

STRATFORD BOROUGH  
COUNCIL MEETING  
FEBRUARY 13, 2025  
6:30 P.M.

**CALL TO ORDER:** THE STRATFORD BOROUGH COUNCIL MEETING FOR FEBRUARY 13, 2025

**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/OEM COORDINATOR
COUNCILWOMAN TINA LOMANNO	MICHAEL LEMMERMAN, FIRE CHIEF
COUNCILWOMAN DAWN MARTIN	JOHN D. KEENAN JR, BOROUGH ADMIN
COUNCILMAN STEPHEN GANDY	STEPHENIE CIANFRANI, DEPUTY BOROUGH CLERK
COUNCILMAN BOB BOVE	

**PRESENTATION:** Hometown Hero Proclamation for Anthony Scardino.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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:**

JANUARY 7, 2025 REORGANIZATION MEETING

JANUARY 9, 2025 REGULAR MEETING

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

**REPORTS:**

ORDINANCE & PROPERTY	Councilman Bob Bove
FINANCE & REVENUE	Councilwoman Tina Lomanno
POLICE	Councilman Patrick Gilligan
EMERGENCY SERVICES	Councilman Michael Tolomeo
PUBLIC WORKS & LIGHTING	Councilman Stephen Gandy
PUBLIC EVENTS	Councilwoman Dawn Martin

Page | 1

*This agenda is subject to change*

STRATFORD BOROUGH  
COUNCIL MEETING  
FEBRUARY 13, 2025  
6:30 P.M.

**OLD BUSINESS:**

**ORDINANCES:**

*Final Reading/Public Hearing*

**ORDINANCE 25:01** EXCEED BUDGET APPROPRIATIONS AND ESTABLISH CAP BANK

**PUBLIC PORTION FOR ORDINANCE:**

Motion to go to open public portion:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Motion to close public portion:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

**PASSAGE of ORD 25:01** EXCEED BUDGET APPROPRIATIONS AND ESTABLISH CAP BANK

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

**NEW BUSINESS:**

**RESOLUTIONS:**

RESOLUTIONS 25:29 THROUGH 25: WILL BE DONE AS A CONSENT AGENDA

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

<b>RESOLUTION 25:29</b>	AUTHORIZE SSA FOR SEWER SERVICES W THE BOROUGH OF LINDENWOLD
<b>RESOLUTION 25:30</b>	AUTHORIZE APP FOR 2025 DCA LOCAL RECREATION IMPROVEMENT GRANT
<b>RESOLUTION 25:31</b>	AUTHORIZE SSA W STRATFORD COMMONS
<b>RESOLUTION 25:32</b>	APPOINTMENT OF PARK COMMISSIONERS
<b>RESOLUTION 25:33</b>	ACCEPTING THE 2025 CC PROSECUTORS DWI ENFORCEMENT GRANT
<b>RESOLUTION 25:34</b>	APPROVING APPLICATION FOR TREATMENT WORKS APPROVAL (TWA) TIME EXTENSION REQUEST FORM FOR LAUREL MILLS REDEVELOPMENT PROJECT
<b>RESOLUTION 25:35</b>	APPROVING APPLICATION FOR 2025 DISTRACTED DRIVER GRANT WITH THE NJ DEPT OF HIGHWAY AND TRAFFIC SAFETY IN THE AMOUNT OF \$7,000.00
<b>RESOLUTION 25:36</b>	APPROVING & AUTHORIZING EXECUTION OF A SANITARY SEWER EASEMENT FOR BLOCK 87.01, LOTS 4.01 AND 6.03 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD
<b>RESOLUTION 25:37</b>	AUTHORIZING TURNOVER OF MUNICIPAL COURT UNCASHED CHECKS FOR STRATFORD MUNICIPAL COURT -0432
<b>RESOLUTION 25:38</b>	RESOLUTION TO JOIN (RENEW) THE STATEWIDE INSURANCE FUND
<b>RESOLUTION 25:39</b>	AUTHORIZING CANCELLATION OF PROPERTY TAXES DUE TO TOTALLY DISABLED VETERAN TAX EXEMPT STATUS
<b>RESOLUTION 25:40</b>	APPOINTING DEPARTMENT HEAD FOR DPW
<b>RESOLUTION 25:41</b>	AUTHORIZE EXECUTIVE SESSION 2.13.25

Page | 2

*This agenda is subject to change*

STRATFORD BOROUGH  
COUNCIL MEETING  
FEBRUARY 13, 2025  
6:30 P.M.

