STRATFORD BOROUGH
COUNCIL MEETING
JUNE 12, 2025
6:30 P.M.

CALL TO ORDER: THE STRATFORD BOROUGH COUNCIL MEETING FOR JUNE 12, 2025

PLEDGE OF ALLEGIANCE AND PRAYER:

STATEMENT OF ADVERTISEMENT:
In compliance with The Open Public Meetings Act of 1975, 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
COUNCIL PRESIDENT MICHAEL TOLOMEO
COUNCILMAN PATRICK GILLIGAN
COUNCILWOMAN TINA LOMANNO
COUNCILWOMAN DAWN MARTIN
COUNCILMAN STEPHEN GANDY
COUNCILMAN BOB BOVE

JEFFREY BRENNAN, BOROUGH SOLICITOR
STEVEN BACH, BOROUGH ENGINEER
RON MORELLO, POLICE CHIEF/OEM COORDINATOR
MICHAEL LEMMERMAN, FIRE CHIEF
JOHN D. KEENAN JR, BOROUGH ADMIN
STEPHENIE CIANFRANI, DEPUTY BOROUGH CLERK

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:

MAY 5, 2025 SPECIAL MEETING MINUTES
MAY 8, 2025 REGULAR MEETING MINUTES
MAY 5, 2025 EXECUTIVE MEETING MINUTES
MAY 8, 2025 EXECUTIVE MEETING MINUTES

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

This agenda is subject to change

STRATFORD BOROUGH
COUNCIL MEETING
JUNE 12, 2025
6:30 P.M.

OLD BUSINESS:
RESOLUTION 25:86 ADOPTION OF THE 2025 BOROUGH OF STRATFORD BUDGET

PUBLIC PORTION FOR 2025 STRATFORD BUDGET HEARING (*5 min per person*):
Motion to go to open public portion:
Motion: _____ Second: _____ Voice Vote: _____

Motion to close public portion:
Motion: _____ Second: _____ Voice Vote: _____

PASSAGE OF RESOLUTION 25:86 ADOPTION OF THE 2025 BOROUGH OF STRATFORD BUDGET

Motion: _____ Second: _____ RCV: _____

ORDINANCE 25:04 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS
Final Reading/Public Hearing

PUBLIC PORTION FOR ORDINANCE (*5 min per person*):
Motion to go to open public portion:
Motion: _____ Second: _____ Voice Vote: _____

Motion to close public portion:
Motion: _____ Second: _____ Voice Vote: _____

PASSAGE of ORD 25:04 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS

Motion: _____ Second: _____ RCV: _____

NEW BUSINESS:
BUSINESS LICENSE APPROVAL:

1. MAD GLASS- 222 S. WHITE HORSE PIKE. - "A rage room for angry people"

Motion: _____ Second: _____ Voice Vote: _____

2. ROYAL DIAMOND DETOX SPA- 215 E. LAUREL ROAD.

Motion: _____ Second: _____ Voice Vote: _____

3. CAJUN OPERATING COMPANY (CHURCH'S CHICKEN)- 2. S. WHITE HORSE PIKE

Motion: _____ Second: _____ Voice Vote: _____

STRATFORD BOROUGH
COUNCIL MEETING
JUNE 12, 2025
6:30 P.M.

RESOLUTIONS:

RESOLUTIONS 25:87 THROUGH 25:99 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.

RESOLUTION 25:87	AUTHORIZE RENEWAL ABC LICENSE – LA MARTINIQUE
RESOLUTION 25:88	AUTHORIZE RENEWAL ABC LICENSE – RIDHIR, INC.
RESOLUTION 25:89	AUTHORIZE THE PURCHASE OF ONE (1) HOLLAND MODEL B75D LOADING BACKHOE FOR THE STRATFORD DPW
RESOLUTION 25:90	AUTHORIZE ESTIMATED TAX BILLS
RESOLUTION 25:91	APPOINT SUBSTITUTE CROSSING GUARD MORGAN SIMS
RESOLUTION 25:92	ACCEPTING THE CSX TRANSPORTATION COMMUNITY INVESTMENT AWARD GRANT IN THE AMOUNT OF $5,000.00
RESOLUTION 25:93	RESOLUTION INCREASING DEFERRED REGIONAL SCHOOL DISTRICT TAX
RESOLUTION 25:94	AUTHORIZE PURCHASE OF AIR PAKS AND EQUIPMENT FOR THE BOROUGH OF STRATFORD FIRE DEPARTMENT
RESOLUTION 25:95	AUTHORIZING CANCELLATION OF PROPERTY TAXES DUE TO TOTALLY DISABLED VETERAN TAX EXEMPT STATUS
RESOLUTION 25:96	AUTHORIZING AND APPROVING THE TRANSFER OF TAX ABATEMENT.
RESOLUTION 25:97	RESCINDING RESOLUTION 25:70 AND AFFIRMING MUTUAL SEPARATION OF BOROUGH SOLICITOR NUNC PRO TUNC TO MAY 5, 2025
RESOLUTION 25:98	AUTHORIZE EXECUTIVE SESSION FOR 6.12.25
RESOLUTION 25:99	AUTHORIZING APPLICATION TO THE NJDOT FOR THE RECONSTRUCTION OF KIRKWOOD AVENUE – PHASE V & GRAND AVENUE

