

**STRATFORD BOROUGH COUNCIL
AGENDA MEETING
THURSDAY, DECEMBER 03, 2009
7:00 P.M.**

ROLL CALL:

MAYOR JOHN GENTLESS
BEN ANGELI, COUNCIL PRESIDENT
WILLIAM GROVER, COUNCILMAN – Late 7:45pm
MICHAEL SANTORO, COUNCILMAN
MIKE PEREZ, COUNCILMAN
JEFFREY BARON, BOROUGH SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, CHIEF OF POLICE
ABSENT
STEVE VENUTO, COUNCILMAN
HOLLY TATE, COUNCILWOMAN

POLICE
REPORT:

Chief Morello read his report for November, 2009 as follows:
Nov. 2 – burglary overnight at Bradless-took copper
-vehicle with the keys in it was taken and was used for robberies and person caught after crash.
Various burglaries in town.
Nov. 15 handed out flyers to residents with the help of the Fire Company with very good response.
Nov. 19 – the burglar was caught in Lindenwold in the midst of breaking in another home. She has admitted to about a dozen burglaries.
Nov. 22 - another break in at Bradless.
-Nail salon on Warwick Road break in with nothing taken.
-Cornell Manor sudden death.
-Met with consultant for Police Study.
-Officer Mike Meyers has been cleared for return to work today.

PUBLIC
PORTION:

-Jeff Tomkinson commented that there is sufficient tow coverage and no need for a new towing company as stated in Report #6.
-Harry Berry of Cornell Avenue asked the Ordinance to be tabled to new council can review it in 2010.
-Agnes Moore of Laureba Avenue inquired statue of Rental Ordinance.
-Solicitor Jeffrey Baron stated the Ordinance has been adopted.

REPORT #1:

REDEVELOPMENT
Resolution invalidating the Redevelopment Study was adopted last month. Ordinance 2009:27 invalidating the Redevelopment Plan was adopted on November 05, 2009. The resolution authorizing the JLUB to begin the preliminary redevelopment investigation is ready for action. This action can be taken at the Agenda Meeting. Also the professional contracts for Planner and Special Redevelopment Counsel have been submitted for review and approval. Action can be taken for these contracts at the Agenda Meeting. JLUB is scheduled to meet December 10.
Solicitor Jeffrey Baron stated will appear tomorrow in court for current litigation. Judge will give decision.

REPORT #2:

SPECIAL EVENTS ORDINANCE
The ordinance was introduced on November 10, and is scheduled for Public Hearing at our Regular Meeting on December 8. This puts in place a formal application process for special events very similar to the recent carnival this past summer, or the Fall Fest. There is no fee, but it allows the various municipal departments time to review the event and respond back to the Clerk with specifics that may be required from that Department. The Clerk forwards the requirements back to the applicant along with the estimated escrow

amount to cover any municipal costs. This allows the organization enough information on what Stratford is seeking up front, so there would be no surprises later.
Informational

REPORT #3: REGULAR MEETING START TIME
 At this time all governing body meetings start at 7pm with the exception of the Regular Meeting at 7:30 pm. This presents some confusion to the public. Is it possible to agree to hold all the Council Meetings at 7pm. This would be a good time to make this change so at the reorganization meeting the usual resolution confirming times and dates for meetings can be corrected.
Council will decide by year end meeting in time for Re-Organization meeting.

REPORT # 4: RESPONSIBILITY OF LANDLORDS ORDINANCE
 The Solicitor has recommended an amendment to the recently adopted ordinance to remove the name, sex and age of the occupants. Such an amendment will be acted upon at the Regular Meeting on December 8. The Public Hearing and final adoption must occur prior to the end of December, since it is not practical to allow an ordinance to be introduced in one year, and adopted in the next year. This will require the Council to set the date and time for the year end meeting which usually happens the last week in December, in order for the proper legal notice for this Public Hearing.
On for December 28, Special Meeting.