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

**ORDINANCES:**

*First Reading/Introduction*

**ORDINANCE 25:02** Privately-Owned Salt Storage

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

Public Hearing and Final Action will take place March 13, 2025 at 6:30pm at the Regular Council Meeting.

**APPROVAL OF BILLS:**

Wire checks		through			
Payroll checks		through		and	
Automated checks		through			
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas					

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

**COUNCIL COMMENTS:**

**GOOD AND WELFARE:**

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 25:01**  
**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION**  
**LIMITS AND TO ESTABLISH A CAP BANK**  
**(N.J.S.A. 40A:4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Council of the Borough of Stratford in the County of Camden, finds it advisable and necessary to increase its CY2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$201,387.67 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS**, the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Stratford, in the County of Camden, a majority of the full authorized membership of the governing body affirmatively concurring, that, in the CY2025 budget year, the final appropriations of the Borough of Stratford shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$201,387.67 and that the CY2025 municipal budget for the Borough of Stratford be approved and adopted in accordance with this ordinance; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced to be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Stephenie Cianfrani  
Deputy Borough 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 7th day of January, 2025. It will be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held in the Public Safety Building, in the Borough of Stratford on the 13<sup>th</sup> day of February, 2025 at 6:30 PM.

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.

---

Stephenie Cianfrani  
 Deputy Borough Clerk

Record of Council Vote on Introduction	Aye	Nay	Abstain	Absent
Tolomeo, Michael	X			
Gilligan, Patrick	X			
Lomanno, Tina	X			
Martin, Dawn	X			
Gandy, Stephen	X			
Bove, Bob	X			

Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
Tolomeo, Michael				
Gilligan, Patrick				
Lomanno, Tina				
Martin, Dawn				
Gandy, Stephen				
Bove, Bob				

**RESOLUTION 25:29**

**AUTHORIZE SHARED SERVICE AGREEMENT FOR SEWER SERVICES  
WITH THE BOROUGH OF LINDENWOLD**

**WHEREAS**, the Borough of Stratford may be in the need of sewer services in order to perform proper duties; and

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

**WHEREAS**, the terms of the agreement shall be from January 1, 2025 to December 31, 2028.

**NOW THEREFORE BE IT RESOLVED** by Mayor and Council to authorize the execution of the Shared Service Agreement between the Borough of Stratford and the Borough of Lindenwold for sewer services for the term of January 1, 2025 to December 31, 2028.

**CERTIFICATION**

I, Stephenie Cianfrani, 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 February 13, 2025.

---

STEPHENIE CIANRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:30**  
**APPROVING APPLICATION FOR FY 2025 DEPARTMENT OF COMMUNITY AFFAIRS**  
**LOCAL RECREATION CENTER IMPROVEMENT GRANT, ROUND 3**

**WHEREAS**, the Borough of Stratford will apply for a Fiscal Year 2025 Local Recreation Improvement Grant from the New Jersey Department of Community Affairs in the amount of \$100,000 to Revitalize the Stratford Borough Community Center; and

**NOW THEREFORE BE IT RESOLVED**, that the Stratford Borough does hereby authorize the application for such a grant; and, recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between Stratford Borough and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
Linda Hall  
Mayor, Stratford Borough

\_\_\_\_\_  
Stephenie Cianfrani  
Stratford Deputy Borough Clerk

**CERTIFICATION**

I, Stephenie Cianfrani, 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 February 13, 2025.

