

RE: OPRA Request

James Maley [jmaley@maleygivens.com]

Sent: Tuesday, September 4, 2018 9:34 AM

To: Angeli, Ben

Cc: McCart, Sharon

Attachments: Mailings - Notices & Green~1.pdf (7 MB) ; Affidavit of Publication.pdf (638 KB)

Mailings and Proof of Publication attached.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

-----Original Message-----

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, August 31, 2018 8:46 AM

To: James Maley <jmaley@maleygivens.com>

Subject: FW: OPRA Request

Jim,

Please see the OPRA request from Mr. Gentless below.

Can you send these documents to Sharon for her file and I will then respond to the OPRA request.

Thank you,

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: John Gentless [Drjohnfoot@aol.com]

Sent: Thursday, August 30, 2018 5:52 PM

To: Angeli, Ben

Subject: OPRA Request

Ben,

I am requesting documentation that redevelopment solicitor Jim Maley notified all property owners of Block 53 Lots 1,2,3,4,5,6 regarding the redevelopment meeting of August 23rd 2018.

Thank You

John Gentless

Sent from my iPhone

MALEY GIVENS

A PROFESSIONAL CORPORATION

Counsellors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108-2003

www.maleygivens.com

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Denise L. Grugan

Kevin Diduch

P 856.854.1515

F 856.858.2944

* Admitted in PA & NJ

August 1, 2018

Via Regular & Certified Mail, Return Receipt Requested

Borough of Stratford

307 Union Avenue

Stratford, NJ 08084

**RE: Borough of Stratford Joint Land Use Board
Public Hearing – August 23, 2018 at 7:00 P.M.
Block 53, Lot 4**

Dear Sir/Madam:

Please be advised that the Borough of Stratford Joint Land Use Board (the "Planning Board") will hold a Public Hearing on Thursday, August 23, 2018 at 7:00 p.m., at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084 as part of the Planning Board's preliminary investigation as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

The Study Area includes the above-referenced property in which you are the record owner. Enclosed herein please find a copy of the Legal Notice of Public Hearing. This Hearing is being held for the Planning Board to consider whether the Study Area listed in the attached Notice should be designated as a Non-Condensation Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. You are invited to attend this meeting. The designating of an area as a Non-Condensation Redevelopment Area provides the Borough of Stratford (the "Borough") with a greater ability to obtain State and Federal grants and aid and to offer tax incentives to assist property owners in improving their properties. A determination of a Non-Condensation Redevelopment Area shall NOT authorize the Borough to exercise its rights of condemnation pursuant to law.

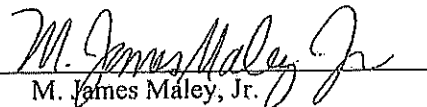
If you have any questions regarding the Hearing, please do not hesitate to contact me so that we might be able to provide you with information in advance.

Very truly yours,

MALEY GIVENS

A Professional Corporation

By:


M. James Maley, Jr.

MJM/KD
Enclosure

NOTICE OF PUBLIC HEARING

Please take notice that the Joint Land Use Board of the Borough of Stratford (the "Planning Board") will hold a Public Hearing on August 23, 2018 at 7:00 P.M. at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084.

The Public Hearing is part of the preliminary investigation by the Planning Board as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as a Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

Upon completion of its investigation, the Planning Board will provide its recommendation to the Council of the Borough of Stratford (the "Borough Council").

If the Borough Council adopts a Resolution(s) determining that the Study Area is an area in need of redevelopment, such designation shall constitute a finding of public purpose which will authorize the Borough to offer tax or other financial incentives to encourage the appropriate redevelopment of the area. The redevelopment designation operates as a finding of public purpose but shall not authorize the Borough to exercise the power of eminent domain to acquire property in the Study Area. The designation shall be a "Non-Condensation Redevelopment Area" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The owner of any parcels of land in the Non-Condensation Redevelopment Area has forty-five (45) days after the Borough Council has adopted the redevelopment designation to challenge the designation.

A map of the potential Non-Condensation Redevelopment Area is on file with the Municipal Clerk and in the Planning/Zoning office of the Borough of Stratford Municipal Building and is available for inspection Monday through Friday from 9:00 a.m.- 5:00 p.m.

Anyone interested in, or who would be affected by a determination that the Study Area is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. may be heard at the Planning Board meeting on August 23, 2018 at 7:00 P.M.

Borough of Stratford
Sharon McCart, CMR
Joint Land Use Board Secretary

MALEY GIVENS

A PROFESSIONAL CORPORATION

Counsellors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108-2003

www.maleygivens.com

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Denise L. Grugan

Kevin Diduch

P 856.854.1515

F 856.858.2944

August 1, 2018

* Admitted in PA & NJ

Via Regular & Certified Mail, Return Receipt Requested

Robert & Rosa M. Giampetro

1 Devonshire Drive

Voorhees, NJ 08043

**RE: Borough of Stratford Joint Land Use Board
Public Hearing – August 23, 2018 at 7:00 P.M.
Block 53, Lot 5**

Dear Sir/Madam:

Please be advised that the Borough of Stratford Joint Land Use Board (the "Planning Board") will hold a Public Hearing on Thursday, August 23, 2018 at 7:00 p.m., at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084 as part of the Planning Board's preliminary investigation as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

The Study Area includes the above-referenced property in which you are the record owner. Enclosed herein please find a copy of the Legal Notice of Public Hearing. This Hearing is being held for the Planning Board to consider whether the Study Area listed in the attached Notice should be designated as a Non-Condensation Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. You are invited to attend this meeting. The designating of an area as a Non-Condensation Redevelopment Area provides the Borough of Stratford (the "Borough") with a greater ability to obtain State and Federal grants and aid and to offer tax incentives to assist property owners in improving their properties. A determination of a Non-Condensation Redevelopment Area shall NOT authorize the Borough to exercise its rights of condemnation pursuant to law.

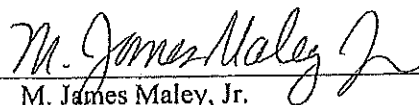
If you have any questions regarding the Hearing, please do not hesitate to contact me so that we might be able to provide you with information in advance.

Very truly yours,

MALEY GIVENS

A Professional Corporation

By:


M. James Maley, Jr.

MJM/KD
Enclosure

NOTICE OF PUBLIC HEARING

Please take notice that the Joint Land Use Board of the Borough of Stratford (the "Planning Board") will hold a Public Hearing on August 23, 2018 at 7:00 P.M. at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084.

The Public Hearing is part of the preliminary investigation by the Planning Board as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as a Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

Upon completion of its investigation, the Planning Board will provide its recommendation to the Council of the Borough of Stratford (the "Borough Council").

If the Borough Council adopts a Resolution(s) determining that the Study Area is an area in need of redevelopment, such designation shall constitute a finding of public purpose which will authorize the Borough to offer tax or other financial incentives to encourage the appropriate redevelopment of the area. The redevelopment designation operates as a finding of public purpose but shall not authorize the Borough to exercise the power of eminent domain to acquire property in the Study Area. The designation shall be a "Non-Condensation Redevelopment Area" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The owner of any parcels of land in the Non-Condensation Redevelopment Area has forty-five (45) days after the Borough Council has adopted the redevelopment designation to challenge the designation.

A map of the potential Non-Condensation Redevelopment Area is on file with the Municipal Clerk and in the Planning/Zoning office of the Borough of Stratford Municipal Building and is available for inspection Monday through Friday from 9:00 a.m.- 5:00 p.m.

Anyone interested in, or who would be affected by a determination that the Study Area is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. may be heard at the Planning Board meeting on August 23, 2018 at 7:00 P.M.

Borough of Stratford
Sharon McCart, CMR
Joint Land Use Board Secretary

SENDER COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☒ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____	
1. Article Addressed to: Robert & Rosa M. Giempetro 1 Devonshire Drive Voorhees, NJ 08043		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 3882 8060 8288 81		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 7017 1450 0001 9026 7259		1 Mail ☐ Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees **6.67**

Postmark Here

Robert & Rosa M. Giempetro
1 Devonshire Drive
Voorhees, NJ 08043

MALEY GIVENS

A PROFESSIONAL CORPORATION

Counselors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108-2003

www.maleygivens.com

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Denise L. Grugan

Kevin Diduch

P 856.854.1515

F 856.858.2944

* Admitted in PA & NJ

August 1, 2018

Via Regular & Certified Mail, Return Receipt Requested

Robert Kirsche

116 Berlin Road

Stratford, NJ 08084

**RE: Borough of Stratford Joint Land Use Board
Public Hearing – August 23, 2018 at 7:00 P.M.
Block 53, Lot 1**

Dear Sir/Madam:

Please be advised that the Borough of Stratford Joint Land Use Board (the "Planning Board") will hold a Public Hearing on Thursday, August 23, 2018 at 7:00 p.m., at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084 as part of the Planning Board's preliminary investigation as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

The Study Area includes the above-referenced property in which you are the record owner. Enclosed herein please find a copy of the Legal Notice of Public Hearing. This Hearing is being held for the Planning Board to consider whether the Study Area listed in the attached Notice should be designated as a Non-Condensation Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. You are invited to attend this meeting. The designating of an area as a Non-Condensation Redevelopment Area provides the Borough of Stratford (the "Borough") with a greater ability to obtain State and Federal grants and aid and to offer tax incentives to assist property owners in improving their properties. A determination of a Non-Condensation Redevelopment Area shall NOT authorize the Borough to exercise its rights of condemnation pursuant to law.

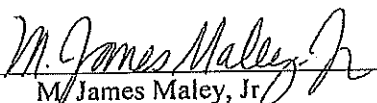
If you have any questions regarding the Hearing, please do not hesitate to contact me so that we might be able to provide you with information in advance.

Very truly yours,

MALEY GIVENS

A Professional Corporation

By:


M. James Maley, Jr.

MJM/KD
Enclosure

NOTICE OF PUBLIC HEARING

Please take notice that the Joint Land Use Board of the Borough of Stratford (the "Planning Board") will hold a Public Hearing on August 23, 2018 at 7:00 P.M. at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084.

The Public Hearing is part of the preliminary investigation by the Planning Board as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as a Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

Upon completion of its investigation, the Planning Board will provide its recommendation to the Council of the Borough of Stratford (the "Borough Council").

If the Borough Council adopts a Resolution(s) determining that the Study Area is an area in need of redevelopment, such designation shall constitute a finding of public purpose which will authorize the Borough to offer tax or other financial incentives to encourage the appropriate redevelopment of the area. The redevelopment designation operates as a finding of public purpose but shall not authorize the Borough to exercise the power of eminent domain to acquire property in the Study Area. The designation shall be a "Non-Condensation Redevelopment Area" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The owner of any parcels of land in the Non-Condensation Redevelopment Area has forty-five (45) days after the Borough Council has adopted the redevelopment designation to challenge the designation.

A map of the potential Non-Condensation Redevelopment Area is on file with the Municipal Clerk and in the Planning/Zoning office of the Borough of Stratford Municipal Building and is available for inspection Monday through Friday from 9:00 a.m.- 5:00 p.m.

Anyone interested in, or who would be affected by a determination that the Study Area is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. may be heard at the Planning Board meeting on August 23, 2018 at 7:00 P.M.

Borough of Stratford
Sharon McCart, CMR
Joint Land Use Board Secretary

7017 1450 0001 9026 7235

U.S. Postal Service [®]	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit us at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 6.67
Sent To	
Street: Robert Kirsche	
City, St: 116 Berlin Road	
Stratford, NJ 08084	



MALEY GIVENS

A PROFESSIONAL CORPORATION

Counsellors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108-2008

www.maleygivens.com

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Denise L. Grugan

Kevin Diduch

P 856.854.1615

F 856.858.2944

* Admitted in PA & NJ

August 1, 2018

Via Regular & Certified Mail, Return Receipt Requested

Empire TP6 Jersey Holdings, LLC

57 West 38th Street, 9th Floor

New York, NY 10018

**RE: Borough of Stratford Joint Land Use Board
Public Hearing – August 23, 2018 at 7:00 P.M.
Block 53, Lot 2**

Dear Sir/Madam:

Please be advised that the Borough of Stratford Joint Land Use Board (the "Planning Board") will hold a Public Hearing on Thursday, August 23, 2018 at 7:00 p.m., at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084 as part of the Planning Board's preliminary investigation as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

The Study Area includes the above-referenced property in which you are the record owner. Enclosed herein please find a copy of the Legal Notice of Public Hearing. This Hearing is being held for the Planning Board to consider whether the Study Area listed in the attached Notice should be designated as a Non-Condensation Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. You are invited to attend this meeting. The designating of an area as a Non-Condensation Redevelopment Area provides the Borough of Stratford (the "Borough") with a greater ability to obtain State and Federal grants and aid and to offer tax incentives to assist property owners in improving their properties. A determination of a Non-Condensation Redevelopment Area shall NOT authorize the Borough to exercise its rights of condemnation pursuant to law.

If you have any questions regarding the Hearing, please do not hesitate to contact me so that we might be able to provide you with information in advance.

Very truly yours,

MALEY GIVENS

A Professional Corporation

By:


M. James Maley, Jr.

MJM/KD
Enclosure

NOTICE OF PUBLIC HEARING

Please take notice that the Joint Land Use Board of the Borough of Stratford (the "Planning Board") will hold a Public Hearing on August 23, 2018 at 7:00 P.M. at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084.