Motion: _____ Second: _____ RCV: _____

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 (*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 25:86

ADOPTION OF THE 2025 BUDGET

BE IT RESOLVED that the attached statements of revenues and appropriations shall constitute the Borough of Stratford Municipal Budget for the calendar year of 2025; and

BE IT FURTHER RESOLVED that said budget was approved for introduction by the Governing Body of the Borough of Stratford on Tuesday, May 8, 2025, pursuant to Resolution 25:78; and

BE IT FURTHER RESOLVED upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public and a public hearing was held on June 12, 2025 where interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Stratford that the budget as submitted and summarized is approved and adopted as the 2025 budget 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 held on June 12, 2025.

_____

Stephenie Cianfrani
Deputy Borough Clerk

2025 MUNICIPAL BUDGET

of the Borough of Stratford
County of Camden
for the fiscal year 2025

Revenue and Appropriation Summaries

Summary of Revenues	Anticipated 2025	Anticipated 2024
1. Surplus	851,050.00	800,000.00
2. Total Miscellaneous Revenues	2,274,335.63	2,595,766.33
3. Receipts from Delinquent Taxes	209,327.00	209,327.00
4. a) Local Tax for Municipal Purposes	4,787,419.94	4,559,005.79
b) Addition to Local District School Tax		
c) Minimum Library Tax	226,188.09	201,013.89
Total Amount to be Raised by Taxes for Support of Municipal Budget	5,013,608.03	4,760,019.68
Total General Revenues	8,348,320.66	8,365,113.01

Summary of Appropriations	2025 Budget	Final 2024 Budget
1. Operating Expenses: Salaries & Wages	2,941,396.79	3,292,406.10
Other Expenses	3,073,679.39	2,759,434.31
2. Deferred Charges & Other Appropriations	846,720.98	917,053.00
3. Capital Improvements	267,874.00	260,147.00
4. Debt Service (Including for School Purposes)	755,649.50	673,072.60
5. Reserve for Uncollected Taxes	463,000.00	463,000.00
Total General Appropriations	8,348,320.66	8,365,113.01
Total Number of Employees	45	41

Dedicated Sewer Utility Budget		
Summary of Revenues	Anticipated 2025	Anticipated 2024
1. Surplus	177,457.04	133,450.49
2. Miscellaneous Revenues	420,000.00	414,000.00
3. Deficit (General Budget)		
Total Revenues	597,457.04	547,450.49

Summary of Appropriations	2025 Budget	Final 2024 Budget
1. Operating Expenses: Salaries & Wages	149,822.04	158,029.49
Other Expenses	192,385.00	184,171.00
2. Capital Improvements		
3. Debt Service	62,100.00	49,100.00
4. Deferred Charges & Other Appropriations	25,150.00	38,150.00
5. Surplus (General Budget)	168,000.00	118,000.00
Total Appropriations	597,457.04	547,450.49
Total Number of Employees	2	2

Balance of Outstanding Debt				
			Sewer Utility	General
Interest			15,000.00	126,670.00
Principal			47,100.00	628,979.50
Outstanding Balance			236,100.00	3,203,118.25

Notice is hereby given that the Budget and Tax Resolution was approved by the Borough Council of the Borough of Stratford, County of Camden, on May 8, 2025.