\_\_\_\_\_  
STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:31**  
**AUTHORIZE SHARED SERVICE AGREEMENT WITH STRATFORD COMMONS**  
**HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS**, the Stratford Commons Homeowners Association, Inc. is in need of trash and recycling collection services; and

**WHEREAS**, the Borough of Stratford is able to provide this service to the Stratford Commons Homeowners Association, Inc.; and

**WHEREAS**, the terms of the agreement shall be from January 1, 2025 to December 31, 2025.

**NOW THEREFORE BE IT RESOLVED** by Mayor and Council to authorize the execution of the Shared Service Agreement between the Borough of Stratford and the Stratford Commons Homeowners Association, Inc. for the service of trash and recycling collection for the term of January 1, 2025 to December 31, 2025.

**CERTIFICATION**

I, Stephenie Cianfrani, 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 February 13, 2025.

\_\_\_\_\_  
STEPHENIE CIANFRANI



**RESOLUTION 25:32  
APPOINTMENT OF PARK COMMISSIONERS**

**WHEREAS**, the Borough of Stratford Park Commission has vacancies; and

**WHEREAS**, the Borough of Stratford Governing Body members are permitted to be Park Commissioners;

**NOW, THEREFORE, BE IT RESOLVED** the following appointments to be made to the Borough of Stratford Park Commission:

Commissioner	Term to Expire
Michael Tolomeo	12/31/2028
Stephen Gandy	12/31/2028
Bob Bove	12/31/2027
Linda Hall	12/31/2027
Tina Lomanno	12/31/2026
Dawn Martin	12/31/2026
Patrick Gilligan	12/31/2025

**CERTIFICATION**

I, Stephenie Cianfrani, 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 February 13, 2025.

\_\_\_\_\_  
STEPHENIE CIANFRANI

**RESOLUTION 25:33**

**ACCEPTING THE 2025 CAMDEN COUNTY PROSECUTORS DWI ENFORCEMENT  
GRANT IN THE AMOUNT OF \$2000.00**

**WHEREAS**, the Borough of Stratford Police Department was awarded the 2025 Camden County Prosecutors DWI Enforcement Grant in the amount of \$2,000.00 from the Camden County Prosecutor's Office; and

**WHEREAS**, these funds are allocated to provide funding for extra police overtime for DWI checkpoints and roving patrols by the Borough of Stratford.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford to accept **Camden County Prosecutor's Office DWI Checkpoint Grant Award AL-24-45-04-07**, to help law enforcement better enforce DWI laws and make our roads safer within the neighborhoods of the Borough of Stratford.

**CERTIFICATION**

I, Stephenie Cianfrani, 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 at a meeting held on February 13, 2025.

---

STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:34**

**APPROVING APPLICATION FOR TREATMENT WORKS APPROVAL (TWA)  
TIME EXTENSION REQUEST FORM  
FOR LAUREL MILLS REDEVELOPMENT PROJECT**

**WHEREAS**, Laurel Mills, LLC received Amended Preliminary and Final Major Subdivision and Amended Preliminary and Final Major Site Plan approval at a meeting of the Stratford Joint Land Use Board on August 26, 2021; and

**WHEREAS**, during review of the project the Borough Engineer Bach Associates PC performed a review of the proposed sanitary sewer improvements and issued a letter recommending approval and endorsement of the necessary documentation for application to the NJDEP for a Treatment Work Approval (TWA) Permit; and

**WHEREAS**, the NJDEP TWA Permit associated with this development (Permit #22-0031) expired on August 8, 2024 and at this time Laurel Mills, LLC is seeking an extension of the permit with the NJDEP and has submitted a Time Extension Request Form for endorsement by the Borough of Stratford which the Borough Engineer has reviewed and approved; and

**NOW THEREFORE BE IT RESOLVED**, that the Stratford Borough does hereby authorize the Mayor to execute the Treatment Works Approval (TWA) Time Extension Request Form as submitted without prejudice to the Borough of Stratford's claims in the litigation currently pending in the Superior Court of NJ, Camden County.