The Public Hearing is part of the preliminary investigation by the Planning Board as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as a Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

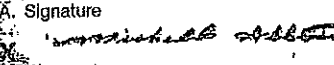
Upon completion of its investigation, the Planning Board will provide its recommendation to the Council of the Borough of Stratford (the "Borough Council").

If the Borough Council adopts a Resolution(s) determining that the Study Area is an area in need of redevelopment, such designation shall constitute a finding of public purpose which will authorize the Borough to offer tax or other financial incentives to encourage the appropriate redevelopment of the area. The redevelopment designation operates as a finding of public purpose but shall not authorize the Borough to exercise the power of eminent domain to acquire property in the Study Area. The designation shall be a "Non-Condensation Redevelopment Area" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The owner of any parcels of land in the Non-Condensation Redevelopment Area has forty-five (45) days after the Borough Council has adopted the redevelopment designation to challenge the designation.

A map of the potential Non-Condensation Redevelopment Area is on file with the Municipal Clerk and in the Planning/Zoning office of the Borough of Stratford Municipal Building and is available for inspection Monday through Friday from 9:00 a.m.- 5:00 p.m.

Anyone interested in, or who would be affected by a determination that the Study Area is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. may be heard at the Planning Board meeting on August 23, 2018 at 7:00 P.M.

Borough of Stratford
Sharon McCart, CMR
Joint Land Use Board Secretary

SENDER COMPLETE THIS SECTION	COMPLETE THIS SECTION (NOT DELIVER)
☒ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) M. Abbott
1. Article Addressed to:	C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:

Empire TF6 Jersey Holdings, LLC
57 West 38th St., 9th Floor
New York, NY 10018



9590 9402 3882 8060 8288 50

2. Article Number (Transfer from service label)

7017 1450 0001 9026 7280

- | | |
|---|--|
| 3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail
☐ Registered Mail Restricted Delivery (over \$500) | ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery |
|---|--|

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

7017 1450 0001 9026 7280

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ 6.67

Total Postage and Fees
 \$ _____

Sent **Empire TF6 Jersey Holdings, LLC**
 Street **57 West 38th St., 9th Floor**
 City **New York, NY 10018**

Postmark Here

PS Form 3811, July 2015 PSN 7530-02-000-9053 See Reverse for Instructions

MALEY GIVENS

A PROFESSIONAL CORPORATION

Counsellors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108-2003

www.maleygivens.com

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Denise L. Grugan

Kevin Diduch

P 856.854.1515

F 856.858.2944

August 1, 2018

* Admitted in PA & NJ

Via Regular & Certified Mail, Return Receipt Requested

Empire TF2 Jersey Holdings, LLC

124 Berlin Road

Stratford, NJ 08084

**RE: Borough of Stratford Joint Land Use Board
Public Hearing – August 23, 2018 at 7:00 P.M.
Block 53, Lot 3**

Dear Sir/Madam:

Please be advised that the Borough of Stratford Joint Land Use Board (the "Planning Board") will hold a Public Hearing on Thursday, August 23, 2018 at 7:00 p.m., at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084 as part of the Planning Board's preliminary investigation as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

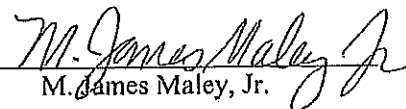
The Study Area includes the above-referenced property in which you are the record owner. Enclosed herein please find a copy of the Legal Notice of Public Hearing. This Hearing is being held for the Planning Board to consider whether the Study Area listed in the attached Notice should be designated as a Non-Condensation Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. You are invited to attend this meeting. The designating of an area as a Non-Condensation Redevelopment Area provides the Borough of Stratford (the "Borough") with a greater ability to obtain State and Federal grants and aid and to offer tax incentives to assist property owners in improving their properties. A determination of a Non-Condensation Redevelopment Area shall NOT authorize the Borough to exercise its rights of condemnation pursuant to law.

If you have any questions regarding the Hearing, please do not hesitate to contact me so that we might be able to provide you with information in advance.

Very truly yours,

MALEY GIVENS

A Professional Corporation

By: 
M. James Maley, Jr.

MJM/KD
Enclosure

NOTICE OF PUBLIC HEARING

Please take notice that the Joint Land Use Board of the Borough of Stratford (the "Planning Board") will hold a Public Hearing on August 23, 2018 at 7:00 P.M. at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084.

The Public Hearing is part of the preliminary investigation by the Planning Board as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as a Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

Upon completion of its investigation, the Planning Board will provide its recommendation to the Council of the Borough of Stratford (the "Borough Council").

If the Borough Council adopts a Resolution(s) determining that the Study Area is an area in need of redevelopment, such designation shall constitute a finding of public purpose which will authorize the Borough to offer tax or other financial incentives to encourage the appropriate redevelopment of the area. The redevelopment designation operates as a finding of public purpose but shall not authorize the Borough to exercise the power of eminent domain to acquire property in the Study Area. The designation shall be a "Non-Condensation Redevelopment Area" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The owner of any parcels of land in the Non-Condensation Redevelopment Area has forty-five (45) days after the Borough Council has adopted the redevelopment designation to challenge the designation.

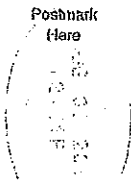
A map of the potential Non-Condensation Redevelopment Area is on file with the Municipal Clerk and in the Planning/Zoning office of the Borough of Stratford Municipal Building and is available for inspection Monday through Friday from 9:00 a.m.- 5:00 p.m.

Anyone interested in, or who would be affected by a determination that the Study Area is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. may be heard at the Planning Board meeting on August 23, 2018 at 7:00 P.M.

Borough of Stratford
Sharon McCart, CMR
Joint Land Use Board Secretary

7017 1450 0001 9026 7272

U.S. Postal Service [™]	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 6.67
Sent to	
St	Empire TF2 Jersey Holdings, LLC
Ct	124 Berlin Road
PS	Stratford, NJ 08084
Signature	



MALEY GIVENS

A PROFESSIONAL CORPORATION

Counsellors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108-2003

www.maleygivens.com

P 856.854.1515

F 856.858.2944

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Denise L. Grugan

Kevin Diduch

August 1, 2018

* Admitted in PA & NJ

Via Regular & Certified Mail, Return Receipt Requested

Shitomica N. & Suneth Wickramaratne

168 Westbrook Drive

Woolwich, NJ 08085

**RE: Borough of Stratford Joint Land Use Board
Public Hearing – August 23, 2018 at 7:00 P.M.
Block 53, Lot 1**

Dear Sir/Madam:

Please be advised that the Borough of Stratford Joint Land Use Board (the "Planning Board") will hold a Public Hearing on Thursday, August 23, 2018 at 7:00 p.m., at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084 as part of the Planning Board's preliminary investigation as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as Non-Condemnation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

The Study Area includes the above-referenced property in which you are the record owner. Enclosed herein please find a copy of the Legal Notice of Public Hearing. This Hearing is being held for the Planning Board to consider whether the Study Area listed in the attached Notice should be designated as a Non-Condemnation Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. You are invited to attend this meeting. The designating of an area as a Non-Condemnation Redevelopment Area provides the Borough of Stratford (the "Borough") with a greater ability to obtain State and Federal grants and aid and to offer tax incentives to assist property owners in improving their properties. A determination of a Non-Condemnation Redevelopment Area shall NOT authorize the Borough to exercise its rights of condemnation pursuant to law.

If you have any questions regarding the Hearing, please do not hesitate to contact me so that we might be able to provide you with information in advance.

Very truly yours,

MALEY GIVENS

A Professional Corporation

By:


M. James Maley, Jr.

MJM/KD

Enclosure

NOTICE OF PUBLIC HEARING

Please take notice that the Joint Land Use Board of the Borough of Stratford (the "Planning Board") will hold a Public Hearing on August 23, 2018 at 7:00 P.M. at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084.

The Public Hearing is part of the preliminary investigation by the Planning Board as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as a Non-Condensation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

Upon completion of its investigation, the Planning Board will provide its recommendation to the Council of the Borough of Stratford (the "Borough Council").

If the Borough Council adopts a Resolution(s) determining that the Study Area is an area in need of redevelopment, such designation shall constitute a finding of public purpose which will authorize the Borough to offer tax or other financial incentives to encourage the appropriate redevelopment of the area. The redevelopment designation operates as a finding of public purpose but shall not authorize the Borough to exercise the power of eminent domain to acquire property in the Study Area. The designation shall be a "Non-Condensation Redevelopment Area" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The owner of any parcels of land in the Non-Condensation Redevelopment Area has forty-five (45) days after the Borough Council has adopted the redevelopment designation to challenge the designation.

A map of the potential Non-Condensation Redevelopment Area is on file with the Municipal Clerk and in the Planning/Zoning office of the Borough of Stratford Municipal Building and is available for inspection Monday through Friday from 9:00 a.m.- 5:00 p.m.

Anyone interested in, or who would be affected by a determination that the Study Area is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. may be heard at the Planning Board meeting on August 23, 2018 at 7:00 P.M.

Borough of Stratford
Sharon McCart, CMR
Joint Land Use Board Secretary

7017 1450 0001 9026 7297

U.S. Postal ServiceSM AUG 01 2018
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information visit our website at www.usps.com

Certified Mail Fee \$
Extra Service Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$ 6.67

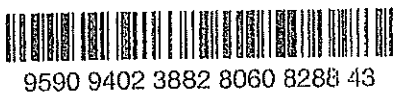
Postmark Here

Shitomica N. & Suneth Wickramaratne
168 Westbrook Drive
Woolwich, NJ 08085

SENDER COMPLETE THIS SECTION

- ☒ Complete Items 1, 2, and 3.
 - ☒ Print your name and address on the reverse so that we can return the card to you.
 - ☒ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

Shitomica N. & Suneth Wickramaratne
168 Westbrook Drive
Woolwich, NJ 08085



2. Article Number (Transfer from service label)
7017 1450 0001 9026 7297

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) _____

C. Date of Delivery 8/14/2018

D. Is delivery address different from Item 1? ☐ Yes ☒ No
If YES, enter delivery address below: _____

3. Service Type

☐ Adult Signature	☐ Priority Mail Express [®]
☐ Adult Signature Restricted Delivery	☐ Registered Mail TM
☒ Certified Mail [®]	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise
☐ Collect on Delivery	☐ Signature Confirmation TM
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$86.24 Affidavit \$30.00

State of New Jersey } SS.
Camden County

Personally appeared *Janet L. Burke*

Of the **Courier Post**, a newspaper printed in Cherry Hill, New Jersey and published in Cherry Hill, in said County and State, and of general circulation in said county, who being duly sworn, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 2 times, once in each issue as follows:

08/10/18, 08/13/18 A.D 2018

Mary Jo Szwak
Notary Public of New Jersey

Ad Number: 0003078033



BOROUGH OF STRATFORD
NOTICE OF PUBLIC HEARING

Please take notice that the Joint Land Use Board of the Borough of Stratford (the "Planning Board") will hold a Public Hearing on August 23, 2018 at 7:00 P.M. at the Justice Facility located at 315 Union Avenue, Stratford, New Jersey 08084.

The Public Hearing is part of the preliminary investigation by the Planning Board as to whether the following properties as shown on the Municipal Tax Map (the "Study Area") qualify as a Non-Condemnation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.:

Block 53, Lots 1, 2, 3, 4, 5, and 6.

Upon completion of its investigation, the Planning Board will provide its recommendation to the Council of the Borough of Stratford (the "Borough Council").

If the Borough Council adopts a Resolution(s) determining that the Study Area is an area in need of redevelopment, such designation shall constitute a finding of public purpose which will authorize the Borough to offer tax or other financial incentives to encourage the appropriate redevelopment of the area. The redevelopment designation operates as a finding of public purpose but shall not authorize the Borough to exercise the power of eminent domain to acquire property in the Study Area. The designation shall be a "Non-Condemnation Redevelopment Area" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The owner of any parcels of land in the Non-Condemnation Redevelopment Area has forty-five (45) days after the Borough Council has adopted the redevelopment designation to challenge the designation.

A map of the potential Non-Condemnation Redevelopment Area is on file with the Municipal Clerk and in the Planning/Zoning office of the Borough of Stratford Municipal Building and is available for inspection Monday through Friday from 9:00 a.m.- 5:00 p.m.

Anyone interested in, or who would be affected by a determination that the Study Area is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. may be heard at the Planning Board meeting on August 23, 2018 at 7:00 P.M.

Borough of Stratford
Sharon McCart, CMR
Joint Land Use Board Secretary

(86.24)

3003078033-01

Re: revitalization

James Maley [jmaley@maleygivens.com]

Sent: Friday, August 31, 2018 1:37 PM

To: Angeli, Ben

Yes. Rehab area - only 5 years; Redevelopment area - up to 30 years.

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2966

On Aug 31, 2018, at 1:34 PM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

Can a developer in a revitalization area qualify for a PILOT?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: agenda meeting

James Maley [jmaley@maleygivens.com]

Sent: Thursday, August 30, 2018 9:16 AM

To: Angeli, Ben

Cc: Erin Simone [esimone@maleygivens.com]

Erin will be in attendance and can answer all of these questions. I have to be 2 other places. Thanks.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Thursday, August 30, 2018 9:15 AM

To: James Maley <jmaley@maleygivens.com>

Subject: agenda meeting

The Governing Body would like you to attend the Council Agenda meeting on 9/6/18 at 7:00.

We ask that you give a brief explanation of what they will be voting on concerning the Berlin Road redevelopment area. Also, if you could explain what the options are for moving forward if they do vote to designate the area as a redevelopment area.

They will also be talking about setting up a committee to deal with the site.

