

**STRATFORD BOROUGH COUNCIL
AGENDA MEETING
THURSDAY, FEBRUARY 07, 2008
7:30 P.M.**

ROLL CALL:

MAYOR JOHN GENTLESS
STEVE VENUTO, COUNCIL PRESIDENT
WALTER BAXTER, COUNCILMAN
HOLLY TATE, COUNCILWOMAN
JULIE GALEZNIAK, COUNCILWOMAN
MICHAEL SANTORO, COUNCILMAN
BEN ANGELI, COUNCILMAN
JEFFREY BARON, SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, CHIEF OF POLICE
ABSENT
JOSEPH SCHIAVO, ENGINEER

PUBLIC
PORTION:

-Tri-State Ventures, LP
Mitch Cohen, developer, made a presentation and explained they are familiar with Stratford and have reviewed the two (2) centers at White Horse Pike (Bradlees) and Warwick Road Center (Laurel Mills). Mid size box store and department stores are their specialties. They stated they were not sure if they would tear down the existing centers and rebuild, or just renovate. They explained other centers they have done. They have relationships with about 90 different known tenants. They at this time are not sure what tenants would be interested. Their base is to begin with commercial uses. Residential or mixed use was not determined yet. They are interested in both centers, but would take only one if they could only obtain one. Jeff Baron explained purchasing from an owner would be easier and faster, but he also explained condemnation. Joe Strippolli had some questions on traffic on the White Horse Pike and Laurel Road.

-Police Chief gave his report as follows:

guns were taken from a house in the 200 block of Central Avenue,
car vandalism along Homestead Road and the post office rear lot,
recovered stolen truck,

arrest, in JFK emergency room, of a person with thirty (30) bags of crack

-The President of Tarkill Soccer made a presentation on turf management which includes fertilizing, seeding and installing a well. The NJAW Company currently supplies water but is very expensive. The cost of a well is about the cost of water for one year. Tarkill has paid for existing sprinkler system, seed and feed.

-The webmaster Robbie, which stated the site today exists as he, Borough Clerk, Police, and the Fire have wanted. Whatever Mayor and Council would like to see or change he was open to new ideas.

-a LETTER WAS GIVEN TO Mayor and Council from the Fire Chief requesting if the red Ford Sewer truck is replaced, the Fire Department would like to retain it.

REPORT#1:

TRASH CONTRACT

The current three year contract is coming to an end on May 31, 2008. The bid needs to be worked on and advertised. The understanding is to bid for a term ending December 31, 2008. This needs to be confirmed prior to the bid docs prepared.
Confirmed for December 31, 2008 end date of contract.

REPORT#2:

TAX MAP REVISIONS 2007

The tax assessor has given the engineer the revisions required for the year 2007. The engineer has given a proposal for \$850.00. If this is acceptable a Special Emergency Funding Ordinance will be prepared for the Regular Meeting. This is an expense allowed to be funded over five years, and that is what this ordinance does.
Special emergency ordinance for Regular Meeting.

- REPORT#3: COMMUNITY DEVELOPMENT BLOCK GRANT Year 29
The County has advised us the Dept. of HUD which funds this program is enforcing a stipulation which has always been part of the Agreement, but never enforced previously. This is the fact the funds have to be spent within two years, which does not allow us to save for several years to complete a project. You are able to use the yearly funds to pay for the principle only on a bond for a project in the approved area. This means we could bond the Washington Avenue Project for total completion, spend the years we have already which is approximately \$100,000. and the remained would be bonded. Each year during the ten years we pay off the bonded portion, we could use the money we receive to pay down the bond. Interest would have to be paid by the Borough, but that is the smaller portion compared to the principle portion. For example if Washington Avenue costs \$300,000. to complete, we would bond the balance of \$200,000. but each year pay it down with the approximate funding of \$35,000. In six years roughly we would pay it off. In those three years we would not be designating any new projects, since the funds are paying the bond down.
Agreed to designate Washington, Colby end near the White Horse Pike, Curtis, Curtis Court and Renssalaer, and to authorize the engineer to begin the project.
- REPORT#4: SEWER RATES
Public Hearing for the Ordinance introduced in January is set for the February Regular Meeting.
Informational
- REPORT#5: CAP ORDINANCE
The Public Hearing for this Ordinance is set for the February Regular Meeting.
Informational
- REPORT#6: SENIOR BUILDING RENTAL
Last month each Councilperson was given the rules for renting the Senior Hall. At this time are there any corrections or additions to the information? Do you want to increase the rental fee? Also we need to order new chairs for the facility. We have money in the bond for borough building improvements. The chairs we have now were paid for by the original senior group when the building first opened over 20 years ago.
Decided no alcohol would be permitted based on the attorney's recommendation, and no further rental of the building. Events planned already would be allowed to rent but no alcohol.
- REPORT#7: POLICE VEHICLE
The Police Chief has provided the specifications for the new police vehicle, a Ford Crown Vic. We bid this out using a Ford lease program, and pay monthly for the vehicle, and at the end of the lease we own the vehicle. This is the same way all the Crown Vic's have been purchased.
Amend bond for Regular Meeting
- REPORT#8: POLICE CHIEF CONTRACT
This was discussed in Executive Session in January. An update was to be ready for discussion in February's Executive Session.
Solicitor should have ready for meeting on Tuesday.
- REPORT#9: UNION AVENUE NO PARKING
If the no parking area is on the Fire/Senior side of the Union Avenue, it has been noted to amend the ordinance to allow parking at least in front of the senior building. This can be done by introducing an amendment at the February Regular Meeting, and a Public Hearing and final adoption at the March Regular Meeting. Also signs should be ordered and posted on the section still remaining 'no parking'.