\_\_\_\_\_  
Linda Hall  
Mayor, Stratford Borough

\_\_\_\_\_  
Stephenie Cianfrani  
Stratford Deputy Borough Clerk

**CERTIFICATION**

I, Stephenie Cianfrani, 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 February 13, 2025.

\_\_\_\_\_  
STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:35**

**APPROVING APPLICATION FOR 2025 DISTRACTED DRIVER GRANT WITH THE  
NEW JERSEY DEPARTMENT OF HIGHWAY AND TRAFFIC SAFETY IN THE  
AMOUNT OF \$7,000.00**

**WHEREAS**, the Borough of Stratford Police Department will apply for the 2025 Distracted Driver Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety; and

**NOW THEREFORE BE IT RESOLVED**, by Mayor and Council is supportive of the Stratford Police Department's application for the 2025 Distracted Driver Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety.

**CERTIFICATION**

I, Stephenie Cianfrani, 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 at a meeting held on February 13, 2025.

---

STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:36**

**BOROUGH OF STRATFORD**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF  
STRATFORD, CAMDEN COUNTY, NEW JERSEY APPROVING AND  
AUTHORIZING EXECUTION OF A SANITARY SEWER EASEMENT FOR BLOCK  
87.01, LOTS 4.01 AND 6.03 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF  
STRATFORD**

**WHEREAS**, ICP Stratford SPE, LLC (“Grantor”) is the owner of certain real estate located in the Borough of Stratford, New Jersey identified as Block 87.01, Lots 4.01 and 6.03 on the municipal tax map (“Grantor’s Property”); and

**WHEREAS**, there exists a public sanitary sewer line that crosses the Grantor’s Property, as authorized in a Deed of Easement and Right of Way dated June 29, 1964, recorded in the Office of the Clerk of Camden County at deed book 2727, page 76 which Grantor intends to relocate in connection with Grantor’s development of Grantor’s Property; and

**WHEREAS**, Grantor shall install or cause to be installed certain sanitary sewer facilities under and through a portion of Grantor’s Property, which facilities will require the laying of certain underground pipes, lines and related facilities; and

**WHEREAS**, a sanitary sewer facilities described herein will ultimately be dedicated to Grantee as part of the public sanitary sewer system; and

**WHEREAS**, the Sanitary Sewer Easement will be granted for the purposes of providing the Borough with reasonable access onto the Grantor’s property to maintain, repair and replace the sanitary sewer line, wherein the Borough will be responsible for maintenance, repair or replacement obligations concerning the sanitary sewer line and all costs and expenses associated therewith (“Exhibit “A”).

**NOW, THEREFORE, BE IT RESOLVED**, the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby approves the Sanitary Sewer

Easement attached hereto as Exhibit "A" with the Grantor and authorizes the appropriate Borough officials to execute same.

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

ATTEST: \_\_\_\_\_  
STEPHENIE CIANFRANI, BOROUGH CLERK

I, Stephenie Cianfrani, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
STEPHENIE CIANFRANI, BOROUGH CLERK

**EXHIBIT "A"**

**RESOLUTION 25:37**

**AUTHORIZING TURNOVER OF MUNICIPAL COURT UNCASHED CHECKS  
FOR STRATFORD MUNICIPAL COURT -0432**

**WHEREAS**, the Court Administrator of the Borough of Stratford is hereby authorized to turn over all eligible uncashed checks for the year 2024; and

**WHEREAS**, the Board of Commissioners of the Borough of Stratford, hereby accepts the uncashed checks from the municipal court; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, that the Court Administrator of the Borough of Stratford shall turn over the uncashed checks for the following accounts, which is attached for the year 2024:

<b><u>COURT ACCOUNT NO.</u></b> 123000556	<b>TOTAL</b>	<b><u>\$ 7.00</u></b>
<b><u>BAIL ACCOUNT NO.</u></b> 123000549	<b>TOTAL</b>	<b><u>\$ 140.00</u></b>

**CERTIFICATION**

I, Stephenie Cianfrani, 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 at a meeting held on February 13, 2025.