Please give me a call when you get a chance.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: resolution

James Maley [jmaley@maleygivens.com]

Sent: Friday, August 24, 2018 11:01 AM

To: Angeli, Ben

Yes. When is the meeting?

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, August 24, 2018 10:43 AM

To: James Maley <jmaley@maleygivens.com>

Subject: resolution

Will you be preparing the resolution for Council to consider concerning the berlin road site?

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

Re: Brandywine suit

James Maley [jmaley@maleygivens.com]

Sent: Friday, August 17, 2018 9:35 AM

To: Angeli, Ben

Need the notice for the Planning Board Special meeting asap. Thanks.

M. James Maley, Jr.
Maley Givens
1150 Haddon Avenue, Suite 210
Collingswood, New Jersey 08108
T 856-854-1515
F 856-858-2944

> On Jul 26, 2018, at 12:25 PM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:
>
> Albert Olizi will be handling this matter. He suggested that I forward a copy to
your firm.
>
> Ben Angeli
>
> Municipal Clerk
>
> Borough of Stratford
>
> 307 Union Avenue
>
> Stratford, New Jersey 08084
>
> Phone 856-783-0600
>
> Fax 856-783-7949
>
>
> From: stratfordborough@comcast.net [stratfordborough@comcast.net]
> Sent: Tuesday, July 24, 2018 11:31 AM
> To: Angeli, Ben
> Subject: Message from "RNP002673E6F04F"
>
> This E-mail was sent from "RNP002673E6F04F" (MP C3004ex).
>
> Scan Date: 07.24.2018 11:31:47 (-0400)
> Queries to: stratfordborough@comcast.net
> <20180724113147680.pdf>

Automatic reply: Brandywine suit

James Maley [jmaley@maleygivens.com]

Sent: Thursday, July 26, 2018 12:25 PM

To: Angeli, Ben

I am out of the office until August 2 . For immediate assistance, please contact Margie Watson (mwatson@maleygivens.com). Thanks.

Re: berlin rd.

James Maley [jmaley@maleygivens.com]

Sent: Friday, July 6, 2018 12:36 PM

To: Angeli, Ben

Cc: Pamela Pellegrini [PPellegrini@maserconsulting.com]

No. We do not need to be there. Thanks.

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2966

On Jul 6, 2018, at 12:09 PM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

Yes.

Pam can't make it, but I think we are OK without additional representation unless you feel we need someone there.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, July 6, 2018 10:50 AM

To: Angeli, Ben

Cc: Pamela Pellegrini

Subject: Re: berlin rd.

To tell Pam to do the study?

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2966

On Jul 6, 2018, at 10:43 AM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

Pam and Jim,

Council has requested that the JLUB have a meeting next week to deal with the resolution concerning berlin road. We are trying to set something up for Wednesday night.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

Re: berlin rd.

James Maley [jmaley@maleygivens.com]

Sent: Friday, July 6, 2018 10:50 AM

To: Angeli, Ben

Cc: Pamela Pellegrini [PPellegrini@maserconsulting.com]

To tell Pam to do the study?

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2966

On Jul 6, 2018, at 10:43 AM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

Pam and Jim,

Council has requested that the JLUB have a meeting next week to deal with the resolution concerning berlin road. We are trying to set something up for Wednesday night.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: laurel Mills lawsuit

James Maley [jmaley@maleygivens.com]

Sent: Friday, June 8, 2018 2:54 PM

To: Angeli, Ben; Pamela Pellegrini [PPellegrini@maserconsulting.com]; Erin Simone [esimone@maleygivens.com]

Great. Now we just need to get Manny back in the game.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, June 08, 2018 2:31 PM

To: Pamela Pellegrini <PPellegrini@maserconsulting.com>; Erin Simone <esimone@maleygivens.com>; James Maley <jmaley@maleygivens.com>

Subject: laurel Mills lawsuit

The judge has dismissed the Gentless lawsuit concerning the laurel Mills site.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

RE: royal farms

James Maley [jmaley@maleygivens.com]

Sent: Wednesday, May 2, 2018 1:35 PM

To: Angeli, Ben

Yes. They have 45 days from when the resolution gets published.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

-----Original Message-----

From: Angeli, Ben <BenAngeli@stratfordnj.org>
Sent: Wednesday, May 02, 2018 1:32 PM
To: James Maley <jmaley@maleygivens.com>
Subject: RE: royal farms

By the way, I guess he can put in an appeal because JLUB resolution has not been published yet.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]
Sent: Wednesday, May 2, 2018 1:01 PM
To: Angeli, Ben
Cc: Erin Simone
Subject: RE: royal farms

Call me in the office when you get a moment.

M. James Maley, Jr.
Maley Givens

Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

-----Original Message-----

From: Angeli, Ben <BenAngeli@stratfordnj.org>
Sent: Wednesday, May 02, 2018 12:59 PM
To: James Maley <jmaley@maleygivens.com>; Erin Simone <esimone@maleygivens.com>
Subject: royal farms

Jim and Erin,

Received the attached from McKenna Law Firm.

Is this normal procedure for this type of project?

This is an extensive list of documents and will take some time to collect.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: stratfordborough@comcast.net [stratfordborough@comcast.net]
Sent: Wednesday, May 2, 2018 12:41 PM
To: Angeli, Ben
Subject: Message from "RNP002673E6F04F"

This E-mail was sent from "RNP002673E6F04F" (MP C3004ex).

Scan Date: 05.02.2018 12:41:15 (-0400)
Queries to: stratfordborough@comcast.net

RE: royal farms

James Maley [jmaley@maleygivens.com]

Sent: Wednesday, May 2, 2018 1:01 PM

To: Angeli, Ben

Cc: Erin Simone [esimone@maleygivens.com]

Call me in the office when you get a moment.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

-----Original Message-----

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Wednesday, May 02, 2018 12:59 PM

To: James Maley <jmaley@maleygivens.com>; Erin Simone <esimone@maleygivens.com>

Subject: royal farms

Jim and Erin,

Received the attached from McKenna Law Firm.

Is this normal procedure for this type of project?

This is an extensive list of documents and will take some time to collect.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: stratfordborough@comcast.net [stratfordborough@comcast.net]

Sent: Wednesday, May 2, 2018 12:41 PM

To: Angeli, Ben

Subject: Message from "RNP002673E6F04F"

This E-mail was sent from "RNP002673E6F04F" (MP C3004ex).

Scan Date: 05.02.2018 12:41:15 (-0400)

Queries to: stratfordborough@comcast.net

Laurel Mills

James Maley [jmaley@maleygivens.com]

Sent: Thursday, April 19, 2018 11:15 AM

To: Angeli, Ben; Erin Simone [esimone@maleygivens.com]

Went back through my file notes – street was always to be a public street.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

RE: stratford

James Maley [jmaley@maleygivens.com]

Sent: Friday, March 23, 2018 1:22 PM

To: Angeli, Ben

Thanks.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>
Sent: Friday, March 23, 2018 12:04 PM
To: James Maley <jmaley@maleygivens.com>
Subject: stratford

Erin did a great job last night.

Well presented and she handled every question with clear concise answers.

Thank you,

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

RE: OPRA

James Maley [jmaley@maleygivens.com]

Sent: Monday, March 19, 2018 9:34 AM

To: Angeli, Ben

Yep – really just asking for an update.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>
Sent: Monday, March 19, 2018 9:30 AM
To: James Maley <jmaley@maleygivens.com>
Subject: RE: OPRA

The first one did not have the request included.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]
Sent: Monday, March 19, 2018 9:28 AM
To: Angeli, Ben; Erin Simone
Subject: RE: OPRA

Thanks.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue

his son Kavneet regarding the redevelopment of the Incollingo's Shopping Center.

John Gentless

RE: OPRA

James Maley [jmaley@maleygivens.com]

Sent: Monday, March 19, 2018 9:16 AM

To: Angeli, Ben; Erin Simone [esimone@maleygivens.com]

Nothing attached.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipient(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Monday, March 19, 2018 9:05 AM

To: James Maley <jmaley@maleygivens.com>; Erin Simone <esimone@maleygivens.com>

Subject: OPRA

Please see the OPRA request from Mr. Gentless below.

Item #1 pertains to the Redevelopment Solicitor.

Please reply to me as soon as possible with copies of any documents or records that you may have that are being requested by Mr. Gentless.

Thank you,

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

RE: OPRA

James Maley [jmaley@maleygivens.com]

Sent: Monday, March 19, 2018 9:28 AM

To: Angeli, Ben; Erin Simone [esimone@maleygivens.com]

Thanks.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Monday, March 19, 2018 9:27 AM

To: James Maley <jmaley@maleygivens.com>; Erin Simone <esimone@maleygivens.com>

Subject: FW: OPRA

His request is below.

Please see the OPRA request from Mr. Gentless below.

Item #1 pertains to the Redevelopment Solicitor.

Please reply to me as soon as possible with copies of any documents or records that you may have that are being requested by Mr. Gentless.

Thank you,

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: drjohnfoot@aol.com [drjohnfoot@aol.com]

RE: Laurel Mills Redevelopment Site/Subdivision Application

James Maley [jmaley@maleygivens.com]

Sent: Thursday, March 15, 2018 4:28 PM

To: Angeli, Ben

I am calling them. Thanks.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Thursday, March 15, 2018 4:18 PM

To: James Maley <jmaley@maleygivens.com>

Subject: FW: Laurel Mills Redevelopment Site/Subdivision Application

FYI

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: Gina Lower [Gina@delducalewis.com]

Sent: Thursday, March 15, 2018 3:24 PM

To: Angeli, Ben

Subject: FW: Laurel Mills Redevelopment Site/Subdivision Application

Ben:

As discussed, we would like to narrow down our OPRA request so that we are able to get it much quicker than originally anticipated. We are requesting:

A copy of the redevelopment plan and amendments referred to the attached. plus any p/z board resolutions for the property.

Gina Lower, Paralegal

D | DEL DUCA LEWIS
LAW FIRM

21 E. Euclid Avenue, Suite 100

Haddonfield, New Jersey 08033

Telephone: (856) 427-4200 | Fax: (856) 427-4241

From: Damien DelDuca

Sent: Thursday, March 15, 2018 3:14 PM

To: Gina Lower <Gina@delducalewis.com>

Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

A copy of the redevelopment plan and amendments referred to the attached. plus any p/z board resolutions for the property.

From: Gina Lower

Sent: Thursday, March 15, 2018 1:40 PM

To: Damien DelDuca <dod@delducalewis.com>

Subject: FW: Laurel Mills Redevelopment Site/Subdivision Application

Don't forget I need you to narrow this down further so we can get it before 04/10/18

Gina Lower, Paralegal

D | DEL DUCA LEWIS
LAW FIRM

21 E. Euclid Avenue, Suite 100

Haddonfield, New Jersey 08033

Telephone: (856) 427-4200 | Fax: (856) 427-4241

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Tuesday, March 13, 2018 12:09 PM

To: Gina Lower <Gina@delducalewis.com>

Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

The more specific the better.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue

Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: Gina Lower [Gina@delducalewis.com]
Sent: Tuesday, March 13, 2018 11:27 AM
To: Angeli, Ben
Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

Ben:

After speaking to Damien, April 20th will be too long to get the resolutions. Is there anything we can do to speed the time frame up (possibly narrowing it down to a more specific request)?

Gina Lower, Paralegal

D | DEL DUCA LEWIS
21 E. Euclid Avenue, Suite 100
Haddonfield, New Jersey 08033
Telephone: (856) 427-4200 | Fax: (856) 427-4241

From: Angeli, Ben <BenAngeli@stratfordnj.org>
Sent: Monday, March 12, 2018 4:55 PM
To: Gina Lower <Gina@delducalewis.com>
Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

We received your Open Public Records Act (OPRA) request on 03-08-18. The official Records Custodian, Ben Angeli, received your OPRA request on 03-08-18. As such, the seven (7) business day deadline to respond to your request is 03-19-18.
Your OPRA request sought access to the following:

A copy of all resolutions adopted by Council or the JLUB for this property (Block 116, Lots 14 and 14.04 in Stratford, NJ)

Your request requires additional time beyond the seven (7) business days to fulfill because of the size of the request. OPRA allows custodians to seek extensions of time pursuant to N.J.S.A. 47:1A-5.i. Specifically, OPRA states that, "the requestor shall be advised by the custodian when the record can be made available. If the record is not made available by that time, access shall be deemed denied."
Your request requires an extension of time until 4-20-18

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the [insert name of Agency] to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: Gina Lower [Gina@delducalewis.com]
Sent: Monday, March 12, 2018 4:27 PM
To: Angeli, Ben
Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

Thanks Ben. I will let Damien know.

Gina Lower, Paralegal

D | DEL DUCA LEWIS
LAW FIRM
21 E. Euclid Avenue, Suite 100
Haddonfield, New Jersey 08033
Telephone: (856) 427-4200 | Fax: (856) 427-4241

From: Angeli, Ben <BenAngeli@stratfordnj.org>
Sent: Monday, March 12, 2018 4:26 PM
To: Gina Lower <Gina@delducalewis.com>
Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

Gina,

In order to reply as soon as possible, I divided this request into two parts.

OPRA REQUEST # 2018-03-05 will be for the redevelopment plan and the two amendments.

I will send you those shortly.

OPRA REQUEST 2018-03-07 will be for the resolutions and that will take some time and research. I will be requesting an extension for that response.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: Gina Lower [Gina@delducalewis.com]
Sent: Thursday, March 8, 2018 11:14 AM
To: Angeli, Ben
Cc: Damien DelDuca
Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

Ben:

I apologize. Please disregard the last OPRA request and use the attached instead. I have added one additional request the attorney will need. Thank you again.

