

**STRATFORD BOROUGH COUNCIL  
AGENDA MEETING  
THURSDAY, AUGUST 06, 2009  
7:00 P.M.**

ROLL CALL:

MAYOR JOHN GENTLESS  
BEN ANGELI, COUNCIL PRESIDENT  
STEVE VENUTO, COUNCILMAN  
WILLIAM GROVER, COUNCILMAN  
MICHAEL SANTORO, COUNCILMAN  
HOLLY TATE, COUNCILWOMAN  
MIKE PEREZ, COUNCILMAN  
JEFFREY BARON, BOROUGH SOLICITOR  
JOHN D. KEENAN, JR., BOROUGH CLERK  
RONALD MORELLO, CHIEF OF POLICE

POLICE CHIEF REPORT: -On the last day of June a 27 year old male attempted suicide, he was transported to the hospital, and broke free and jumped with serious injury but will recover.

- Patco rider robbed on Bryant Avenue
- July 1 – 86 Berlin Road dwelling with Laurel Springs fire truck hit our fire truck.
- Fireworks event went well, with a crowd growing at Incollingo's.
- July 7 – 11 security at carnival – some fights but no major issues.
- Officer Beasley seized drugs and cash from traffic stop.
- Laurel Mills father tried to strangle daughter and mother and tried suicide the next day at Boroughlot.
- Natural death on Drexel Avenue.
- Laurel Mills resident strangled mother.
- Sgt Kelly received an award for the most DWI's
- Went door to door on Suburban Terrace within 60 days – only three (3) complaints. This due to resident claiming issues which served to be unfounded.
- Thanked all who helped Friday with the storm damage.
- Officer Campbell resigned to go to Somerdale, seeking individual to fill in.
- massage parlor 9 E. Laurel – denied due to failing to complete application.
- fifty-eight (58) storm related calls to the Police on Friday's storm, six (6) hours one traffic light out, 1300 homes out of power – some up to 24 hours.
- Stratford was able to handle without assistance from other towns.

PUBLIC PORTION:

-Joe Strippoli question if someone was coming in about the paint ball building. The Clerk stated yes.

-RAJ – 8,000 SF building – Dunkin Donuts and Subway

- General contractor/PE/State of New Jersey
- looking for locations – sees this a good location with train traffic in A.M. 1,600 SF per store = 3,200 SF
- has people who want this area
- he will be owner

Mayor and Council told him it would have to be a restaurant

- twenty-seven parking stalls exists; Mayor and Council confirmed

Balance of Building unused – requires to adhere to Redevelopment restrictions

REPORT #1:

REDEVELOPMENT

LaMartinique Bowling Academy Inc. was named the redeveloper of their property located on Block 58, known as 501 South White Horse Pike.

A proposed buyer of the old On Target paint ball building will be present to discuss his plans for a Dunkin Donuts and Subway stores to be located in the existing building. He has been informed of the Redevelopment Plan and these uses may require a change to the

plan. He had questions and prior to signing any agreement with the owner wanted to meet with Council.

*Mayor John Gentless stated he wrote Larry Waetzman. Larry Waetzman responded that Dunkin Donuts and Subway are okay – as long as they seek designations as redevelopers and place deposit for redevelopment escrow.*

REPORT #2: ABC

The conditional resolution was adopted on July 27, 2009 for LaMartinique Bowling Academy, Inc. as the highest qualified bidder. Once the background checks are completed by the Police and the balance of the bid amount paid the final resolution will be scheduled for adoption. The State ABC stated they will review prior the application and resolutions that Council has adopted up to this time. Once the final resolution is adopted the State allows LaMartinique to serve alcohol the very next day. A copy of the final resolution will be faxed to them, and they will subsequently issue the permit number and actual certificate, but during the interim the ABC stated his resolution will be the authority for them to serve.

REPORT #3: SHADE TREE BID

The latest bid for tree removals is due August 11 in time to award the bid at that night's regular council meeting. This bid will exhaust the balance of the funds from the NJ Forestry Grant.

*The Mayor had questions regarding using Forestry Grant fund to clean up storm damage. The Clerk responded with bid requests, there would be delays in the clean up.*

REPORT # 4: LANDLORD REGISTRATION

The Solicitor is to review and give advice on how the proposed amendment can effect apartments and residential rental homes. At this time the amount of the fee has to be determined.

*Informational*

REPORT #5: ROAD REPAIR

Two proposals have been received for reconstruction/repair of 12 areas, mostly being intersections of residential streets (not county). The low proposal is \$19,450. by Garden State Paving with their building located in Stratford. This will include saw cutting, milling the old, clean and sweep the area to be paved, binder tack coat, and I-5 FABC mix installed. Most of these repairs are in Laurel Mills. This will be funded by bonding already in place for road work.