---

STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK



<u>Court Account No. 123000556</u>				<u>Year 2024</u>
Check No.	Dated	Defendant	Summons	Amount
2073	01/12/2024	A. ARNETTFIELDS	S 10134	\$ 5.00
2118	09/12/2024	ANGEL FOSTER	E24 2517	\$ <u>2.00</u>
Total 2024				<u>\$ 7.00</u>

<u>Bail Account No. 123000549</u>				<u>Year 2024</u>
Check No.	Dated	Defendant	Summons	Amount
5627	02/27/2024	JAMIE ODUM	E21 2568	\$100.00
5654	06/25/2024	SERENA CRUZ	E24 682	\$ <u>40.00</u>
Total 2024				<u>\$140.00</u>

**RESOLUTION 25:38**  
**RESOLUTION TO JOIN (RENEW) THE STATEWIDE INSURANCE FUND**

**WHEREAS**, a number of local units have joined together to form the Statewide Insurance Fund ("FUND"), a joint insurance fund, as permitted by N.J.S.A. 40A:10-36, *et seq.*; and

**WHEREAS**, the Borough of Stratford has complied with relevant law with regard to the acquisition of insurance; and

**WHEREAS**, the statutes and regulations governing the creation and operation of joint insurance funds contain elaborate restrictions and safeguards concerning the safe and efficient administration of such funds; and

**WHEREAS**, the LOCAL UNIT has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

**WHEREAS**, the LOCAL UNIT agrees to be a member of the FUND for a period of three (3) years, effective from **January 1, 2025** terminating on **January 1, 2028** at 12:01 a.m. standard time; and

**WHEREAS**, the LOCAL UNIT has never defaulted on claims, if self-insured, and has not been canceled for non-payment of insurance premiums for two (2) years prior to the date of this Resolution.

**NOW, THEREFORE**, BE IT RESOLVED that the LOCAL UNIT does hereby agree to join the Statewide Insurance Fund; and

**BE IT FURTHER RESOLVED** that to the extent required by law, the Local Unit shall provide notice of the Indemnity and Trust Agreement to the Office of the State Comptroller; and

**BE IT FURTHER RESOLVED** that the LOCAL UNIT will be afforded the following coverage(s):

Workers' Compensation & Employer's Liability  
Comprehensive General Liability  
Automobile Liability and Physical Damage  
Public Officials and Employment Practices Liability  
Pollution Liability  
Property  
Inland Marine Boiler and Machinery  
Crime-Faithful Performance and Fidelity  
Cyber Liability  
Non Owned Aircraft

BE IT FURTHER RESOLVED that JOHN KEENAN JR. is hereby appointed as the LOCAL UNIT's Fund Commissioner and is authorized to execute the application for membership and the accompanying certification on behalf of the LOCAL UNIT; and LINDA HALL is hereby appointed as the LOCAL UNIT's Alternate Fund Commissioner.

BE IT FURTHER RESOLVED that the LOCAL UNIT's Fund Commissioner is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying the membership in the FUND as required by the FUND's Bylaws and to deliver same to the Administrator of the FUND with the express reservation that said documents shall become effective only upon the LOCAL UNIT's admissions to the FUND following approval of the LOCAL UNIT by the FUND.

