rules and regulations, if and when monies were collected; and

WHEREAS, since the adoption of the 2021 AHTF Spending Plan, the possibility of additional non-residential redevelopment has arisen; which may result in the collection of additional funds; and

WHEREAS, the Borough has amended the AHTF Spending Plan to account for previously unanticipated revenue and to describe the anticipated use of funds pursuant to N.J.A.C. 5:97-8.7, 8.8, and 8.9 and a schedule for same; and

WHEREAS, N.J.A.C. 5:97-8.10 requires a Spending Plan to include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;

4. A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7, 8.8, and 8.9;
5. A schedule for the expenditure of affordable housing trust funds;
6. If applicable, a schedule for the creation or rehabilitation of housing units;
7. A pro-forma statement of the anticipated costs and revenues associated with the development if the municipality envisions supporting or sponsoring public sector or non-profit construction of housing; and
8. A plan to spend the trust fund balance within four years of the approval of the Spending Plan and subsequently to spend trust fund monies within four years of collecting the funds, or in accordance with an implementation schedule approved by the Court;
9. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and
10. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

WHEREAS, the purpose of this Resolution is to approve the Affordable Housing Trust Fund Spending Plan as amended in August 2024 so that the Borough may continue to collect mandatory development fees if and when applicable, and may make expenditures as set forth in the Spending Plan in support of affordable housing within Stratford Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stratford, that the Affordable Housing Trust Fund Spending Plan dated March 2021 and amended August 2024 be and is hereby approved.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey at their meeting held on September 05, 2024.

John D Keenan, Jr, Deputy Borough Clerk

RESOLUTION 24:122

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; Laurel Mills LLC v. Stratford; Fair Share Housing Center v. Stratford

_____ (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. Personnel

_____ (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 September 05, 2024 that an Executive Session closed to the public shall be held on September 05, 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 September 05, 2024.

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

RESOLUTION 24:123

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 September 01, 2024:

CHEYNE JESS

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 September 05, 2024.

JOHN D KEENAN, JR, RMC
DEPUTY BOROUGH CLERK