A hearing on the Budget and Tax Resolution will be held at the Public Safety Building on June 12, 2025 at 6:30 p.m. at w and place objections to the Budget and Tax Resolution for the year 2025 may be presented by taxpayers or other interested persons. Information regarding online access to the meeting will be available at the Borough's website: https://www.stratfordnj.org

Copies of the Budget are available in the office of the Deputy Municipal Clerk, John Keenan, at Borough Hall, 307 Union Avenue, Stratford, New Jersey 08084, (856) 783-0600, and at the Borough's website: https://www.stratfordnj.org

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DO NOT PRINT THE FOLLOWING

ORDINANCE 25:04

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THE BOROUGH OF STRATFORD, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING THE AGGREGATE AMOUNT OF $439,272.00 THEREFORE AND AUTHORIZING THE ISSUANCE OF $417,308.00 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THERE OF

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 members thereof affirmatively concurring) as follows:

SECTION 1. The improvements described in Section 3 of this Bond Ordinance are hereby respectively authorized to be undertaken by the Borough of Stratford, New Jersey as a general improvement. For the improvement or purpose described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for the improvements or purposes, such sums amounting in the aggregate to $439,272.00 including the aggregate sum of $21,964.00 as the down payment for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provisions for down payment or for capital improvement purposes in one or more previously adopted budgets.

SECTION 2. In order to finance the cost of improvement or purpose not covered by application of the several down payments, negotiable Bonds are hereby authorized to be issued in the principal amount of $417,308.00 pursuant to the Local Bond Law. In anticipation of the issuance of the Bonds, negotiable Bond Anticipation Notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. The improvement hereby authorized and the purpose for which the Bonds are to be issued, the estimated cost for each improvement and the appropriation therefore, the estimated maximum amount of Bonds of Notes to be issued for each improvement and the period of usefulness for each improvement are respectively as follows:

PURPOSE	APPROPRIATION & ESTIMATED COST	ESTIMATED MAXIMUM AMOUNT OF BONDS OR NOTES	PERIOD OF AVERAGE USEFULNESS
SEE SCHEDULE "A" ATTACHED			

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of Bonds or Notes to be issued therefore, as above stated, it is amount of the down payment for each purpose.

SECTION 4. All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no Note shall mature alter than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as many be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with notes issued pursuant to this Ordinance, and the Chief Financial Officer's signature upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject the provisions of N.J.S.A. 40A:2-8 (a). The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5. The following additional matters are hereby determined, declared, recited and state:

(a) The purposes described in Section 3 of this Bond Ordinance are not current expenses. They are improvements, and no part of the costs thereof have been or shall be specifically assessed on property specially benefited thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of Obligations authorized for each purpose and the reasonable lives thereof within the limitations of the Local Bond Law, is five (5) years or more.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly Prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of the Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the Gross debt of the Borough as defined by the Local Bond Law is increased by the authorization of the Bonds and Notes provided in this Bond Ordinance by $439,272.00 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) $75,000.00 of expenses listed in and permitted under N.J.S.A. 40A:2-20 are included in the estimated cost herein for the purposes of improvements.

SECTION 6. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the costs of the improvements or to payment of the obligations issued pursuant to this Ordinance. The amount of obligations authorized by not issued hereunder shall be reduced to the extent that such that such funds are so used.

SECTION 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this Bond Ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough is obligated to levy ad valorem taxes upon all the taxable real property within the Borough for the payment of obligations and the interest thereon without limitation of rate or amount.

SECTION 8. This Bond Ordinance shall take effect 20 days after the first publication thereof after final adoption as provided by the Local Bond Law.

_____
Mayor Linda Hall

ATTEST:

_____
Stephenie Cianfrani, Deputy Borough Clerk

Adopted:

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 8th day of May, 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 Borough Hall, in the Borough of Stratford on the 12th day of June, 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

Notice is hereby given that a public hearing was held for the foregoing ordinance on June 12, 2025.

I certify that the foregoing Ordinance 25:4 was approved for final adoption by the Governing Body of the Borough of Stratford, County of Camden, State of New Jersey at a meeting held on the 12th day of June, 2025.