Name of Member Entity:

\_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

\_\_\_\_\_

Print Name

Title: \_\_\_\_\_

\_\_\_\_\_

Clerk

This Resolution agreed to the 13<sup>TH</sup> day of February, 2025, by a vote of:

\_\_\_\_\_ Affirmative \_\_\_\_\_ Abstain \_\_\_\_\_ Negative \_\_\_\_\_ Absent

## STATEWIDE INSURANCE FUND

### INDEMNITY AND TRUST AGREEMENT

THIS AGREEMENT made this 13<sup>th</sup> day of February 2025, in the County of Morris, State of New Jersey, by and between the Statewide Insurance Fund (hereinafter "FUND"), and the Borough of Stratford in the County of Camden a duly constituted local unit of government (hereinafter "LOCAL UNIT");

WHEREAS, two or more local units have collectively formed a joint insurance fund as such an entity is authorized and described in N.J.S.A. 40A:10-36 et seq.; and

WHEREAS, the LOCAL UNIT has agreed to become a member of the FUND in accordance with and to the extent provided for in the Bylaws of the FUND and in consideration of such obligations and benefits to be shared by the membership of the FUND; and

WHEREAS, the LOCAL UNIT has complied with relevant law with regard to the acquisition of insurance;

NOW, THEREFORE, it is agreed as follows:

1. The LOCAL UNIT, upon entering the FUND, agrees to be bound by and to accept and comply with each and every provision of the FUND's Bylaws, Risk Management Program, as it applies to the LOCAL UNIT and the applicable statutes and administrative regulations pertaining to joint insurance funds.
2. The LOCAL UNIT agrees to participate in the FUND with respect to the coverage listed in the LOCAL UNIT's "Resolution to Join" in accordance with the FUND's Bylaws and Risk Management Program.
3. The LOCAL UNIT agrees to become a member of the FUND until January 1, 2028, at 12:01 a. m. eastern standard time. The commencement date shall be the effective date as established by the FUND's Bylaws and policies.
4. The LOCAL UNIT certifies that it has not been canceled for non-payment of insurance premiums for a period of at least two (2) years prior to the date hereof, or, if self-insured, that it has never defaulted on any claims.
5. In consideration of membership in the FUND, the LOCAL UNIT agrees that it shall jointly and severally assume and discharge the liability of each and every member of the FUND in accordance with statute and regulation, and by execution hereof the full faith and credit of the LOCAL UNIT is pledged to the punctual payment of any sums which shall become due to the

FUND in accordance with the Bylaws thereof, this Agreement or any applicable statute or regulation.

6. If the FUND, in the enforcement of any part of this Agreement, shall incur necessary expense or become obligated to pay attorney's fees and/or court costs, the LOCAL UNIT agrees to reimburse the FUND for all such reasonable expenses, fees and costs on demand.
7. The LOCAL UNIT and the FUND agree that the FUND shall hold in trust all monies paid by the LOCAL UNIT to the FUND and those monies will be used in accordance with all applicable statutes, the FUND's Bylaws and the Risk Management Program.
8. If required by the Commissioner of Insurance or applicable statutes or regulations, the FUND shall establish separate trust fund accounts in accordance with N.J.S.A. 40A:10-36, et seq. and any other statutes or regulations that may be applicable. Said trust accounts shall be used solely for the payment of claims made against members of the FUND, excess insurance premiums and/or the administration of the FUND, or for such other purposes as now or hereunder permitted by statute or regulation.
9. Each LOCAL UNIT which shall become a member of the FUND shall be obligated to execute an agreement similar in form to this Agreement.
10. To the extent required by law, the LOCAL UNIT shall provide notice of this Agreement to the Office of the State Comptroller.

Name of Member Entity:

\_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Title: \_\_\_\_\_

\_\_\_\_\_

Clerk

STATEWIDE INSURANCE FUND

By: \_\_\_\_\_

Chairman

ATTEST: \_\_\_\_\_

Secretary

Dated: \_\_\_\_\_

**RESOLUTION 25:39**  
**AUTHORIZING CANCELLATION OF PROPERTY TAXES DUE**  
**TO TOTALLY DISABLED VETERAN TAX EXEMPT STATUS**

**WHEREAS**, an application has been received from the Property Owner and resident of 20 Harvard Avenue, Block 32 Lot 6, for an exemption from the payment of property taxes; and

**WHEREAS**, the Property Owner. suffers from a service-connected disability and has been declared 100% permanently and totally disabled by the U.S. Veterans Administration; and

**WHEREAS**, the Tax Assessor has determined that the Property Owner has submitted the required documentation and is entitled to an exemption from property taxes.