REPORT #5: ENERGY AUDIT
 The Mayor has brought back information from the recent League Convention regarding an incentive program to assist local government agencies to conduct energy audits, and to encourage implementation of energy conservation measures. He has asked for a resolution to be considered to approve the submission of the application for participation in the Local Government Energy Audit Program of the NJ Board of Public Utilities. The Mayor will be able to explain the details of this program which funds an audit and some portion of future energy measures.
The Mayor explained the funding that is available. It can be for one or all buildings. Audit costs are paid up to 75%. The Mayor recommended the Borough Hall and Senior Center. If at least work done in equal to the 25% will be paid by the state, with Audit 100% paid. NJ offers up to \$20,000 for doing the improvements. The Solicitor will review prior to Tuesday's meeting.

REPORT #6: 2010 TOWING
 The owner of Magnolia Towing has submitted a request to be considered for towing in Stratford. He is not asking for the exclusive contract, but to be placed in the already existing rotation, which currently occurs every other month between Tomkinson's and Stratford Tire. His company is currently towing for the DWI Task Force Grant which encompasses the five Sterling towns enforcing the White Horse Pike Corridor.
Council agreed no action required. They are happy with two current towing companies from Stratford.

REPORT #7: 2010 REORGANIZATION MEETING/PROFESSIONAL PROPOSALS
 The reorganization meeting will occur on Monday, January 4, at 7pm. The 2010 proposals for professional services will be due in my office by December 11. After such date they will be available for review by the Council members.
Informational

GOOD & WELFARE: -Agnes Moore inquired about the article which the Mayor put in the last issue of Stratford Times about another Park. She stated the town can not afford more parks and needs ratables.
 The Solicitor, Jeff Baron, explained the issues facing council in 2010 which relate to

Redevelopment and COAH. Councilman M. Santoro inquired if the Redevelopment Plan create the need for the COAH units. Jeff Baron explained past history which mandates the units prior to our Redevelopment Plan. Our Redevelopment Plan is to help satisfy COAH unit.

-Frank Gagliardi inquired to affordable housing and low income units. Jeff Baron explained affordable housing includes moderate income housing, low income, and now low low income housing. Our region which includes Burlington, Camden, and Gloucester counties. This is not related to Section 8 or HUD assistance. These are ways to finance housing.

-Harry Berry asked is COAH is only in NJ? Jeff Baron stated no, but no other state has the high percentage of housing required. The challenge by developers is how the state came up with these numbers, and is still being challenged. He stated he did not agree with Agnes Moore's thoughts on the Park out

-Councilman W. Grover added a resident researched the Two Plum Park in Oregon and noted the points of the article that are not true. Solicitor Jeff Baron recommended the comments in the paper should be agreeable to Council and not to be in a way to show one's opinion or vision.

-Solicitor Jeff Baron stated in the past many issues have split council, and rather than move on with the majority's vision or decision it has gone on and not helping.

-Councilman W. Grover stated this is his last meeting and is very disappointed with the lies in the article.

-Tom Speer of College Circle recommended the buildings using the most money should be considered. The solicitor explained the prior Redevelopment Plan and may change with new council. Mr. Speer confirmed it is seeking property tax relief. He recommended the filming of meetings resume. Councilman W. Grover stated he will begin with Tuesday meetings in 2010.

-Harry Berry stated there are no builders knocking on our door to build.

-Councilman B. Angeli confirmed rateables are needed and he is not in favor of a park near his home at Laurel Mills Center.

-Solicitor Jeff Baron stated commercial is needed for liquor licenses, and the liquor licenses are vital.

-Councilman M. Perez leaves are being done and moving smoothly.

-Mayor J. Gentless asked in 2010 Tuesday meeting the Governing Body wear shirt and tie. He also made an inquiry to council about regaining his council appointment powers in 2010.

Executive Session: Resolution 2009:219 – Executive Session

Res.2009:219 On motion of Councilman M. Santoro, seconded by Councilman B. Angeli with all ayes on the vote to go into Executive Session.

RESOLUTION 2009:155

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

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 Council Meeting at 7:00 PM held on the 3rd day of December, 2009.

John D. Keenan, Jr., Borough Clerk

On motion of Councilman M. Santoro, seconded by Councilman M. Perez with all ayes on the vote to come out of Executive Session.

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

John D. Keenan, Jr., Borough Clerk