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				

Stephenie Cianfrani, Deputy Borough Clerk

Linda Hall, Mayor

BOND ORDINANCE 25:4

SCHEDULE "A"

PURPOSE	APPROPRIATION & ESTIMATED COST	ESTIMATED MAXIMUM AMOUNT OF BONDS OR NOTES	PERIOD OF AVERAGE USEFULNESS
Municipal Road Improvements	$230,000.00	$218,500.00	10 Years
Police Vehicles/Equipment	$156,272.00	$148,458.00	5 Years
Fire Equipment	$3,000.00	$2,850.00	5 Years
DPW Equipment	$50,000.00	$47,500.00	5 Years

Active

State of New Jersey
Department of Community Affairs
Supplemental Debt Statement

Local Government: Stratford Borough Prepared As Of: 5/8/2025

Budget Year Ending December 31 (Month D-D) 2025 (Year)

Name: Robin Sarlo Phone: 1-856-783-0600 X 306
Title: CFO Email: robinsarlo@stratfordnj.org
Address: 307 Union Ave. N-0837
Stratford, NJ 08084 CFO Cert #:

Robin Sarlo, Being duly sworn, deposes and says: Deponent is the Chief Financial Officer of Stratford Borough here and in the statement hereinafter mentioned called the local unit. The Supplemental Debt Statement annexed hereto and hereby made a part hereof is a true statement of the debt condition of the local unit as of the date therein stated and is computed as provided by the Local Bond Law of New Jersey.

	Net Debt as per Annual Debt Statement	Decrease (Since December 31, last past)	Increase (Since December 31, last past)	Net Debt
Bonds and Notes for School Purposes	$0.00	$	$	$0.00
Bonds and Notes for Self-Liquidating Purposes	$0.00	$	$	$0.00
Other Bonds and Notes	$3,203,118.25	$109,250.00	$417,308.00	$3,511,176.25

2 Net Debt at the time of this statement is $3,511,176.25

The amounts and purposes separately itemized of the obligations about to be authorized, and any deductions which may be made on account of each such item are: (see Note "C" below)

Bond Ordinance	Purposes	Amount	Deduction	Net
25:04	Various Capital Improvements	$417,308.00	$	$417,308.00
		$417,308.00	$0.00	$417,308.00

4 The net debt of the local unit determined by the addition of the net debt amounts stated in items 2 and 3 above is: $3,928,484.25

5 Equalized valuation basis (the average of the equalized valuations of real estate, including improvements and the assessed valuation of class II railroad property of the local unit for the last 3 preceding years) as stated in the Annual Debt Statement or the revision thereof last filed.

	Year		
(1)	2022	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$521,437,700.00
(2)	2023	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$603,042,193.00
(3)	2024	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	$678,564,887.00

6 Equalized Valuation Basis – Average of (1), (2) and (3)..... $601,014,926.67

7 Net Debt (Line 4 Above) expressed as a percentage of such equalized valuation basis (Line 6 above) is: 0.654%

Notes

A If authorization of bonds or notes is permitted by an exception to the debt limit, specify the particular paragraph of N.J.S.A. 40A:2-7 or other section of law providing such exception.

B This form is also to be used in the bonding of separate (not Type I) school districts as required by N.J.S.A. 18A:24-16, and filed before the school district election. In such case pages 3 and 4 should be completed to set forth the computation supporting any deduction in line 3 above.

C Only the account of bonds or notes about to be authorized should be entered. The amount of the "down payment" provided in the bond ordinance should not be included nor shown as a deduction.

BOROUGH OF STRATFORD
DEPARTMENT OF POLICE

315 Union Avenue • Stratford, New Jersey 08084

Phone: (856) 783-8616 • Administration: (856) 783-8621
Fax: (856) 782-7046

Ronald M. Morello
Chief of Police

TO: John D. Keenan – Municipal Administrator

FM: Chief Ronald Morello

DATE: May 19, 2025

REF: Business License Application – MAD GLASS
Case#: 2025-04640

Please accept this correspondence as approval for a mercantile license for the applicant to operate the below business and location.

MAD GLASS
222 S. White Horse Pike Condo G2B- G3
Stratford, NJ 08084
(A Rage Room)

5/19/25

BOROUGH OF STRATFORD
DEPARTMENT OF POLICE

315 Union Avenue • Stratford, New Jersey 08084

Phone: (856) 783-8616 • Administration: (856) 783-8621
Fax: (856) 782-7046

Ronald M. Morello
Chief of Police

TO: John D. Keenan – Municipal Administrator

FM: Chief Ronald Morello

DATE: June 3, 2025

REF: Business License Application Royal Diamond Detox Spa
Case#: 2025-04058

Please accept this correspondence as APPROVAL for a mercantile license for the applicant to operate the below business and location.