Gina Lower, Paralegal

D | DEL DUCA LEWIS
LAW FIRM
21 E. Euclid Avenue, Suite 100
Haddonfield, New Jersey 08033
Telephone: (856) 427-4200 | Fax: (856) 427-4241

From: Gina Lower
Sent: Thursday, March 08, 2018 11:04 AM
To: 'benangeli@stratfordnj.org' <benangeli@stratfordnj.org>
Cc: Damien Del Duca <dod@delducalewis.com>
Subject: Laurel Mills Redevelopment Site/Subdivision Application
Importance: High

Ben:

I attach a revised OPRA request for the items we discussed. Please provide these items to me via e-mail once you are able. Thank you so much for your assistance.

Gina Lower, Paralegal

D | DEL DUCA LEWIS
LAW FIRM
21 E. Euclid Avenue, Suite 100
Haddonfield, New Jersey 08033
Telephone: (856) 427-4200 | Fax: (856) 427-4241
<http://www.delducalewis.com> | gina@delducalewis.com

NOTICE: This electronic mail transmission constitutes an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it, and notify the sender by reply e-mail or by calling the sender, so that our address record can be corrected.

IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or

recommending to another party any transaction or matter addressed herein.

Be advised that the statements contained in this email or any attachments hereto are not intended to constitute an offer to enter into a binding obligation or an acceptance of any offer; any binding obligation by any party shall arise solely from definitive agreements, executed and delivered by each party thereto.

CONFIDENTIALITY NOTICE: This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure, alteration or distribution is strictly prohibited and may violate state or federal law. If you are not the intended recipient, please contact the sender by reply e-mail, delete this email and destroy all copies of the message.

RE: application

James Maley [jmaley@maleygivens.com]

Sent: Wednesday, March 14, 2018 4:28 PM

To: srizzo@brandywine-financial.com

Cc: Angeli, Ben; Louis Cappelli [lcappelli@fpsflawfirm.com]

Steve - The Brandywine application will not be heard on March 22. You should speak with Lou Cappelli. Thanks.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Steve Rizzo [srizzo@brandywine-financial.com]
Sent: Wednesday, March 14, 2018 4:13 PM
To: Angeli, Ben
Subject: RE: application

Hi Ben,
Just checking in to make sure we're all set for the JLUB meeting next Thursday.
Please let me know. Thanks.

Steve

-----Original Message-----

From: Angeli, Ben [mailto:BenAngeli@stratfordnj.org]
Sent: Tuesday, March 6, 2018 10:30 AM
To: Steve Rizzo
Subject: application

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: stratfordborough@comcast.net [stratfordborough@comcast.net]
Sent: Tuesday, March 6, 2018 9:57 AM
To: Angeli, Ben
Subject: Message from "RNP002673E6F04F"

This E-mail was sent from "RNP002673E6F04F" (MP C3004ex).

Scan Date: 03.06.2018 09:57:11 (-0500)
Queries to: stratfordborough@comcast.net

RE: March 13 Agenda

James Maley [jmaley@maleygivens.com]

Sent: Friday, March 9, 2018 5:29 PM

To: Angeli, Ben

I don't think so.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, March 09, 2018 5:25 PM

To: James Maley <jmaley@maleygivens.com>

Subject: RE: March 13 Agenda

All have been added to the agenda. Is there anything that Erin might want to discuss in executive session?

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, March 9, 2018 3:45 PM

To: Angeli, Ben

Cc: Erin Simone

Subject: March 13 Agenda

Need the attached items on the agenda. Erin Simone will attend Tuesday night. Thanks.

M. James Maley, Jr.
Maley Givens

Re: update

James Maley [jmaley@maleygivens.com]

Sent: Tuesday, February 13, 2018 12:25 PM

To: Angeli, Ben

I will get you an update this afternoon. In a series of meetings.

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2966

On Feb 13, 2018, at 12:23 PM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

Any update or would you like to come to executive session tonight?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: March 13 Agenda

Angeli, Ben

Sent: Friday, March 9, 2018 5:24 PM

To: James Maley [jmaley@maleygivens.com]

All have been added to the agenda. Is there anything that Erin might want to discuss in executive session?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, March 9, 2018 3:45 PM

To: Angeli, Ben

Cc: Erin Simone

Subject: March 13 Agenda

Need the attached items on the agenda. Erin Simone will attend Tuesday night. Thanks.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

RE: March 13 Agenda

Angeli, Ben

Sent: Friday, March 9, 2018 5:31 PM

To: James Maley [jmaley@maleygivens.com]

very good

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, March 9, 2018 5:29 PM

To: Angeli, Ben

Subject: RE: March 13 Agenda

I don't think so.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, March 09, 2018 5:25 PM

To: James Maley <jmaley@maleygivens.com>

Subject: RE: March 13 Agenda

All have been added to the agenda. Is there anything that Erin might want to discuss in executive session?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]
Sent: Friday, March 9, 2018 3:45 PM
To: Angeli, Ben
Cc: Erin Simone
Subject: March 13 Agenda

Need the attached items on the agenda. Erin Simone will attend Tuesday night. Thanks.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

FW: application

Angeli, Ben

Sent: Wednesday, March 14, 2018 4:26 PM

To: James Maley [jmaley@maleyassociates.com]

Jim,

Please see Steve Rizzo's e-mail below.

He thinks they are still coming in in the 22nd for JLUB.

Do you want me to respond?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: Steve Rizzo [srizzo@brandywine-financial.com]

Sent: Wednesday, March 14, 2018 4:13 PM

To: Angeli, Ben

Subject: RE: application

Hi Ben,

Just checking in to make sure we're all set for the JLUB meeting next Thursday.
Please let me know. Thanks.

Steve

-----Original Message-----

From: Angeli, Ben [mailto:BenAngeli@stratfordnj.org]

Sent: Tuesday, March 6, 2018 10:30 AM

To: Steve Rizzo

Subject: application

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: stratfordborough@comcast.net [stratfordborough@comcast.net]
Sent: Tuesday, March 6, 2018 9:57 AM
To: Angeli, Ben
Subject: Message from "RNP002673E6F04F"

This E-mail was sent from "RNP002673E6F04F" (MP C3004ex).

Scan Date: 03.06.2018 09:57:11 (-0500)
Queries to: stratfordborough@comcast.net

RE: OPRA

Angeli, Ben

Sent: Monday, March 19, 2018 9:29 AM

To: James Maley [jmaley@maleygivens.com]

The first one did not have the request included.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Monday, March 19, 2018 9:28 AM

To: Angeli, Ben; Erin Simone

Subject: RE: OPRA

Thanks.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Monday, March 19, 2018 9:27 AM

To: James Maley <jmaley@maleygivens.com>; Erin Simone <esimone@maleygivens.com>

Subject: FW: OPRA

His request is below.

Please see the OPRA request from Mr. Gentless below.

Item #1 pertains to the Redevelopment Solicitor.

JLUB

Angeli, Ben

Sent: Monday, March 19, 2018 11:05 AM

To: James Maley [jmaley@maleyassociates.com]

Jim,

Does Pam need to be at the JLUB meeting on Thursday?

Give me a call when you have a minute.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

JLUB

Angeli, Ben

Sent: Tuesday, March 20, 2018 3:03 PM

To: James Maley [jmaley@maleyassociates.com]

Jim,

When we spoke this afternoon, you mentioned that you did not feel it was necessary to have Pam Pellegrini at the JLUB meeting on Thursday.

Please confirm that it is not necessary to have testimony by the planner, Ms. Pellegrini, regarding the Ordinances for the Laurel Mills and Brandywine redevelopment sites.

Thank you,

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

Brandywine

Angeli, Ben

Sent: Wednesday, February 28, 2018 1:39 PM

To: James Maley [jmaley@maleyassociates.com]

Brandywine dropped off new plans today and they want to go to JLUB in March.

Plans are quite different. The drive through on the pike is gone, the other commercial spot that we though would be for the restaurant with liquor license is also gone.

The original plans had the remaining Bradlees strip cut up into some smaller spaces and this does not.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

FW: OPRA Request

Angeli, Ben

Sent: Thursday, February 1, 2018 1:24 PM

To: James Maley [jmaley@maleyassociates.com]

OPRA request from Mr. Gentless.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: John Gentless [Drjohnfoot@aol.com]

Sent: Wednesday, December 20, 2017 10:42 PM

To: Angeli, Ben

Subject: OPRA Request

OPRA Request

I am requesting all emails/hand written from Jan1,2016 til Dec 20th 2017 from 1) the redevelopment solicitor 2) redevelopment planner with regards to any conversation these individuals may have had with Manny Sethi or his son Kavneet regarding the redevelopment of the Incollingo's Shopping Center.

John Gentless

P 856-854-1515

F 856-858-2966

On Jan 23, 2018, at 5:48 PM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

I also sent you another OPRA request that I received for e-mails that you may have sent to or received from the Sethi's.

I can send it again.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]
Sent: Tuesday, January 23, 2018 5:28 PM
To: Angeli, Ben
Subject: RE: Block 116, Lots 14 & 14.01, Stratford, NJ

Got it.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben [<mailto:BenAngeli@stratfordnj.org>]
Sent: Tuesday, January 23, 2018 5:26 PM
To: James Maley <jmaley@maleygivens.com>
Subject: FW: Block 116, Lots 14 & 14.01, Stratford, NJ

OPRA request I received.

Block 116 Lot 14 is the Laurel mills site and block 116 lot 14.01 is where the Family Dollar store is located.

Why would they want info on 14.01.

I think they mean 14.04 which is part of the Laurel Mills site.

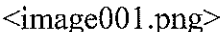
Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: Gina Lower [Gina@delducalewis.com]
Sent: Friday, January 19, 2018 3:29 PM
To: Angeli, Ben
Cc: Damien DelDuca; Laura D'Allesandro
Subject: Block 116, Lots 14 & 14.01, Stratford, NJ

Mr. Angeli:

I attach an OPRA request for the above property. Once you determine the copying cost for this request, kindly email the invoice and I will see that it is promptly paid.

If you should have any questions or require anything further, please let me know. Thank you.

Gina Lower, Paralegal
<001.png>
21 E. Euclid Avenue, Suite 100
Haddonfield, New Jersey 08033
Telephone: (856) 427-4200 | Fax: (856) 427-4241
<http://www.delducalewis.com> | gina@delducalewis.com

NOTICE: This electronic mail transmission constitutes an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it, and notify the sender by reply e-mail or by calling the sender, so that our address record can be corrected.

IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Be advised that the statements contained in this email or any attachments hereto are not intended to constitute an offer to enter into a binding obligation or an acceptance of any offer; any binding obligation by any party shall arise solely from definitive agreements, executed and delivered by each party thereto.

CONFIDENTIALITY NOTICE: This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure, alteration or distribution is strictly prohibited and may violate state or federal law. If you are not the intended recipient, please contact the sender by reply e-mail, delete this email and destroy all copies of the message.

update

Angeli, Ben

Sent: Tuesday, February 13, 2018 12:23 PM

To: James Maley [jmaley@maleyassociates.com]

Any update or would you like to come to executive session tonight?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: Block 116, Lots 14 & 14.01, Stratford, NJ

James Maley [jmaley@maleygivens.com]

Sent: Thursday, February 1, 2018 8:52 AM

To: Angeli, Ben

Can you send me the actual OPRA request.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipient(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben [mailto:BenAngeli@stratfordnj.org]

Sent: Thursday, February 01, 2018 8:32 AM

To: James Maley <jmaley@maleygivens.com>

Subject: RE: Block 116, Lots 14 & 14.01, Stratford, NJ

Sorry to bother you with this, but the deadline is tomorrow.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Tuesday, January 23, 2018 5:55 PM

To: Angeli, Ben

Subject: Re: Block 116, Lots 14 & 14.01, Stratford, NJ

I have them in a network folder and am trying to figure how to get them to you.

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

FW: Laurel Mills Redevelopment Site/Subdivision Application

Angeli, Ben

Sent: Thursday, March 8, 2018 11:33 AM
To: James Maley [jmaley@maleyassociates.com]
Attachments: OPRA Request 03.08.18 (rev~1.pdf (347 KB))

FYI

I told her that item#4 is not a valid request because there is no time period.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: Gina Lower [Gina@delducalewis.com]
Sent: Thursday, March 8, 2018 11:14 AM
To: Angeli, Ben
Cc: Damien DelDuca
Subject: RE: Laurel Mills Redevelopment Site/Subdivision Application

Ben:

I apologize. Please disregard the last OPRA request and use the attached instead. I have added one additional request the attorney will need. Thank you again.

Gina Lower, Paralegal

D | DEL DUCA LEWIS
21 E. Euclid Avenue, Suite 100
Haddonfield, New Jersey 08033
Telephone: (856) 427-4200 | Fax: (856) 427-4241

From: Gina Lower
Sent: Thursday, March 08, 2018 11:04 AM
To: 'benangeli@stratfordnj.org' <benangeli@stratfordnj.org>
Cc: Damien Del Duca <dod@delducalewis.com>
Subject: Laurel Mills Redevelopment Site/Subdivision Application
Importance: High

Ben:

I attach a revised OPRA request for the items we discussed. Please provide these items to me via e-mail once you are able. Thank you so much for your assistance.