*Informational*

REPORT #6: LITIGATION SETTLEMENT/FUNDING

Resolutions have been recommended by the Solicitor for the Litigation Settlement. The first resolution would be authorization to settle the suit, and the second is for a Regular Emergency Appropriation for the Sewer Utility in the amount of \$35,000. These two will be for action at the Agenda Meeting, August 06.

REPORT#7: SPECIAL EMERGENCY APPROPRIATION – CODE BOOK UPDATE

As was previously discussed the update of our year 2000 code book is about to begin. There is not enough funding remaining in our trust account for this revision. An additional amount of \$5,000. is required. This is able to be budgeted over a five (5) period as are all allowable "Special Emergency Appropriations". This is Ordinance 2009:22 and will be introduced at the Agenda Meeting August 06, with Public Hearing for August 17 meeting.

*Resolution on for Tuesday's meeting.*

REPORT#8: OPEN SPACE – HISTORIC PRESERVATION  
The County has awarded \$50,000. for the Quaker Store renovations. A resolution is required to execute the Interlocal Service Agreement with the County. This will be on the Regular Meeting August 11.  
*Informational*

REPORT#9: CONSTRUCTION FEES  
Public Hearing for the ordinance to amend the fees is set for August 11 with final adoption as well.  
*Informational*

REPORT #10: NO PARKING – GRAND AVENUE  
Public Hearing for the ordinance to amend the parking at the two different locations on Grand Avenue is set for August 11 with final adoption as well.  
*Informational*

REPORT#11: AMEND CHAPTER 2.04 COUNCIL DEPARTMENTS  
Public Hearing for the ordinance to amend to include Council consent will be August 11 with final adoption as well.  
*Informational*

REPORT#12: SPECIAL EMERGENCY APPROPRIATION  
Public Hearing for the ordinance to allow \$20,000. for redevelopment will be August 11 with final adoption as well.  
*Informational*

Ord.2009:22 Ordinance 2009:22 – Special Emergency Appropriation for Update Borough Code Book \$5,000. – 08/17/09

The Ordinance was read by title. A motion was made to approve on first reading by Councilman S. Venuto, seconded by Councilman M. Santoro with all ayes on the roll call vote as follows:

Councilman S. Venuto	yes	Councilman M. Santoro	yes
Councilman W. Grover	yes	Councilman B. Angeli	yes
Councilwoman H. Tate	yes	Councilman M. Perez	yes

MOTION CARRIED

Res.2009:135A Resolution 2009:135A – Public Hearing for Ord. 2009:22 – August 17, 1009  
On motion of Councilman M. Perez, seconded by Councilman W. Grover with all ayes on the vote.

**RESOLUTION 2009:135A**

**PUBLIC HEARING FOR ORDINANCE 2009:22**

BE IT RESOLVED, by Mayor and Members of Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, that the 17<sup>th</sup> day of August, 2009, 7:00 PM set for the date and time of the Public Hearing for Ordinance 2009:22 and;  
BE IT FURTHER RESOLVED that final reading and adoption shall be set for the 17<sup>th</sup> day of August, 2009 at 7:30 PM.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council on the 06<sup>th</sup> day of August, 2009.

John D. Keenan, Jr., R.M.C.

Ord.2009:23 Ordinance 2009:23 – Amend Zoning Ordinance – 09/03/09  
The Ordinance was read by title. A motion was made to approve on first reading by Councilman S. Venuto, seconded by Councilman M. Santoro with all ayes on the roll call vote as follows:

Councilman S. Venuto	yes	Councilman M. Santoro	yes
Councilman W. Grover	yes	Councilman B. Angeli	yes
Councilwoman H. Tate	yes	Councilman M. Perez	yes

MOTION CARRIED

**RESOLUTION 2009:135A**

**PUBLIC HEARING FOR ORDINANCE 2009:22**

BE IT RESOLVED, by Mayor and Members of Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, that the 17<sup>th</sup> day of August, 2009, 7:00 PM set for the date and time of the Public Hearing for Ordinance 2009:22 and; BE IT FURTHER RESOLVED that final reading and adoption shall be set for the 17<sup>th</sup> day of August, 2009 at 7:00 PM.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council on the 06<sup>th</sup> day of August, 2009.  
John D. Keenan, Jr., R.M.C.

Res.2009:135B Resolution 2009:135B – Public Hearing for Ord. 2009:23 – September 3, 2009  
On motion of Councilman M. Perez, seconded by Councilman W. Grover with all eyes on the vote.

**RESOLUTION 2009:135B**

**PUBLIC HEARING FOR ORDINANCE 2009:23**

BE IT RESOLVED, by Mayor and Members of Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, that the 03<sup>rd</sup> day of September, 2009 at 7:00 PM set for the date and time of the Public Hearing for Ordinance 2009:23 and; BE IT FURTHER RESOLVED that final reading and adoption shall be set for the 03<sup>rd</sup> day of September, 2009 at 7:00 PM.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council on the 06<sup>th</sup> day of August, 2009.  
John D. Keenan, Jr., R.M.C.