ROTAL DIAMOND DETOX SPA
215 EAST LAUREL ROAD
STRATFORD NJ 08084

BOROUGH OF STRATFORD
DEPARTMENT OF POLICE

315 Union Avenue • Stratford, New Jersey 08084

Phone: (856) 783-8616 • Administration: (856) 783-8621
Fax: (856) 782-7046

Ronald M. Morello
Chief of Police

TO: John D. Keenan – Municipal Administrator

FM: Chief Ronald Morello

DATE: June 11, 2025

REF: Business License Application

Case#: 2025-04235

Please accept this correspondence as APPROVAL for a mercantile license for the applicant to operate the below business and location.

CAJUN OPERATING COMPANY

DBA "CHURCH'S CHICKEN" Store # 11886

2. SOUTH WHITE HORSE PIKE

STRATFORD, NJ 08084

6/11/25

RESOLUTION 25:87

AUTHORIZE RENEWAL OF THE ABC LICENSE FOR LAMARTINIQUE BOWLING ACADEMY, INC

WHEREAS, the Borough of Stratford has received the NJ Tax Clearance Certificate for an active liquor license; and

WHEREAS, the annual permit for the active license is due for renewal for the period of 2025-2026; and

WHEREAS, all required fees have been paid,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to authorize the renewal of the ABC License for the following:

0432-33-002-002 LaMartinique Bowling Academy, Inc.

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 June 12, 2025.

_____

Stephenie Cianfrani
Deputy Borough Clerk

RESOLUTION 25:88

AUTHORIZE RENEWAL OF THE ABC LICENSE FOR RIDHIR, INC.

WHEREAS, the Borough of Stratford has received the NJ Tax Clearance Certificate for an active liquor license; and

WHEREAS, the annual permit for the active license is due for renewal for the period of 2025-2026; and

WHEREAS, all required fees have been paid,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to authorize the renewal of the ABC License for the following:

0432-44-003-001 Ridhir, Inc.

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 June 12, 2025.

_____

Stephenie Cianfrani
Deputy Borough Clerk

RESOLUTION 25:89

FOR THE PURCHASE OF ONE (1) HOLLAND MODEL B75D LOADING BACKHOE FOR THE BOROUGH OF STRATFORD PUBLIC WORKS DEPARTMENT

WHEREAS, the Borough of Stratford Department of Public Works is in need of replacing a 1993 Ford 555D Loading Backhoe; and

WHEREAS, the Borough of Stratford Department of Public Works has researched vendors that would achieve their goals and determined that the sought-after equipment may be procured through a nationally-recognized and accepted cooperative purchasing contract between the Educational Services Commission of New Jersey contract number 22/23-12 #65MCESCCPS; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2, a New Jersey Municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of a nationally-recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey or another state; and

WHEREAS, the Borough of Stratford Department of Public Works has determined that the Borough's use of the Educational Services Commission of New Jersey contract to procure the Holland Model B75D Loading Backhoe will result in a cost savings to the Borough; and

WHEREAS, Cherry Valley Tractor Sales of Marlton, New Jersey, is an authorized sales agent for the Holland Loading Backhoe in the state of New Jersey; and

WHEREAS, Cherry Valley Tractor Sales has provided the attached quote dated 05/20/2025 in the amount of $80,228.50.

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available for this purchase under the General Capital Budget, account number C-04-24-008-000-004 in the amount of $30,000.00 and C-04-25-004-000-006 in the amount of $50,000.00, both entitled Public Works Equipment and Sewer Utility Budget account number 5-07-55-502-000-229 in the amount of $228.50 entitled Vehicle Expense.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Stratford, County of Camden, authorize the award of a contract for One (1) Holland Model B75D Loading Backhoe to Cherry Valley Tractor Sales, 35 Route 70 West, Marlton, NJ, 08053-3099, in the amount of $80,228.50.

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 June 12, 2025.