Gina Lower, Paralegal

D | **DEL DUCA LEWIS**
LAW FIRM

21 E. Euclid Avenue, Suite 100

Haddonfield, New Jersey 08033

Telephone: (856) 427-4200 | Fax: (856) 427-4241

<http://www.delducalewis.com> | gina@delducalewis.com

NOTICE: This electronic mail transmission constitutes an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it, and notify the sender by reply e-mail or by calling the sender, so that our address record can be corrected.

IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Be advised that the statements contained in this email or any attachments hereto are not intended to constitute an offer to enter into a binding obligation or an acceptance of any offer; any binding obligation by any party shall arise solely from definitive agreements, executed and delivered by each party thereto.

CONFIDENTIALITY NOTICE: This e-mail message, including all attachments, is for the sole use of the intended recipient (s) and may contain confidential information. Any unauthorized review, use, disclosure, alteration or distribution is strictly prohibited and may violate state or federal law. If you are not the intended recipient, please contact the sender by reply e-mail, delete this email and destroy all copies of the message.

RE: JLUB

Angeli, Ben

Sent: Tuesday, March 20, 2018 4:09 PM

To: James Maley [jmaley@maleygivens.com]

Thanks,

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Tuesday, March 20, 2018 3:59 PM

To: Angeli, Ben

Subject: RE: JLUB

Just confirming that we do not believe the planner's testimony to be necessary at the JLUB meeting considering the Redevelopment Plan amendments. For the most part, the Plan amendments are codifying the current Master Plan provisions and the affordable housing settlement that has previously been approved by the Board and the governing body. Thanks.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipient(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Tuesday, March 20, 2018 3:03 PM

To: James Maley <jmaley@maleygivens.com>

Subject: JLUB

Jim,

When we spoke this afternoon, you mentioned that you did not feel it was necessary to have

Pam Pellegrini at the JLUB meeting on Thursday.

Please confirm that it is not necessary to have testimony by the planner, Ms. Pellegrini, regarding the Ordinances for the Laurel Mills and Brandywine redevelopment sites.

Thank you,

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

stratford

Angeli, Ben

Sent: Friday, March 23, 2018 12:03 PM

To: James Maley [jmaley@maleyassociates.com]

Erin did a great job last night.

Well presented and she handled every question with clear concise answers.

Thank you,

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

invoice

Angeli, Ben

Sent: Wednesday, May 9, 2018 6:37 PM
To: James Maley [jmaley@maleyassociates.com]
Attachments: 20180509181856516.pdf (42 KB)

Jim,

Manny is disputing the item circled.

Please explain how that pertains to him and I will forward to him.

Thanks,

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: stratfordborough@comcast.net [stratfordborough@comcast.net]
Sent: Wednesday, May 9, 2018 6:18 PM
To: Angeli, Ben
Subject: Message from "RNP002673E6F04F"

This E-mail was sent from "RNP002673E6F04F" (MP C3004ex).

Scan Date: 05.09.2018 18:18:56 (-0400)
Queries to: stratfordborough@comcast.net

RE: laurel Mills lawsuit

Angeli, Ben

Sent: Friday, June 8, 2018 3:03 PM

To: James Maley [jmaley@maleygivens.com]

Kavneet says Manny is coming to town next week to get this going.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, June 8, 2018 2:54 PM

To: Angeli, Ben; Pamela Pellegrini; Erin Simone

Subject: RE: laurel Mills lawsuit

Great. Now we just need to get Manny back in the game.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, June 08, 2018 2:31 PM

To: Pamela Pellegrini <PPellegrini@maserconsulting.com>; Erin Simone <esimone@maleygivens.com>; James Maley <jmaley@maleygivens.com>

Subject: laurel Mills lawsuit

The judge has dismissed the Gentless lawsuit concerning the laurel Mills site.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: Berlin Road

Angeli, Ben

Sent: Wednesday, June 20, 2018 2:46 PM

To: James Maley [jmaley@maleygivens.com]

Thank you,

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Wednesday, June 20, 2018 2:37 PM

To: Angeli, Ben

Subject: Berlin Road

Just confirming to disregard our June statement on this project. We will address those charges when we move the project. Thanks.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

RESOLUTION 2018:137

AUTHORIZING AND DIRECTING THE STRATFORD JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER THE PROPERTIES DESIGNATED AS BLOCK 53, LOTS 1, 2, 3, 4, 5 AND 6 WITHIN THE BOROUGH OF STRATFORD QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment and sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain (“Condensation Redevelopment Area”); and

WHEREAS, the Governing Body has determined that an investigation and inquiry should be made to see if the proposed Redevelopment Area, specifically the properties designated as Block 53, Lots 1, 2, 3, 4, 5 and 6, is in need of non-condemnation redevelopment pursuant to the LRHL; and

WHEREAS, the Governing Body wishes to direct the Stratford Joint Land Use Board to undertake a preliminary investigation to determine whether the properties identified herein, and as set forth in Schedule "A" attached hereto and incorporated herein by reference, qualify as an area in need of non-condemnation redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Governing Body of the Borough of Stratford considers it to be in the best interest of the residents of the Borough to direct the Stratford Joint Land Use Board to conduct such an investigation regarding said areas/properties.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof; and
2. The Borough of Stratford Joint Land Use Board is hereby authorized and directed to undertake a preliminary investigation, conduct a public hearing and comply with all other requirements of the LRHL.

in order to recommend to the Mayor and Borough Council whether the properties identified in Schedule "A" are an Area in Need of Non-Condensation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area, other than the use of eminent domain; and

4. The staff of the Stratford Joint Land Use Board and its consultants are hereby directed to assist the Stratford Joint Land Use Board in conducting the area in need of redevelopment investigation and public hearing thereon; and

5. The Stratford Joint Land Use Board shall provide a written report to the Mayor and Borough Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Borough Council whether said properties are a "Non-Condensation Area in Need of Redevelopment" under the meaning and intendment of the LRHL; and

6. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Stratford Joint Land Use Board for immediate action consistent herewith.

I, Ben Angeli, 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, 2018

Ben Angeli, Borough Clerk

Josh Keenan, Mayor

Angeli, Ben

Sent: Friday, June 29, 2018 2:36 PM

To: James Maley [jmaley@maleyassociates.com]

Attachments: RESOLUTION 2018-137 AUTHOR~1.doc (32 KB)

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

berlin road

Angeli, Ben

Sent: Tuesday, July 3, 2018 8:03 AM

To: James Maley [jmaley@maleyassociates.com]

Jim,

I spoke to Pam yesterday and wanted to clarify that Pam was hired as the Redevelopment Planner.

With that known, how can we best move forward?

I think the JLUB would be willing to have a special meeting if necessary or can the Governing body move the process for Berlin road forward?

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

RE: berlin rd.

Angeli, Ben

Sent: Friday, July 6, 2018 12:10 PM

To: James Maley [jmaley@maleygivens.com]

Cc: Pamela Pellegrini [PPellegrini@maserconsulting.com]

Yes.

Pam can't make it, but I think we are OK without additional representation unless you feel we need someone there.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, July 6, 2018 10:50 AM

To: Angeli, Ben

Cc: Pamela Pellegrini

Subject: Re: berlin rd.

To tell Pam to do the study?

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2966

On Jul 6, 2018, at 10:43 AM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

Pam and Jim,

Council has requested that the JLUB have a meeting next week to deal with the resolution concerning berlin road. We are trying to set something up for Wednesday night.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: berlin rd.

Angeli, Ben

Sent: Friday, July 6, 2018 12:38 PM

To: James Maley [jmaley@maleygivens.com]

Have a great weekend.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, July 6, 2018 12:36 PM

To: Angeli, Ben

Cc: Pamela Pellegrini

Subject: Re: berlin rd.

No. We do not need to be there. Thanks.

M. James Maley, Jr.

Maley Givens

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2966

On Jul 6, 2018, at 12:09 PM, Angeli, Ben <BenAngeli@stratfordnj.org> wrote:

Yes.

Pam can't make it, but I think we are OK without additional representation unless you feel we need someone there.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, July 6, 2018 10:50 AM

To: Angeli, Ben

laurel mills

Angeli, Ben

Sent: Thursday, July 12, 2018 6:10 PM

To: James Maley [jmaley@maleyassociates.com]

Spent some time with Manny today.

He said he gave his attorney the go ahead to get the agreement done and he wants to get going with the commercial portion of the site.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

Brandywine suit

Angeli, Ben

Sent: Thursday, July 26, 2018 12:26 PM
To: James Maley [jmaley@maleyassociates.com]
Attachments: 20180724113147680.pdf (879 KB)

Albert Olizi will be handling this matter. He suggested that I forward a copy to your firm.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: stratfordborough@comcast.net [stratfordborough@comcast.net]
Sent: Tuesday, July 24, 2018 11:31 AM
To: Angeli, Ben
Subject: Message from "RNP002673E6F04F"

This E-mail was sent from "RNP002673E6F04F" (MP C3004ex).

Scan Date: 07.24.2018 11:31:47 (-0400)
Queries to: stratfordborough@comcast.net

McKENNA LAW, P.C.
MICHAEL J. McKENNA, ESQUIRE
648 Longwood Avenue
Cherry Hill, NJ 08002
(856) 665-7771
Attorney for Plaintiff
Atty ID #030091981

SAT RAJ INC.

Plaintiff

vs.

STRATFORD COMBINED PLANNING
AND ZONING BOARD; STRATFORD
SQUARE URBAN RENEWAL
CONDOMINIUM ASSOCIATION LLC,
Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
CAMDEN COUNTY

DOCKET NO: CAM-L-2523-18

Civil Action

SUMMONS

THE STATE OF NEW JERSEY TO THE ABOVE NAMED DEFENDANT(s):

Stratford Combined Planning and Zoning Board

The plaintiff, named above, has filed a lawsuit against you in the Superior Court of New Jersey. The complaint attached to this summons states the basis for this lawsuit. If you dispute this complaint, you or your attorney must file a written answer or motion and proof of service with the deputy clerk of the Superior Court in the county listed above within 35 days from the date you received this summons, not counting the date you received it. (The address of each deputy clerk of the Superior Court is provided.) If the complaint is one in foreclosure, then you must file your written answer or motion and proof of service with the Clerk of the Superior Court, Hughes Justice Complex, P.O. Box 971, Trenton, NJ 08625-0971. A filing fee payable to the Clerk of the Superior Court and a completed Case Information Statement (available from the deputy clerk of the Superior Court) must accompany your answer or motion when it is filed. You must also send a copy of your answer or motion to plaintiff's attorney whose name and address appear above, or to plaintiff, if no attorney is named above. A telephone call will not protect your rights; you must file and serve a written answer or motion (with fee of \$175.00 and completed Case Information Statement) if you want the court to hear your defense.

If you do not file and serve a written answer or motion within 35 days, the court may enter a judgment against you for the relief plaintiff demands, plus interest and costs of suit. If judgment is entered against you, the Sheriff may seize your money, wages or property to pay all or part of the judgment.

If you cannot afford an attorney, you may call the Legal Services office in the county where you live. A list of these offices is provided. If you do not have an attorney and are not eligible for free legal assistance, you may obtain a referral to an attorney by calling one of the Lawyer Referral Services. A list of these numbers is also provided.

Michelle M. Smith
Clerk of the Superior Court

Dated: July 13, 2018

Name of Defendant to be Served: Stratford Combined Planning and Zoning Board
Address of Defendant to be Served: 315 Union Ave., Stratford, NJ 08084

ATLANTIC COUNTY:

Deputy Clerk of the Superior Court
Civil Division, Direct filing
1201 Bacharach Blvd. First Floor
Atlantic City, NJ 08401

LAWYER REFERRAL
(609) 345-3444
LEGAL SERVICES
(609) 348-4200

BERGEN COUNTY:

Deputy Clerk of the Superior Court
Case Processing Section, Room 119
Justice Center, 10 Main Street
Hackensack, NJ 07601-0769

LAWYER REFERRAL
(201) 488-0044
LEGAL SERVICES
(201) 487-2166

BURLINGTON COUNTY:

Deputy Clerk of the Superior Court
Central Processing Office
Attn: Judicial Intake
First Fl. Courts Facility
49 Rancocas Road
Mt. Holly, NJ 08060

LAWYER REFERRAL
(609) 261-4862
LEGAL SERVICES
(609) 261-1088

CAMDEN COUNTY:

Deputy Clerk of the Superior Court
Civil Processing Office
1st Fl. Hall of Records
101 S. Fifth Street
Camden, NJ 08103

LAWYER REFERRAL
(856) 964-4520
LEGAL SERVICES
(856) 964-2010

CAPE MAY COUNTY:

Deputy Clerk of the Superior Court
9 N. Main Street
Box DN-209
Cape May Court House, NJ 08210

LAWYER REFERRAL
(609) 463-0313
LEGAL SERVICES
(609) 465-3001

CUMBERLAND COUNTY:

Deputy Clerk of the Superior Court
Civil Case Management Office
Broad & Fayette Sts., P.O. Box 615
Bridgeton, NJ 08302

LAWYER REFERRAL
(856) 692-6207
LEGAL SERVICES
(856) 451-0003

ESSEX COUNTY:

Deputy Clerk of the Superior Court
50 West Market Street
Room 131
Newark, NJ 07102

LAWYER REFERRAL
(973) 622-6207
LEGAL SERVICES
(973) 624-4500

GLOUCESTER COUNTY:

Deputy Clerk of the Superior Court
Civil Case Management Office
Attn: Intake
First Fl., Court House
1 North Broad Street, P.O. Box 129
Woodbury, NJ 08096