**NOW, THEREFORE, BE IT RESOLVED** by Mayor and Council of the Borough of Stratford, that the property known as 20 Harvard Avenue shall be placed on the Exempt Property List effective January 17, 2025.

**FURTHER BE IT RESOLVED** that the Borough Tax Collector is authorized to cancel property taxes billed for the 1<sup>st</sup> Quarter 2025 in the amount of \$1,595.05 and refund said amount to the property owner's mortgage company, Corelogic.

**CERTIFICATION**

I, Stephenie Cianfrani, 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 February 13, 2025.

\_\_\_\_\_  
STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:40**  
**APPOINTING DEPARTMENT HEAD**

**WHEREAS**, the Department of Public Works, Sanitation, Sewer and Lighting has a vacancy in the position of Department Head; 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 appointments:

James McCarty – DEPARTMENT HEAD

**WHEREAS**, the start date will be Monday, March 3, 2025 and the annual salary for 2025 is \$,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, Stephenie Cianfrani, 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 February 13, 2025.

\_\_\_\_\_  
STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:41**  
**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; Pending



Litigation- Laurel Mills LLC v. Stratford; Fair Share Housing Center v. Stratford; Negotiations; Kokes Properties.

      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. 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 February 13, 2025 that an Executive Session closed to the public shall be held on February 13, 2025 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, Stephenie Cianfrani, 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 at a meeting held on February 13, 2025.

---

STEPHENIE CINAFRANI  
DEPUTY BOROUGH CLERK

**Ordinance 25-02**  
**Privately-Owned Salt Storage**  
**Borough of Stratford, County of Camden, State of New Jersey**

**SECTION I. Purpose:**

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater. This ordinance is required by the New Jersey Department of Environmental Protection under the Municipal Stormwater Regulation Program.

This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in the Borough of Stratford to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

**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 Chapter 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 word "shall" is always mandatory and not merely directory.

- A. "De-icing materials" means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. "Impervious surface" means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.
- C. "Storm drain inlet" means the point of entry into the storm sewer system.
- D. "Permanent structure" means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

- 1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;

2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
  3. The structure shall be erected on an impermeable slab;
  4. The structure cannot be open sided; and
  5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. "Person" means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- F. "Resident" means a person who resides on a residential property where de-icing material is stored.

### **SECTION III. Deicing Material Storage Requirements:**

- A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15<sup>th</sup> and April 15<sup>th</sup>:
1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
  2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;
  3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
  4. Loose materials shall be covered as follows:
    - a. The cover shall be waterproof, impermeable, and flexible;
    - b. The cover shall extend to the base of the pile(s);
    - c. The cover shall be free from holes or tears;
    - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and

**SECTION V. Enforcement:**

This ordinance shall be enforced by the Stratford Code Enforcement Office and/or Stratford Police Department 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 have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in fines as follows: **[insert penalty schedule]**.

**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.

Adoption Date: \_\_\_\_\_

Approved By: \_\_\_\_\_

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

ATTEST:

\_\_\_\_\_  
Stephenie Cianfrani  
Deputy Borough 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 13th day of February, 2025. It will be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held in the Public Safety Building, in the Borough of Stratford on the 13<sup>th</sup> day of March, 2025 at 6:30 PM.

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.

---

Stephenie Cianfrani  
Deputy Borough Clerk

Record of Council Vote on Introduction	Aye	Nay	Abstain	Absent
Tolomeo, Michael				
Gilligan, Patrick				
Lomanno, Tina				
Martin, Dawn				
Gandy, Stephen				
Bove, Bob				

Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
Tolomeo, Michael				
Gilligan, Patrick				
Lomanno, Tina				
Martin, Dawn				
Gandy, Stephen				
Bove, Bob				