_____

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:90
AUTHORIZE ESTIMATED TAX BILLS

WHEREAS, due to the uncertainty as to when the Camden County Board of Taxation will be able to certify the tax rates for the year 2025; and

WHEREAS, without a 2025 certified tax rate the Tax Collector of the Borough of Stratford will be unable to issue 2025 tax bills on a timely basis;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford as follows:

1. The Tax Collector of the Borough of Stratford is hereby authorized and directed to prepare and issue estimated tax bills for the Borough of Stratford for the third installment of 2025 taxes. The Tax Collector shall proceed and take such actions as are permitted and required by Chapter 72, Public Laws of 1994 and N.J.S.A. 54:4-66.2 and 54:4-66.3.

2. The entire estimated tax levy for 2025 is hereby set at $20,523,540.39. The estimated tax rate for 2025 is hereby set at 4.993.

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 June 12, 2025.

_____
STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

June 12, 2025

BOROUGH OF STRATFORD

COUNTY OF CAMDEN

	2024 Tax Levy & Tax Rate		2025 Est. Tax Levy & Tax Rate	
	Levy	Tax Rate	Levy	Tax Rate
County	3,635,906.82	0.886	3,708,625.00	0.902
Cty Open Space	121,010.06	0.030	123,431.00	0.030
District School	8,348,664.00	2.034	8,590,337.00	2.090
Regional School	2,992,961.00	0.729	3,030,292.00	0.737
Municipal Open Sapce	57,247.36	0.014	57,247.36	0.014
Municipal Library Tax	201,013.89	0.049	226,188.09	0.055
Municipal	4,559,005.79	1.111	4,787,419.94	1.165
	19,915,808.92	4.853	20,523,540.39	4.993

I hereby certify that the 2025 estimated Tax Levy will exceed the 2024 Tax Levy by 3.05%

Robin Sarlo
Chief Financial Officer
Tax Collector

RESOLUTION 25:91

SCHOOL CROSSING GUARD

WHEREAS, the Borough of Stratford employs substitute 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 and special officers, and

FURTHERMORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford that the following is promised employment effective June 1, 2025:

Morgan Sims

CERTIFICATION

I, Stephenie Cianfrani, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on June 12, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:92

GRANT AWARD ACCEPTANCE
COMMUNITY INVESTMENT GRANT FROM CSX TRANSPORTATION IN THE AMOUNT OF $5,000.00

WHEREAS, the Borough of Stratford Office Of Emergency Management was awarded a Grant in the amount of **$5,000.00** from CSX Transportation; and

WHEREAS, these funds are allocated to provide of emergency response equipment for the Borough of Stratford.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford to accept **the CSX Transportation Community Investments Grant Award # 99096719 in the amount of $5,000.00.**

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 June 12, 2025.

_____
Stephenie Cianfrani
Deputy Borough Clerk

RESOLUTION 25:93

RESOLUTION INCREASING DEFERRED REGIONAL SCHOOL DISTRICT TAX

WHEREAS, the regional school district tax for the year of July 1, 2024 to June 30, 2025 was raised in the 2024 tax levy in the sum of $2,992,961.00; and

WHEREAS, New Jersey statute permits the deferral of the cash liability of such school tax up to 50% of the school tax levy, or $1,496,480.50.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford, that the deferred school tax of the regional school district be increased from a sum of $1,399,430.00 to a sum of $1,496,480.50; and

FURTHER BE IT RESOLVED that this resolution has been duly adopted by the Mayor and Council of the Borough od Stratford and that two (2) certified copies of this resolution be forwarded to the Division of Local Government Services.

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 June 12, 2025.

_____

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:94

AUTHORIZE PURCHASE OF AIR PAKS AND EQUIPMENT FOR THE BOROUGH OF STRATFORD FIRE DEPARTMENT THROUGH NEW JERSEY STATE CONTRACT 24-FLEET-61850

WHEREAS, the Borough of Stratford Fire Department is in need of new Air Paks and Equipment; and

WHEREAS, the New Jersey State Contract #24-FLEET-61850 offers such Air Paks and Equipment; and

WHEREAS, Dival Safety & Supplies for Life is an authorized supplier of the Air Paks and Equipment; and

WHEREAS, the cost under the New Jersey State Contract #24-FLEET-61850 for the Air Paks and Equipment per the attached quote from Dival Safety & Supplies For Life dated 3/19/25 is $268,910.99.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize, under the New Jersey State Contract #24-FLEET-61850, the purchase of Air Paks and Equipment from Dival Safety & Supplies for Life, 1721 Niagra Street, Buffalo, NY, 14207, per the attached quote in the amount of $268,910.99 for the Borough of Stratford Fire Department.