Agreed to amend ordinance so no parking from borough hall lot to corner of library, and to allow parking over at the Senior Building.

- REPORT#10: COUNTY INTERLOCAL AGREEMENT FOR ANIMAL SHELTER
The Attorney has issued a letter after reviewing the information that has been presented to the Camden County Mayors. The County is seeking all municipalities in Camden County to join as a group to manage and operate the County Shelter after the new renovations and expansion of the existing shelter. There is a premium if in the future the towns who do not join, eventually want to join. More or less, a penalty for joining late. We currently are using the Voorhees Animal Orphanage for our shelter.
No action at this time.
- REPORT#11: REDEVELOPMENT
We are expecting the proposal from the Planner prior to the Regular Meeting. Once it is in, a Special Emergency Funding Ordinance will be introduced at the February Regular Meeting. This expense is allowable for a Special Emergency and can be funded over five years. The Public Hearing for this Ordinance will be set for the March Regular Meeting.
Agreed to place Emergency Ordinance in place for \$20,000. for redevelopment and COAH work.
- REPORT#12: COMCAST FRANCHISE RENEWAL
The Special Meeting has been planned for March 11 at 7:00PM, early, prior to our Regular Meeting. Having met with this rep in the other towns, it is just an introduction meeting, but an advertised 'public hearing', in the process outlined by the State that has to happen. I have inquired to all the Camden County towns on what incentives they have been offered in their renewals. All the renewal offers are the same. The end result will be some buildings we own will be offered free internet, and Comcast will offer us a cash incentive as a 'technology grant'. The longer the agreement, the more money the grant will be.
Mayor and Council ready for meeting.
- REPORT#13: AUDITOR AGREEMENT
The 2008 Agreement has been presented for execution. A copy has been given to the Solicitor for review. A resolution authorizing the execution will be on for the Regular Meeting.
Informational
- REPORT#14: QUAKER STORE
The proposal for the next phase of the renovation to the Quaker Store has been presented by Walt Baxter. They have worked many hours obtaining the best qualified company to do this next phase. Their recommendation is to Soleil Home Improvements LLC for \$13,605. They have obtained more than one quote as required. A resolution of award will be on for the February Regular Meeting.
On for Regular Meeting
- REPORT#15: FIREHOUSE STAIRWELL WORK
As required to obtain the CO for the firehouse the space between the first and second floor has to be completed in the stair tower to be fire rated, as well as the skid resistant stair treads, and flooring in the stair tower. Also the drywall around the elevator was never completely spackled properly. The proposals have been submitted, and the recommendation is for Artisan Construction in the amount of \$13,512.
Lower quote of \$10,100 to Fisher & Locke is to be awarded.

REPORT#16: MATERIAL CERTIFICATION FORM

We dump our leaves in Gloucester Township MUA's composting facility. Each year it is required to sign a certification as to the material we are dumping there. A resolution has to be adopted authorizing the execution of the form.
On for Regular Meeting.

REPORT#17: CERTIFIED TIRE LETTER

A letter was received by the owner of Certified Tire on East Laurel Road. A copy was given to the Solicitor for review. The letter questions the invoice #17554 for 2.5 hours from the Joint Land Use Board Engineer. No response or direction has been given.
Agreed to have CFO respond to letter regarding

Executive Session Resolution 2008:29 – Executive Session

Resolution 2008:29 On motion of Councilman S. Venuto, seconded by Councilwoman J. Galezniak with all eyes on the vote to go into Executive Session.
On motion of Councilman S. Venuto, seconded by Councilman B. Angeli with all eyes on the vote to come out of Executive Session.

RESOLUTION 2008:29

WHEREAS, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and
WHEREAS, this public body is of the opinion that such circumstances presently exist,
WHEREAS, the public body is required to adopt this resolution by a vote of three quarters of the members present,
NOW, THEREFORE, BE IT RESOLVED by the Stratford Borough Council as follows:

1. The meeting is required in order to deal with matters concerning personnel, more specifically top discuss:
PERSONNEL/LITIGATIONS
2. This meeting will be limited to the discussions with respect to the aforesaid matters.
3. Upon following adoption of this resolution for the purposes aforesaid, Borough Council will meet in closed session.
4. Notice of this meeting was posted on the bulletin board.
5. Generally speaking, it will be possible to disclose to the public results of these discussions as noted:

TO DISCUSS PERSONNEL ISSUES

ADJOURNMENT: On motion of Councilman S. Venuto, seconded by Councilwoman J. Galezniak with all eyes on the vote, the meeting was adjourned.