LAWYER REFERRAL
(856) 848-4589
LEGAL SERVICES
(856) 848-5360

HUDSON COUNTY:

Deputy Clerk of the Superior Court
Superior Court Civil Records Dept.
Brennan Court House - 1st Floor
583 Newark Ave.
Jersey City, NJ 07306

LAWYER REFERRAL
(201) 798-2727
LEGAL SERVICES
(201) 792-6363

HUNTERDON COUNTY:

Deputy Clerk of the Superior Court
Civil Division
65 Park Avenue
Flemington, NJ 08862

LAWYER REFERRAL
(908) 735-2611
LEGAL SERVICES
(908) 782-7979

MERCER COUNTY:

Deputy Clerk of the Superior Court
Local Filing Office, Courthouse
175 South Broad St., P.O. Box 8068
Trenton, NJ 08650

LAWYER REFERRAL
(609) 585-6200
LEGAL SERVICES
(609) 695-6249

MIDDLESEX COUNTY:

Deputy Clerk of the Superior Court
Administration Building
Third Floor
1 Kennedy Sq., P.O. Box 2633
New Brunswick, NJ 08903-2633

LAWYER REFERRAL
(732) 823-0053
LEGAL SERVICES
(732) 249-7600

MONMOUTH COUNTY:

Deputy clerk of the Superior Court
Court House, 71 Monument Park
P.O. Box 1269
Freehold, NJ 07728-1262

LAWYER REFERRAL
(732) 431-5544
LEGAL SERVICES
(732) 866-0020

MORRIS COUNTY:

Deputy Clerk of the Superior Court
Civil Division
30 Schuyler Pl., P.O. Box 910
Morristown, NJ 07960-0910

LAWYER REFERRAL
(973) 267-5882
LEGAL SERVICES
(973) 285-6911

OCEAN COUNTY:

Deputy Clerk of the Superior Court
Court House, Room 119
118 Washington Street
Toms River, NJ 08754

LAWYER REFERRAL
(732) 240-3666
LEGAL SERVICES
(732) 341-2727

PASSAIC COUNTY:

Deputy Clerk of the Superior Court
Civil Division
Court House
77 Hamilton St.
Paterson, NJ 07505

LAWYER REFERRAL
(973) 278-9223
LEGAL SERVICES
(973) 345-7171

SALEM COUNTY:

Deputy Clerk of the Superior Court
92 Market St., P.O. Box 18
Salem, NJ 08079

LAWYER REFERRAL
(856) 935-5628
LEGAL SERVICES
(856) 451-0003

SOMERSET COUNTY:

Deputy Clerk of the Superior Court
Civil Division Office
New Court House, 3rd Floor
P.O. Box 3000
Somerville, NJ 08876

LAWYER REFERRAL
(908) 685-2323
LEGAL SERVICES
(908) 231-0840

SUSSEX COUNTY:

Deputy Clerk of the Superior Court
Sussex County Judicial Center
43-47 High Street
Newton, NJ 07860

LAWYER REFERRAL
(973) 267-5882
LEGAL SERVICES
(973) 383-7400

UNION COUNTY:

Deputy Clerk of the Superior Court
1st Fl., Court House
2 Broad Street
Elizabeth, NJ 07207-6073

LAWYER REFERRAL
(908) 353-4715
LEGAL SERVICES
(908) 354-4340

WARREN COUNTY:

Deputy Clerk of the Superior Court
Civil Division Office
Court House, 413 Second Street
Belvidere, NJ 07823-1500

LAWYER REFERRAL
(973) 267-5882
LEGAL SERVICES
(973) 475-2010

CAMDEN COUNTY
SUPERIOR COURT
HALL OF JUSTICE
CAMDEN

NJ 08103

TRACK ASSIGNMENT NOTICE

COURT TELEPHONE NO. (856) 379-2200
COURT HOURS 8:30 AM - 4:30 PM

DATE: JULY 06, 2018
RE: SAT RAJ INC. VS STRATFORD COMBINED P LANNING
DOCKET: CAM L -002523 18

THE ABOVE CASE HAS BEEN ASSIGNED TO: TRACK 4.

DISCOVERY IS PRESUMPTIVELY 450 DAYS BUT MAY BE ENLARGED OR SHORTENED BY THE JUDGE AND RUNS FROM THE FIRST ANSWER OR 90 DAYS FROM SERVICE ON THE FIRST DEFENDANT, WHICHEVER COMES FIRST.
FROM SERVICE ON THE FIRST DEFENDANT, WHICHEVER COMES FIRST.

THE MANAGING JUDGE ASSIGNED IS: HON DEBORAH SILVERMAN KATZ

IF YOU HAVE ANY QUESTIONS, CONTACT TEAM 100
AT: (856) 379-2200 EXT 3060.

IF YOU BELIEVE THAT THE TRACK IS INAPPROPRIATE YOU MUST FILE A CERTIFICATION OF GOOD CAUSE WITHIN 30 DAYS OF THE FILING OF YOUR PLEADING.
PLAINTIFF MUST SERVE COPIES OF THIS FORM ON ALL OTHER PARTIES IN ACCORDANCE WITH R.4:5A-2.

ATTENTION:

ATT: MICHAEL J. MC KENNA
MC KENNA LAW, P.C.
648 LONGWOOD AVE.
CHERRY HILL NJ 08002

ECOURTS

McKENNA LAW, P.C.
MICHAEL J. McKENNA, ESQUIRE
648 Longwood Avenue
Cherry Hill, NJ 08002
(856) 665-7771
Attorney for Plaintiff
Atty ID #030091981

SAT RAJ INC.

Plaintiff

vs.

STRATFORD COMBINED PLANNING
AND ZONING BOARD; STRATFORD
SQUARE URBAN RENEWAL
CONDOMINIUM ASSOCIATION LLC,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
CAMDEN COUNTY

DOCKET NO:

Civil Action

COMPLAINT IN LIEU OF PREROGATIVE
WRITS

Plaintiff, Sat Raj Inc. by and through its attorneys by way of complaint in lieu of prerogative writs against Defendants Stratford Combined Planning and Zoning Board and Stratford Square Urban Renewal Condominium Association Incorporated says as follows:

PARTIES

1. The plaintiff Sat Raj Inc. is a corporation fully organized in the State of New Jersey and the owner and operator of a gas station with a total of 8 dispensers (6 gasoline and 2 diesel) located at the corner of White Horse Pike and Broadway at 2 Broadway, Laurel Springs, New Jersey approximately 800 feet from the subject property.

2. Defendant, Stratford Combined Planning and Zoning Board is an appointed municipal body organized and existing under the laws of the State of New Jersey and maintains its principal offices at 315 Union Ave, Stratford, New Jersey 08084

3. Defendant, Stratford Square Urban Renewal Condominium Association LLC (hereinafter referred to as Stratford Square) is a limited liability company with registered offices at Princeton South Corporate Center, Suite 160, and 100 Charles Ewing Boulevard in

Ewing, New Jersey. The members of the LLC are not known as they do not appear upon the Certification of Formation of the Stratford Square Urban Renewal Condominium Association LLC nor was a disclosure statement filed with the application in violation of the Municipal Land Use Law and Stratford Borough Ordinances.

4. Defendant Stratford Square filed an application in which it is sworn that Stratford Square is the owner of the property. However that affidavit is signed by "Denise M. Doyle, Vice-President of Brandywine Real Estate Ventures, Manager of O/B/O Stratford Square Urban Renewal Condominium Association LLC".

5. No member of Defendant, Stratford Square appeared and testified on behalf of the application although an individual identified as "representative of designated developer, Erik Moore" did testify, Moore's capacity and connection is not clear.

OPERATIVE FACTS

6. On or about January 22, 2018 application materials were filed by legal representatives of Defendant, Stratford Square for a preliminary and final site plan approval for property identified as Block 62, Lot 2. The application included the following:

- a. Application form.
- b. Variance application.
- c. Site plan checklist.
- d. Affidavit of Ownership.
- e. Sets of plans.
- f. Storm water Management Report.
- g. Agreement to pay fees, together with filing fees and escrow fees of

\$460.29 respectively.

7. A hearing on the application was held at a special meeting of the Joint Land Use Board of Stratford held on April 18, 2018. The notice of special meeting to the newspapers did not mention the subject application or any agenda items contrary to the Open Public Meetings Act requirements for adequate notice of special meeting.

8. On April 13, 2018 just five days before the specially convened meeting Borough Engineers Bach Associates authored a 17 page review letter to the Board concerning the application.

9. The property in question is just under 1 million square feet of commercially owned property located on the White Horse Pike which is the subject of a Redevelopment Plan exclusively for this parcel authored by Bach Associates and adopted by the Borough.

10. In describing the intent of the Redevelopment Plan the Bach review letter indicates that the parcel is a "planned development" and quoted the Plan requirement "the overall tract shall be designed as an integrated development with the provision of common access end drives, shared parking, a unified architectural scheme, a unified signage and graphic plan, and a coordinated storm drainage and open space layout" (page 9 emphasis added).

11. Contrary to this stated intent the application submitted was for a fraction of the overall tract providing only for a Royal Farms gas station and convenience store and a Dollar General Retail Store. The plan labels the rest of the site "future phases".

12. Nevertheless, in a single hearing the Board granted preliminary site plan approval, final site plan approval and numerous variances and waivers some that had not even been applied for, some that had not been noticed, and none of which had been the subject of

sufficient proofs.

COUNT ONE
Standing and Jurisdiction

13. Plaintiff repeats each and every allegation as contained in all of the foregoing paragraphs as if same were set forth herein at length.

14. The Municipal Land Use Law requires that the entity or individual processing an application for land development has sufficient interest in the property so as to confer standing. From the application there is a substantial question concerning satisfaction of this liberally viewed threshold requirement.

15. Specifically, although Stratford Square is said to be the owner and applicant, no officer of that entity signed the application or any of the other accompanying documents.

16. To the contrary, the "Affidavit of Ownership" that accompanied the application was signed by Denise M. Doyle, Vice President of Brandywine Real Estate Ventures and who further claims status as "Manager of O/B/O Stratford Square Urban Condo Association LLC".

17. "Manager" status is insufficiently precise to establish legal standing, as is the O/B/O claim, which presumably claims "on behalf of" status.

18. An escrow agreement was submitted which is again signed by the same vice president of Brandywine. She is not even able to provide the Federal ID number of the applicant Stratford Square, and the agreement requiring that information is left blank.

19. Worse, Plaintiff's counsel submitted a detailed OPRA request of April 30, 2018 for application materials among other things.

20. Specifically requested was:

A copy of the application for Final Site Plan Approval and related relief including all checklists, disclosure forms, certifications and other application materials required by Stratford or submitted to Stratford in connection with the foregoing identified application.

21. In response, Stratford through counsel provided an application form, variance application, site plan checklist, application of ownership, plans, storm water management report and agreement to pay fees but no disclosure statement even though such was specifically requested in the foregoing paragraphs cited above.

22. Stratford's response stated "attached please find the application that was submitted on behalf of Stratford Square Urban Renewal Condominium Association for Block 62, Lot 2. The remainder of this request is vague and unclear as it does not clearly identify the document you are seeking due to the format of this request" (legal authorities cited are omitted). From this response it can only be assumed that there was no disclosure form filed.

23. The disclosure of the owners of corporation or partnerships for various types of relief including approval of a site to be used for commercial purposes are required to be filed with the application pursuant to N.J.S.A. 40:55D-48.1.

24. Where the stock or shares of the applicant's entity are owned by another partnership or corporation disclosure must be made for those corporations as well pursuant to N.J.S.A. 40:55D-48.2.

25. Disclosure is mandatory. N.J.S.A. 40:55D-48.3 states unequivocally:

Approval of application. No planning board, board of adjustment or municipal governing body shall approve the application of any corporation or partnership which does

not comply with this act.

26. Moreover, N.J.S.A. 40:55D-48.4 provides for a minimum fine of \$1,000.00 to a maximum fine of \$10,000.00 for failure to make that proper disclosure. The foregoing mandatory statutory mandates are to ensure transparency and avoid corruption and as such cannot be overlooked such that even in the case of a simple oversight the approval may not stand.

27. The Board's actions in this regard were arbitrary, capricious, unreasonable and contrary to law.

WHEREFORE, Plaintiff demands Judgment against the Defendants for the following:

- a. An Order setting aside relief granted by the Board and memorialized by Resolution 2018:04; and
- b. An Order setting aside Resolution 2018:04; and
- c. Such other relief that the Court deems equitable and just.

COUNT II
NOTICE

28. Plaintiff repeats each and every allegation as contained in all of the foregoing paragraphs as if same were set forth herein at length.

29. Defective or incomplete notice robs the Board of Authority to act. Notice was in this case defective in diverse ways.

30. The Notice of Publication was defective in several respects as follows:

- a. The applicant did not advertise for all required relief or all relief referred to in the Resolution. As examples only, relief was required for two separate free standing signs where only one was advertised. Similarly, each free standing sign was well

oversized. This variance too was not advertised.

b. Gas stations are not specifically permitted in the 2016 development plan that the Borough Engineer determined to be applicable and hence a use variance was required and was not advertised.

31. Not only was the relief not thoroughly described, but the property itself was not described by address as required by N.J.S.A. 40:55D-12. The Property address is 222 South White Horse Pike but was described only as Block 62, Lot 2 on the Borough Tax Map. Addresses are required by statute so the public is properly apprised of the location of proposed development.

32. Further, in the notice the public was not told that they were permitted to appear in person and testify.

33. Lastly, the published notice itself contains a number of inaccuracies that transposed the permitted dimensions with the proposed dimensions with the result that Ordinances proposed to be violated are described as being complied with.

34. For instance, the second variance is described as follows:

... (2) Section C.m.1 permitting a 22 feet in height sign where 25 feet in height sign is permitted on White Horse Pike frontage.

35. This is wrong and plain misleading 25' is proposed where only 22' is permitted.

36. Similarly, Variance number 3 suffers the same type of defect requesting relief under "Section C.m.5 permitting a 57.56 square feet façade sign where 80 square feet is permitted". 80 square feet is proposed where only 57.56 is permitted.

37. It is clear that these were not publisher's errors because the Affidavit of

Notice filed by the applicant contains the same transpositions.

38. Since the published notice does not sufficiently describe the property incompletely describes the variances, and inaccurately describes those variances that are identified, proper notice by publication was not made.

39. The mailing notice also contains defects:

a. The first defect with respect to the mailings has to do with the same contents as in the published notice since the same notice was sent hence the property is not properly described, all required variances are not listed, and those that are listed are inaccurately described as actually being compliant.

b. An additional problem appears with the certified mailings. Certified mailing receipts (as opposed to the green cards) are typically postmarked at the post office to actually demonstrate that the certified mailing was done in time. None of the certified mailing receipts carry this postal stamp. The Affidavit of Notice signed by applicant's counsel avers the materials were mailed on March 27, 2018 and indeed there are some of the green cards attached that show established receipts some two weeks later. For example Woodbine received the March 27, 2018 mailing on April 13, 2018.

40. Certainly it is possible that applicant's counsel's law office used a postage machine but the envelopes provided with the OPRA responses are too faint to see a postmark. If the originals do in fact reflect a postage meter stamp then this defect allegation will be promptly withdrawn.

41. Finally, there is a substantial question as to whether the notice of special meeting was sufficient to comply with the Open Public Meetings Act N.J.S.A. 10:4-9.

42. Initially, there is no document provided in response to an OPRA request as

to when, how or why a special meeting was arranged. If this special meeting was not lawfully ordered consistent with law and the bylaws of the Board then even appropriate notice would be defective.

43. Further, documents have been produced in response to the OPRA request suggesting that newspaper notice was provided to two newspapers on March 29, 2018 which would be timely.

44. However, the notice did not disclose the agenda as required by N.J.S.A. 10:4-8D even though the application was apparently the only item on the agenda of this special meeting.

45. Additionally, the OPRA response did not include any proof that the requirements of posting and filing were satisfied as set out in the Open Public Meetings Act.

46. In sum, the published notice and the mailed notice required under the Municipal Land Use Law were defective as is the notice of special meeting required by the Open Public Meetings Act.

47. Any one of these defects is sufficient to require a vacation of Board action.

48. The Board's actions in this regard were arbitrary, capricious, unreasonable and contrary to law.

WHEREFORE, Plaintiff demands Judgment against the Defendants for the following:

a. An Order setting aside relief granted by the Board and memorialized by Resolution 2018:04; and

b. An Order setting aside Resolution 2018:04; and

c. Such other relief that the Court deems equitable and just.

COUNT III
INCOMPLETE APPLICATION

49. Plaintiff repeats each and every allegation as contained in all of the foregoing paragraphs as if same were set forth herein at length.

50. As set out in Count I the application does not meet the minimum threshold requirements to establish standing of the applicant and to satisfy the statutorily mandated disclosure statement.

51. The application materials are additionally defective by virtue of no proof of payment of taxes as required by N.J.S.A. 40:55D-60H.

52. Further, to be complete applicants are required to complete the checklists of materials submitted essentially constituting the statement by the applicant that all required materials have been submitted.

53. In this case a 29 item checklist that was submitted was unsigned.

54. As can be seen below it is unclear whether the applicant was using the same checklist that was being used by the Board Engineer in his review, as the Engineers' notations and numbering did not match the checklist used by the applicant.

55. What is clear is that the applicant did not submit all required items. In particular there were no floor plans and elevations which was a mandatory item additionally required in the Redevelopment Plan, and mentioned in the Plan statement of intention referred to previously.

56. In addition, the Redevelopment Plan required a traffic statement, architectural renderings of all four sides of each building and an environmental report. None of

these were submitted.

57. As stated previously, not all variances needed were applied for. The applicant provided a list of variances three in total one of which had been crossed out.

58. Of the other two variances that were referred to neither was ever dealt with by the Board or within the Resolution.

59. However, the Resolution does grant ten separate other variances based on an application that did not request a single one of them.

60. The Board Engineer's report of April 13, 2018 recites in detail the many variances that were in fact required and which had never been applied for either in the original application or in a supplementary application.

61. The Redevelopment Plan required a comprehensive overall plan for this site of nearly one million square feet and did not in fact contemplate the piecemeal development of this site with only a Royal Farms gas station/convenience store and a "Dollar General" cut rate discount store leaving the substantial balance of the property being left vacant for "future phases".

62. The Board Engineer's report calls this out to the Board in citing the aforementioned intent of the Redevelopment Plan as well as in recommending the Board require an overall plan for the balance of the site.

63. Nevertheless, the application reached the Board for action without an administrative officer deeming it complete notwithstanding the Board Engineer's report noting numerous deficiencies in the application and notwithstanding incomplete information.

64. Specifically, the Board Engineer's report repeatedly references incompleteness at the same time calling out the numerous variances and waivers required from the development plan that was designed just to accommodate this very application.

65. Regarding checklist completeness it is clear from the Board Engineer's report that he and the applicant are using different checklists since the numbers do not match making it manifest that this application was dealt with by the Board without being deemed complete or alternatively without completeness waivers being granted since none were granted in the Resolution.

66. Absent compliance with checklists an application is incomplete and unripe for submission to the Board without a waiver from the Board as to completeness.

67. The Engineer suggested that the Board consider waiving certain of these missing items for completeness only meaning missing items could be affirmatively waived just to get on the agenda with submission for the hearing still being required. The Board ignored this.

68. The Board declined to address waivers of checklist items for completeness despite the Engineer's specific and repeated recommendations that they discuss and evaluate this. Any member of the public that read the application on file and specifically the short and incomplete statement of variances would have no idea how many actual variances there were or what types of relief the Board would ultimately grant

69. In this regard it is noted that the Board Engineer's report was not prepared until April 13, 2018 just five days before the hearing and halfway through the period during which the public notice advised the public that the plans and documents were available for public review.

70. Clearly, due to defects and inadequacies in the application materials that include standing and disclosure statements previously mentioned and the failure to apply for the many variances and waivers needed the matter was not ripe for determination by the Board at the "special" meeting. The Board nevertheless proceeded in a rush to judgment.

71. The Board's actions in this regard were arbitrary, capricious, unreasonable

and contrary to law.

WHEREFORE, Plaintiff demands Judgment against the Defendants for the following:

- a. An Order setting aside relief granted by the Board and memorialized by Resolution 2018:04; and
- b. An Order setting aside Resolution 2018:04; and
- c. Such other relief that the Court deems equitable and just.

COUNT IV
INSUFFICIENT INFORMATION FOR THE BOARD TO ACT

72. Plaintiff repeats each and every allegation as contained in all of the foregoing paragraphs as if same were set forth herein at length.

73. Related to the previous Count concerning compliance with checklists is the obvious fact that the Board was provided with insufficient information at the hearing to act within a single hearing on a preliminary and final site plan approval for a nearly million square foot site requiring ten variances and multiple waivers, particularly given the lack of a comprehensive plan for the entire parcel and an application that did not adequately describe the proposal, inadequate notice, and an extensive cautionary report from the Board Engineer.

74. Nevertheless, the Board proceeded to schedule and hold the hearing and in fact scheduled a "special" meeting in its rush to judgment.

75. The two proposed uses Royal Farms gas station/convenience store and a Dollar General Retail Store will occupy only a fraction of the overall space of the site which will otherwise remain vacant. These uses nonetheless occupy the heart and frontage of the development.

76. A huge over signed gas station/minimart and a cut rate "Dollar General

Store" are hardly the catalyst for the goals of the Redevelopment Plan whose intent was specifically called out to the Board by the Board Engineer.

77. Notably, no testimony was provided by any representative of Dollar General or Royal Farms, the two operators of the so called "Phase I" of the site plan so the Board had absolutely no information that would allow it to determine the needs and impacts of these two uses on the public at large and on the balance of the site in general.

78. Here again the Board Engineer in his 17 page report authored just 5 days before the hearing references the intent and requirements of the Redevelopment Plan for an overall plan which was clearly violated.

79. It is clear from his report that he too did not have all information sufficient to determine whether the intent of the ordinance of the Redevelopment Plan had been met nor whether and to what extent the ordinance requirements had been met.

80. For example, he was so hurried that he mistakenly indicates on page 5 that he had been provided with architectural elevations when in fact on page 9 he acknowledges that he needs architectural renderings.

81. Traffic in particular was hastily and incompletely dealt with by the Board.

82. As can be seen by the site plan an ambitious access road with a multi lane roundabout would connect the Royal Farms, Dollar General and future phases of development to Route 30 and the Route 30/New Road intersection and East Laurel Road.

83. This "traffic circle" would have 5 inbound approach lanes and 4 outbound approach lanes.

84. Incredibly, the applicant did not submit a Traffic Impact Statement as required by the Redevelopment Plan.

85. Instead, a "trip generation comparison" was prepared by Langan Engineering and the Board Engineer clearly warns that a traffic impact statement "per ordinance standard" is "required to determine any impact on the surrounding roadway network including analysis of the proposed interconnect East Slaw Road and the proposed single lane roundabout".

86. Nevertheless, the Board did not heed these warnings and went ahead and voted without the benefit of a traffic impact study.

87. The adequacy of the trip generation comparison was particularly woeful given that that study concluded that no increase in trip generation will occur from the proposed development.

88. In other words, the largely vacant existing shopping center will generate more traffic than the addition of high turnover uses like a large Royal Farms and a Dollar General Retail Store. This is a ridiculous position.

89. The insufficient amount of time and attention allowed for careful consideration by the Board Engineer can also be seen at pages 12 and 13.

90. Page 12 begins with the heading Demolition Plan and recites three paragraphs. Page 13 begins with a heading called Site Plan with numbered paragraphs starting with 8. Even if this is a simple numerology mistake the failure of any Board Member to call that out during the meeting demonstrates the haste in the proceedings.

91. The Board had no sufficient proofs on any of the 10 variances and waivers from any witness and hence could not possibly have had sufficient information to deal with these variances and waivers.

92. There was no discussion of the applicable standards being explained on the record or debated among the Board that could be the basis for the memorializing resolution.

93. Moreover, the Board tacitly acknowledges the lack of sufficient information by virtue of the many items of over delegation that are required to hurry this approval through in a single hearing as will be discussed in the Count following below.

94. Given proceeding without 1) a traffic report and/or 2) architectural elevations for all buildings and 3) an overall scheme for the entire site, all of which were recommended by the Board Engineer and required by the Redevelopment Plan, 4) the lack of proofs on variances and waivers, 5) the lack of witnesses from Royal Farms and Dollar General, 6) an incomplete application, the Board simply had insufficient information upon which it could have based a reasoned decision in this matter.

95. The Board's actions in this regard were arbitrary, capricious, unreasonable and contrary to law.

WHEREFORE, Plaintiff demands Judgment against the Defendants for the following:

a. An Order setting aside relief granted by the Board and memorialized by Resolution 2018:04; and

b. An Order setting aside Resolution 2018:04; and

c. Such other relief that the Court deems equitable and just.

COUNT V
IMPROPER DELEGATION OF BOARD RESPONSIBILITY

96. Plaintiff repeats each and every allegation as contained in all of the foregoing paragraphs as if same were set forth herein at length.

97. In its rush to judgment the Board essentially abdicated many of the most important decisions involved in this substantial application. They forfeited their obligation to have input and they denied the public the right to see the discussion and the decision.

98. Certainly, N.J.S.A. 40:55(D)24 authorizes Planning Board's to contract with an employee consultants including legal counsel and professional experts such as engineers and planners.

99. The MLUL recognizes that planning boards lack certain technical expertise and it is appropriate for Boards to rely on the professional's experience, advice and recommendations with technical matters.

100. It is however an invalid exercise of the Board's power to grant unbridled discretion to such experts particularly with more substantive matters.

101. While the Planning Board's professionals may help with certain technical issues requiring particular expertise no authority exists which permits these professionals to usurp the Board's power and effectively rule in the Board's stead.

102. The approval that the Board granted to the applicant included the following conditions as memorialized by Board Resolution 218:04.

1. The Board finds that the applicant has demonstrated that the site plan with its components is suitable and acceptable with the following conditions:

a. Pedestrian access. Further architectural and site designs shall be supplied by the Applicant to the Board Engineer to provide access to both sites for pedestrians attempting to access the sites from the White Horse Pike. A final Resolution of the design for the access must be approved by the Board Engineer. This must be completed prior to any construction on the premises.

103. The Redevelopment Plan spoke emphatically and often about the sense of place that the pedestrian accesses should have in the development of the site. Such a central issue is not permissibly delegated.

104. Condition (c) stated:

c. Traffic. Applicant shall provide a more detailed traffic study to the Board Engineer prior to construction.

105. Again the complicated five inbound, four outbound lane roundabout is far too substantial of a matter for the Board to have delegated to the Board Engineer as in the Resolution away from the eyes of the public and the input of the Board.

106. Condition (e) stated:

e. Trash Enclosure. Applicant shall include in the site plan a trash enclosure for the Dollar General Site with a façade to match the store façade.

107. Here again architecture was key to the redevelopment plan and now the unseen Dollar General architecture (see below) will be matched by the unseen architectural treatments for the trash enclosure whose location on the site plan is apparently completely left up to the unfettered discretion of the Board Engineer.

108. Condition (f) stated:

f. Architecture. The Redevelopment Plan authorizing (sic) the Board to control the consistency of design and façade of the proposed buildings to be constructed. Therefore this constitutes a condition of approval to be addressed prior to construction.

Royal Farms: The proposed architectural design is acceptable.

Dollar General: The proposed architectural design and signage is unacceptable and inconsistent and requires redesign. This must be approved prior to any construction beginning on this site.

109. This finding starts out by acknowledging the Board's obligation which is then shifted by delegation to someone else. But to whom and when? Again, IN a rush to judgment here is a perfect example of delegation overkill.

110. In short, every single important subject matter for decision instead of being hashed out by the Board in front of the public is delegated to the Board Engineer including traffic study, architecture, landscaping and lighting.

111. In fact on the last page of the Board Engineer's report he reserves to himself yet further authority for delegation in the following final comment:

When plans are resubmitted, they are accompanied with a point by point response. We reserve the right to make additional comments pending the receipt of revised plans.

112. To whom would these comments be directed and by whom enforced? The Board approved this application without property study or discussion, and used excessive delegation to do so.

113. The Board's actions in this regard were arbitrary, capricious, unreasonable and contrary to law.

WHEREFORE, Plaintiff demands Judgment against the Defendants for the following:

- a. An Order setting aside relief granted by the Board and memorialized by Resolution 2018:04; and
- b. An Order setting aside Resolution 2018:04; and
- c. Such other relief that the Court deems equitable and just;

COUNT VI
INADEQUATE RESOLUTION

114. Plaintiff repeats each and every allegation as contained in all of the foregoing paragraphs as if same were set forth herein at length.

115. The Municipal Land Use Law makes clear that Board decisions require detailed factual finds and conclusions thereon in a memorializing resolution.

116. Board Resolution 2018:04 fails to set forth adequate findings of fact and conclusions of law.

117. The Board Resolution 2018:04 fails to articulate or explain how the findings of facts support the alleged conclusion particularly in regard to the grant of variance relief and relief from the redevelopment plan.

118. In a conclusory paragraph on (number) page 4 the Resolution parrots the language of N.J.S.A. 40:55D-70 ci and c2 but then did not go on to find that the applicant satisfied either or both of those.

119. Further, the same parroting paragraph paraphrases the negative criteria (inaccurately) but failed to even state that the applicant had met that criteria or how. Instead, all conclusions are wrapped up in a single sentence as follows:

The Board finds that the applicant has demonstrated that the site plan with its components is suitable and acceptable with the following conditions:

120. There are no conclusions with respect to meeting the criteria of 40:55D-C1 or C2 or the negative criteria of N.J.S.A. 40:55D-70c.

121. There are no findings whatsoever with respect to waivers.

122. There is no reference to the completeness waivers identified by the Board Engineer.

123. Other deficiencies abound.

124. There is no reference to the Boards findings from public comment or even the identity of public speakers.

125. There is no recitation of what evidence came from which witness and what point each witness made and whether the Board found any some or all of those witnesses to be

credible.

126. The Resolution delineation of variances are at odds with the calculations of the Planning Board Engineer and it is difficult to see how the Board would have been able to sort this out if counsel drawing the resolution could not.

127. The Resolution also demonstrates confusion as to which Borough standards were to be applied.

128. The Board Engineer, who was the author of the Redevelopment Plan states on page 5 of his report as follows:

It shall be noted that the property falls within the Borough of the Stratford Redevelopment area and therefore subject to the overlay requirements within the Redevelopment Plan for Block 62 Lots 2, 4, 7 and 18 dated October 3, 2016 prepared by Bach Associates.

129. However, the Resolution appears to differ with the author of the report which was dated just 5 days before the hearing and hence was substantially recent.

130. The Resolution page 2, paragraph 4 states as follows:

The property at issue was located in the "C-commercial" zone but is further subject for the Borough of Stratford Redevelopment Plan which was adopted by the governing body of the Borough of Stratford on October 12, 2016 subsequent amendments to the said Redevelopment Plan adopted by the governing body on April 10, 2018 are also controlling with regard to the site at issue. (emphasis added)

131. Beyond inconsistency with the reviewing engineer who also authored the Redevelopment Plan, there are other problems with the above "finding".

132. First, no subsequent amendments to the Redevelopment Plan were provided to the undersigned in the Stratford OPRA response and Plaintiff will withhold adding an OPRA Count to this Complaint on the possibility that this is a typographical error.

133. Secondly, if there was in fact an amendment adoption by the governing body on April 10, 2018 just 8 days before the hearing, with the Board finding that it is "also controlling", than the approval cannot stand.

134. This is so because an Ordinance adopted by the governing body on April 10, 2018 would not be effective for 20 days after adoption by which time the Board action had already taken place on April 18, 2018.

135. Clearly, the Board could not have been aware of the applicable standards of the Redevelopment Plan to be applied if the Engineer and Solicitor guiding the Board did not give consistent counsel.

136. The Board's actions in this regard were arbitrary, capricious, unreasonable and contrary to law.

WHEREFORE, Plaintiff demands Judgment against the Defendants for the following:

a. An Order setting aside relief granted by the Board and memorialized by Resolution 2018:04; and

b. An Order setting aside Resolution 2018:04; and

c. Such other relief that the Court deems equitable and just.

NOTICE PURSUANT TO RULES

1:5-19(a) and 4:17-4(c)

PLEASE TAKE NOTICE that the undersigned attorney, counsel for the Plaintiff, does hereby demand, pursuant to Rules 1:5-1(a) and 4:17-4(c) that each party herein serving pleadings and interrogatories and receiving answers thereto serve copies of all such pleading and answered

interrogatories received from any party upon the undersigned attorney and PLEASE TAKE NOTICE that this is a continuing demand.

NOTICE OF OTHER ACTION

Pursuant to the provisions of Rule 4:5-1, I hereby certify as follows:

1. The matter in controversy is not the subject of any other pending action in any other Court or of a pending arbitration proceeding.

2. It is contemplated that the matter in controversy will not become the subject of any other action in any Court or of a pending arbitration.

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

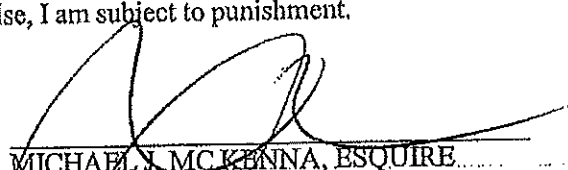
NOTICE PURSUANT TO RULE 4:69-4

Pursuant to the provisions of Rule 4:69-4 I hereby certify as follows:

1. I hereby certify that the transcript of the local agency proceeds in this case has been ordered by the Plaintiff pursuant to Rule 4:69-4.

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: June 29, 2018


MICHAEL J. MCKENNA, ESQUIRE
Attorney for Plaintiff

Civil Case Information Statement

Case Details: CAMDEN | Civil Part Docket# L-002523-18

Case Caption: SAT RAJ INC. VS STRATFORD
COMBINED P LANNING

Case Initiation Date: 07/06/2018

Attorney Name: MICHAEL J MC KENNA

Firm Name: MC KENNA LAW, P.C.

Address: 648 LONGWOOD AVE.

CHERRY HILL NJ 08002

Phone:

Name of Party: PLAINTIFF : Sat Raj Inc.

Name of Defendant's Primary Insurance Company

(If known): Unknown

Case Type: ACTIONS IN LIEU OF PREROGATIVE WRITS

Document Type: Complaint with Jury Demand

Jury Demand: YES - 12 JURORS

Hurricane Sandy related? NO

Is this a professional malpractice case? NO

Related cases pending: NO

If yes, list docket numbers:

Do you anticipate adding any parties (arising out of same transaction or occurrence)? NO

THE INFORMATION PROVIDED ON THIS FORM CANNOT BE INTRODUCED INTO EVIDENCE

CASE CHARACTERISTICS FOR PURPOSES OF DETERMINING IF CASE IS APPROPRIATE FOR MEDIATION

Do parties have a current, past, or recurrent relationship? NO

If yes, is that relationship:

Does the statute governing this case provide for payment of fees by the losing party? NO

Use this space to alert the court to any special case characteristics that may warrant individual management or accelerated disposition:

Do you or your client need any disability accommodations? NO

If yes, please identify the requested accommodation:

Will an interpreter be needed? NO

If yes, for what language:

I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with *Rule 1:38-7(b)*

07/06/2018

Dated

/s/ MICHAEL J MC KENNA

Signed

resolution

Angeli, Ben

Sent: Friday, August 24, 2018 10:43 AM

To: James Maley [jmaley@maleygivens.com]

Will you be preparing the resolution for Council to consider concerning the berlin road site?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

RE: resolution

Angeli, Ben

Sent: Friday, August 24, 2018 11:19 AM

To: James Maley [jmaley@maleygivens.com]

If possible I would like to have it for the agenda meeting in draft form on 9-6.

Otherwise by the regular meeting on 9-11.

Thanks,

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Friday, August 24, 2018 11:01 AM

To: Angeli, Ben

Subject: RE: resolution

Yes. When is the meeting?

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, August 24, 2018 10:43 AM

To: James Maley <jmaley@maleygivens.com>

Subject: resolution

Will you be preparing the resolution for Council to consider concerning the berlin road site?

agenda meeting

Angeli, Ben

Sent: Thursday, August 30, 2018 9:15 AM

To: James Maley [jmaley@maleygivens.com]

The Governing Body would like you to attend the Council Agenda meeting on 9/6/18 at 7:00.

We ask that you give a brief explanation of what they will be voting on concerning the Berlin Road redevelopment area. Also, if you could explain what the options are for moving forward if they do vote to designate the area as a redevelopment area.

They will also be talking about setting up a committee to deal with the site.

Please give me a call when you get a chance.

Ben Angeli
Municipal Clerk
Borough of Stratford
307 Union Avenue
Stratford, New Jersey 08084
Phone 856-783-0600
Fax 856-783-7949

RE: agenda meeting

Angeli, Ben

Sent: Thursday, August 30, 2018 9:22 AM

To: James Maley [jmaley@maleygivens.com]

Very good.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Thursday, August 30, 2018 9:16 AM

To: Angeli, Ben

Cc: Erin Simone

Subject: RE: agenda meeting

Erin will be in attendance and can answer all of these questions. I have to be 2 other places. Thanks.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Thursday, August 30, 2018 9:15 AM

To: James Maley <jmaley@maleygivens.com>

Subject: agenda meeting

The Governing Body would like you to attend the Council Agenda meeting on 9/6/18 at 7:00.

We ask that you give a brief explanation of what they will be voting on concerning the Berlin Road redevelopment area. Also, if you could explain what the options are for moving forward if they do vote to designate the area as a redevelopment area.

FW: OPRA Request

Angeli, Ben

Sent: Friday, August 31, 2018 8:46 AM

To: James Maley [jmaley@maleygivens.com]

Jim,

Please see the OPRA request from Mr. Gentless below.

Can you send these documents to Sharon for her file and I will then respond to the OPRA request.

Thank you,

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: John Gentless [Drjohnfoot@aol.com]

Sent: Thursday, August 30, 2018 5:52 PM

To: Angeli, Ben

Subject: OPRA Request

Ben,

I am requesting documentation that redevelopment solicitor Jim Maley notified all property owners of Block 53 Lots 1,2,3,4,5,6 regarding the redevelopment meeting of August 23rd 2018.

Thank You

John Gentless

Sent from my iPhone

RE: OPRA Request

Angeli, Ben

Sent: Wednesday, September 5, 2018 9:13 AM

To: James Maley [jmaley@maleygivens.com]

Thank you.

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: James Maley [jmaley@maleygivens.com]

Sent: Tuesday, September 4, 2018 9:34 AM

To: Angeli, Ben

Cc: McCart, Sharon

Subject: RE: OPRA Request

Mailings and Proof of Publication attached.

M. James Maley, Jr.

Maley Givens

Suite 210

1150 Haddon Avenue

Collingswood, New Jersey 08108

P 856-854-1515

F 856-858-2944

www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

-----Original Message-----

From: Angeli, Ben <BenAngeli@stratfordnj.org>

Sent: Friday, August 31, 2018 8:46 AM

To: James Maley <jmaley@maleygivens.com>

Subject: FW: OPRA Request

Jim,

Please see the OPRA request from Mr. Gentless below.

Can you send these documents to Sharon for her file and I will then respond to the OPRA request.

Thank you,

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949

From: John Gentless [Drjohnfoot@aol.com]
Sent: Thursday, August 30, 2018 5:52 PM
To: Angeli, Ben
Subject: OPRA Request

Ben,

I am requesting documentation that redevelopment solicitor Jim Maley notified all property owners of Block 53 Lots 1,2,3,4,5,6 regarding the redevelopment meeting of August 23rd 2018.

Thank You

John Gentless

Sent from my iPhone

revitalization

Angeli, Ben

Sent: Friday, August 31, 2018 1:34 PM

To: James Maley [jmaley@maleygivens.com]

Can a developer in a revitalization area qualify for a PILOT?

Ben Angeli

Municipal Clerk

Borough of Stratford

307 Union Avenue

Stratford, New Jersey 08084

Phone 856-783-0600

Fax 856-783-7949