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in the amount of $255,747.51 in the Grant account G-02-XX-899-000-000 entitled 2023 Assistance to Firefighters Grant, and $13,163.48 in the General Capital account C-04-23-008-000-003 entitled Fire Department Equipment.

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 June 12, 2025.

_____

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:95
AUTHORIZING CANCELLATION OF PROPERTY TAXES DUE TO TOTALLY DISABLED VETERAN TAX EXEMPT STATUS

WHEREAS, an application has been received from Dev Meley, owner and resident of 20 Holly Road., Block 88 Lot 19, for an exemption from the payment of property taxes; and

WHEREAS, Dev Meley has suffered 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 Dev Meley 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 Dev Meley's property shall be placed on the Exempt Property List effective May 29, 2025.

FURTHER BE IT RESOLVED that the Borough Tax Collector is authorized to cancel property taxes billed for the 2nd Quarter 2025 in the amount of $844.80 and refund said amount to the property owner's mortgage company, Lereta Tax Service.

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 June 12, 2025.

_____
STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:96

RESOLUTION AUTHORIZING AND APPROVING AN ASSIGNMENT OF A TAX ABATEMENT AGREEMENT FROM JACQUELINE THOMPSON (GRANTOR) AND REBECCA AND JONAH SPINDLER (GRANTEE)

WHEREAS, Jacqueline Thompson (hereinafter "the Property Owner") entered into a Tax Abatement Agreement with the Borough of Stratford (hereinafter "the Borough") regarding Block 53.01 Lot 43 on October 12, 2021: and

WHEREAS, the Stratford Borough Council by Ordinance Number 2021-19 adopted on October 12, 2021 authorized and approved the Borough to enter into an Agreement with the Property Owner, as described in the attached Ordinance; and

WHEREAS, as a condition of said Tax Abatement Agreement, the Property Owner is required, if at any time prior to the termination of the Tax Abatement to notify the Borough of his/her intent to convey, transfer, secure a new tenant

WHEREAS, Rebecca and Jonah Spindler (hereinafter "the New Property Owner") has completed and filed an application for the continuance of the existing Tax Abatement for said property with the Tax Collector; and

WHEREAS, the New Property Owner has submitted all the requested documentation required; and

WHEREAS, as a result of the transfer of Ownership from Jacqueline Thompson to Rebecca and Jonah Spindler, the Borough has agreed to enter into an Agreement for the continuance of the Tax Abatement on Block 53.01 Lot 43; and

WHEREAS, the Tax Assessor has recommended the continuation of said Tax Abatement to the Governing Body with the New Property Owner; and

WHEREAS, the Borough and the New Property Owner will enter into an Assignment Agreement for Tax Abatement, memorializing the terms and conditions for the remainder of the Tax Abatement; and

WHEREAS, the Governing Body is of the opinion that the Assignment of the Tax Abatement Agreement is in the best interest of the Borough.

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stratford for the reasons set forth above, the continuation of the Tax Abatement between the Township and the New Property Owner for Block 53.01 Lot 43 is hereby authorized and approved; and

BE IT FURTHER RESOLVED, that the Mayor of the Borough of Stratford and the Township Clerk are hereby authorized to implement this resolution and execute any documents in connection therewith, contingent upon legal review and approval by the Township Solicitor.

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 June 12, 2025.

_____

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

Borough of Stratford
"A Clean Community"
Est. 1889

MEMORANDUM

TO: Stephenie Cianfrani, Borough Clerk

FROM: Patrick Dymond, CTA

DATE:7/21/2023

SUBJECT: Continuance of Abatement Agreement

Block:53.01 Lot: 43

Location:16 Sidney Ln Stratford NJ 08084

Project: Stratford Commons Townhomes

Attached please find the Notification of Sale of Property Currently Under an Abatement Agreement along with a copy of their contract for Sale.

Please proceed to prepare the applicable Assignment of Tax Abatement Agreement and/or Resolution to Authorize continuance of this Agreement with the new owner's name.

Please provide our office with the applicable Assignment/Resolution and signed copy of this Notification once approved.