Res.2009:136 Resolution 2009:136 – Appoint Subcommittee of three (3) to be the Communication link between Council and Conflict Solicitor.  
On motion of Councilman S. Venuto, seconded by Councilman M. Perez with all eyes on the roll call vote as follows:

Councilman S. Venuto	yes	Councilman M. Perez	yes
Councilman W. Grover	yes	Councilman M. Santoro	yes
Councilman B. Angeli	no	Councilwoman H. Tate	yes

MOTION CARRIED

**RESOLUTION 2009:136**

WHEREAS, the Governing Body previously appointed a Conflict Solicitor Stuart Platt; and

WHEREAS, the Governing Body required the Conflict Solicitor to evaluate actions of the Mayor and to compare them with the statutory duties; and

WHEREAS, the Conflict Solicitor has recommended a subcommittee of three Councilmen to be the communication conduit between the Governing Body and the Conflict Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by Council to appoint the following Council members as the subcommittee members:

Stephen Venuto  
William Grover  
Michael Santoro

I, John D. Keenan, Jr. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on August 06, 2009.  
John D. Keenan, Jr. R.M.C.

Res.2009:137 Resolution 2009:137 – Litigation Settled Against Borough of Stratford

On motion of Councilman M. Santoro, seconded by Councilman S. Venuto with all ayes on the roll call vote as follows:

Councilman S. Venuto	yes	Councilman M. Perez	yes
Councilman W. Grover	yes	Councilman M. Santoro	yes
Councilman B. Angeli	yes	Councilwoman H. Tate	yes

MOTION CARRIED

**RESOLUTION 2009:137**

WHEREAS, litigation was filed against the Borough of Stratford by John D. Keenan, Jr. in 2007; and

WHEREAS, the Borough Council has decided they want to settle the litigation, NOW, THEREFORE, BE IT RESOLVED, by Council to authorize the settlement of the litigation in the amount proposed and agreed upon by the parties in the amount of \$75,000. and authorize the execution of any documents required in the settlement process.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on August 06, 2009.

John D. Keenan, Jr., R.M.C.

Res.2009:138

Resolution 2009:138 – Settlement Agreement Regarding Litigation

On motion of Councilman M. Santoro, seconded by Councilman S. Venuto with all ayes on the roll call vote as follows:

Councilman S. Venuto	yes	Councilman M. Perez	yes
Councilman W. Grover	yes	Councilman M. Santoro	yes
Councilman B. Angeli	yes	Councilwoman H. Tate	yes

MOTION CARRIED

**RESOLUTION 2009:138**

WHEREAS, a settlement agreement has been authorized regarding litigation with John D. Keenan, Jr. and the Borough of Stratford; and

WHEREAS, such payment for the settlement of the litigation will be charged to the Sewer Utility; and

WHEREAS, to fund an unknown expense will require a Regular Emergency Appropriation,

NOW, THEREFORE, BE IT RESOLVED, by Council to authorize a Regular Emergency Appropriation in the amount of \$40,000.00 to satisfy the settlement agreement.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on August 06, 2009.

John D. Keenan, Jr., R.M.C.

Res.2009:139

Resolution 2009:139 – To Extend the Shade Tree Appointment of Members for an additional sixty (60) days.

On motion of Councilman M. Perez, seconded by Councilman M. Santoro with all ayes on the vote.

**RESOLUTION 2009:139**

WHEREAS, the Borough had amended the Shade Tree Ordinance by adopting Ordinance 2009:11 after the public hearing on May 12, 2009; and

WHEREAS, the ordinance required the appointments be made within 60 days of adoption; and

WHEREAS, there have been no appointments made at this time and an extension is required,

NOW, THEREFORE, BE IT RESOLVED, by Council to extend the appointment deadline by another 60 days to September 12, 2009.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on August 06, 2009.

John D. Keenan, Jr., R.M.C.

Res.2009:140 Resolution 2009:140 – Executive Session  
On motion of Councilman B. Angeli, seconded by Councilman M. Perez with all ayes on the vote to go into Executive Session.

**RESOLUTION 2009:140**

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 to 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**

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council at their Agenda Meeting at 7:00 PM held on the 6<sup>th</sup>, day of August, 2009.

On motion of Councilman M. Santoro, seconded by Councilwoman H. Tate to come out of Executive Session.

ADJOURNMENT: On motion of Councilman S. Venuto, seconded by Councilman M. Perez with all ayes on the vote, the meeting was adjourned.

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John D. Keenan, Jr., RMC