Thank you

cc: File

BOROUGH OF STRATFORD
RESOLUTION 25:97

RESCINDING RESOLUTION 25:70 AND AFFIRMING MUTUAL SEPARATION OF BOROUGH SOLICITOR NUNC PRO TUNC TO MAY 5, 2025

WHEREAS, the Borough of Stratford appointed Stuart Platt of the Platt Law Group, P.C. as Borough Solicitor for the 2025 calendar year; and

WHEREAS, Platt and Borough Council had substantive disagreements on certain matters involving the Borough; and

WHEREAS, as a result Borough Council and Platt had irreconcilable differences; and

WHEREAS, pursuant to N.J.S.A. 40A:60-4 Borough Council possesses the authority exercise all powers of local government in such manner as it may determine; and

WHEREAS, pursuant to N.J.S.A. 40A:60-6 Borough Council possess the specific power to remove or separate itself from any officer of the municipality; and

NOW, THEREFORE, BE IT REOLVED, by the Mayor and Borough Council of the Borough of Stratford as follows:

1. The foregoing recitals are incorporated by reference as if set forth at length herein.

2. Borough Council hereby rescinds Resolution 25:70.

3. Borough Council and Stuart Platt of the Platt Law Group, P.C. as Borough Solicitor mutually consent to his resignation and termination of the professional services contract for 2025.

4. Stuart Platt of the Platt Law Group, P.C. shall have no authority to represent the Borough in any legal capacity or perform any legal services for the Borough.

5. All of the foregoing actions shall be deemed to have occurred *nunc pro tunc* to May 5, 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 the public meeting of the Stratford Borough Council held on June 12, 2025.

_____

Stephenie Cianfrani
Deputy Borough Clerk

BOROUGH OF STRATFORD
RESOLUTION 25:70

REMOVING BOROUGH SOLICITOR

WHEREAS, the Borough of Stratford appointed Stuart Platt of the Platt Law Group, P.C. as Borough Solicitor for the 2025 calendar year; and

WHEREAS, following his appointment Platt has acted in a manner contrary to the Borough's interests and has failed to meet Borough Council's minimum expectations for professionalism; and

WHEREAS, Borough Council has lost confidence in Platt and does not believe that Platt serving as Borough Solicitor for the remainder of the 2025 calendar year is in the Borough's best interest; and

WHEREAS, pursuant to N.J.S.A. 40A:60-4 Borough Council possesses the authority to exercise all powers of local government in such manner as it may determine; and

WHEREAS, pursuant to N.J.S.A. 40A:60-6 Borough Council possess the specific power to remove any officer of the municipality; and

NOW, THEREFORE, BE IT REOLVED, by the Mayor and Borough Council of the Borough of Stratford as follows:

1. The foregoing recitals are incorporated by reference as if set forth at length herein.

2. Borough Council hereby removes Stuart Platt of the Platt Law Group, P.C. as Borough Solicitor and terminates any attendant professional services contract for 2025.

3. Stuart Platt of the Platt Law Group, P.C. shall have no authority to represent the Borough in any legal capacity or perform any legal services for the Borough.

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 the public meeting of the Stratford Borough Council held on May 5, 2025.

Stephenie Cianfrani
Deputy Borough Clerk

RESOLUTION 25:98
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- Fair Share Housing Center v. Stratford; Laurel Mills LLC 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 June 12, 2025 that an Executive Session closed to the public shall be held on June 12, 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 June 12, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:99

RESOLUTION OF THE BOROUGH OF STRATFORD AUTHORIZING APPLICATION BY THE BOROUGH ENGINEER TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF KIRKWOOD AVENUE – PHASE V & GRAND AVENUE

WHEREAS, the State of New Jersey provides funding for certain road projects under Municipal Aid Funding; and

WHEREAS, the Mayor and Council have chosen to submit an application for Municipal Aid Funding; and

WHEREAS, the Governing Body has agreed to apply for funding for the following activity(s);

Reconstruction of Kirkwood Avenue from end of Phase IV to end of Phase II

Reconstruction of Grand Avenue from Columbia Avenue to Laurel Road

NOW, THEREFORE, BE IT RESOLVED that Council of Stratford formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2026-Stratford Borough-00252 to the New Jersey Department of Transportation on behalf of the Borough of Stratford.

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Stratford and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

CERTIFICATION

I, Stephenie Cianfrani, Deputy Borough Clerk for the Borough of Stratford do hereby certify the foregoing to be a true and complete copy of a resolution adopted at a public meeting of the Governing Body held on June 12, 2025

_____

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK