

**STRATFORD BOROUGH COUNCIL
SPECIAL MEETING
MONDAY, DECEMBER 28, 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

PUBLIC
PORTION:

-Harry Berry of Cornell Avenue asked that Ordinance 2009:29 be tabled to the next council is sworn in. He stated the fees would not do what should do.

Ord.2009:29

Ordinance 2009:29 – Amend Responsibility of Landlords Ord.2009:24
Clerk presented proof of publication. Meeting was opened to the public and after ample time and no questions were asked, the meeting was closed to the public. Motion to finally adopt was made by Councilman M. Perez, seconded by Councilman W. Grover with all the roll call votes as follows:

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

MOTION CARRIED

ORDINANCE #2009:29

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 5.36
“RESPONSIBILITY OF LANDLORDS” IN THE CODE OF THE BOROUGH OF
STRATFORD**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STRATFORD IN THE COUNTY OF CAMDEN AND STATE OF NEW JERSEY, as follows:

The sub-section of Article IV, Section 5.36 of the Stratford Borough Code entitled “Tenant Registration” is hereby amended to read as follows:

TENANT REGISTRATION:

A. As to each rental unit, a specification of the exact number of sleeping rooms contained in the rental unit. In order to satisfy the requirement of this provision, an owner shall submit a floor plan, which shall become part of the application and which shall be attached to the registration form when filed by the Borough Clerk or designee. The Borough shall make this information available to the emergency services provider within the Borough of Stratford.

B. The number of occupants per rental unit must be listed, including number of adults and number of school age children.

C. Must list the name of all pets residing in the rental unit, the breed and the license number of each pet. All animals must be vaccinated and licensed with the Borough of Stratford. The maximum number of animals permitted per household shall be four.

This information and any such other information as may be prescribed by the Borough of Stratford shall be retained in the normal course of business by the Borough.

If any part or parts of this Ordinance are for any reason held to be invalid, such adjudication shall not affect the validity of the remaining portions of this Ordinance.

All Ordinances or part of Ordinances which are inconsistent herewith or repealed, but only to the extent of such inconsistency. All other parts of Chapter 5.36 of the Code of the Borough of Stratford not inconsistent herewith are ratified and confirmed.

BE IT FURTHER ORDAINED, that this Ordinance will take effect after adoption and publication according to law.

BOROUGH OF STRATFORD

JOHN D. KEENAN, JR., Borough Clerk

JOHN GENTLESS, Mayor

Res.2009:223

Resolution 2009:223 – Cancel Tax Credit Balances of \$10.00 and Less

On motion of Councilman M. Perez, seconded by Councilman B. Angeli with all ayes on the roll call vote as follows:

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

MOTION CARRIED

RESOLUTION 2009:223

WHEREAS, it is not financially feasible for the Borough of Stratford to return over-payments to those taxpayers that have credit balances less than \$10.00;

NOT, THEREFORE, BE IT RESOLVED by the Stratford Borough Council that credit amounts less than \$10.00 on the attached list will be cancelled to the Current Fund:

BLOCK	LOT	NAME	ADDRESS	AMOUNT
1	2	Seguin	11 Curtis Ave	0.93
1	17	Kilpatrick	12 Washington Ave	6.74
4	1	1010 WHP LLC	1010 N. White Horse Pike	0.27
8	5.01	Pickering	107 Whitman Avenue	0.79
9	10	Capp	17 Whitman Avenue	4.16
13	8	Kennedy	108 Whitman Avenue	0.29
15	12	DeAngelis	13 Columbia Avenue	0.03
17	6	Moore	4 Columbia Avenue	0.27
17	8	Nasuti & Secreta	512 N. White Horse Pike	0.40
20	9	Smith	503 N. Atlantic Avenue E.	0.03
20	10	White	505 N. Atlantic Avenue E.	0.01
25	5	Merulla	310 Cornell Avenue	1.65
30	10	Enders	111 Harvard Avenue	0.41
31	14	Foster	201 N. Atlantic Avenue E.	3.85
34	3.01	Milanese	15 Jefferson Avenue	3.49
34	8	Morasso	3 Jefferson Avenue	3.66
36	2	Blackman	23 E. Laurel Road	8.25
36	8	Scheiner	11 E. Laurel Road	1.69
36	10	Saffold	7 E. Laurel Road	1.28
37	10	Linn	108 Harvard Avenue	1.16
39	11	Greenblatt Properties	104 Union Avenue	5.07
40	4	Goldis	19 E. Laurel Road	0.30
41	4	University Arthritis Assoc	215 E. Laurel Road	3.51
41	10	Mandis	9 S. Central Avenue	2.55
41	11	Morselli	200 Union Avenue	1.33
46	13	Balog	306 Vassar Avenue	0.07
47	2	Todd	204 N. White Horse Pike	0.27
48	4	International Sangha Bhi	317 Princeton Avenue	0.35
52	4	Stratford Associates	19 S. White Horse Pike	3.99
52	7	SP Bernstein LLC	36 Berlin Road	0.79
52	16	High Speed Development	18 Berlin Road	0.52
54	2	Walker	117 Stratford Avenue	5.23
57	16	Padolina	119 Laureba Avenue	2.06
58	6	Benson	144 Laureba Avenue	3.87
71	6.01	Corcoran	22 Pennsylvania Avenue	3.47

BLOCK	LOT	NAME	ADDRESS	AMOUNT
71	6.04	Morello	16 Pennsylvania Avenue	4.58
71	12	Addeo	7 W. Laurel Road	8.00
73	33	Mastrando	43 Pennsylvania Avenue	3.55
82	4	Campanella	12 Drexel Avenue	0.30
83	2	Bergbauer	8 Duke Avenue	3.71
84	10	Balakas	13 Bryn Mawr Avenue	0.86
84	12	Maloney	17 Bryn Mawr Avenue	0.01
84	26	Cawood	29 Temple Avenue	5.99
85	12	Miller	39 Winding Way Road	4.41
86	13	Mealey	69 Winding Way Road	0.01
86	23	Palma	49 Winding Way Road	2.81
87.02	23	LaRouche	16 Oak Drive	1.20
87.03	15	Lafferty	1 Oak Drive	0.71
87.03	26	Lomanno	85 Saratoga Road	1.25
88	15	Cassella	121 Hillside Road	2.22
89	14	Anderson	5 Holly Road	6.14
94	4	Mangano	117 Evergreen Road	0.01
95	20	Ada	56 Warwick Road	0.03
100	15	Phillips	27 Longwood Drive	0.22
101	20	Simmons	45 Sunnybrook Road	1.13
103	16	Neild	16 Rolling Road	2.50
106	1	Ferrarelli	42 Overhill Road	7.29
109	1	Olivo	125 Parkview Road	3.73
109	19	Elefante	161 Parkview Road	0.50
109	36	Lyons	31 Buttonwood Road	0.59
109	38	Owen	5 Buttonwood Road	1.22
110	7	Sime	213 Winding Way Road	9.98
114	1.02C0065	Cardamone	2C Sterling Terrace	2.00
114	1.02C0098	Sellers	1A Sunnybrook Road	1.88
114	20	Webber	5 Parkview Road	0.55
114	21	Croasdale	7 Parkview Road	1.20
				\$ 152.32

Res.2009:224 Resolution 2009:224 – Cancel Tax Debit Balances of \$10.00 and Less
 On motion of Councilman B. Angeli, seconded by Councilman W. Grover with all eyes
 on the roll call vote as follows:

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

MOTION CARRIED

RESOLUTION 2009:224

WHEREAS, it is not financially feasible for the Borough of Stratford to collect debit balances less than \$10.00;

NOW, THEREFORE, BE IT RESOLVED by the Stratford Borough Council that debit amounts less than \$10.00 on the attached list will be cancelled to the Current Fund:

BLOCK	LOT	NAME	ADDRESS	AMOUNT
7	15	Colassi	104 Cooper Avenue	1.65
9	7	Healey	11 Whitman Avenue	6.98
17	3.01	Danaher	12 Columbia Avenue	0.23
20	15	Bisciegli	314 Columbia Avenue	0.03
22	3	Costa	63 Warwick Road	3.60
25	3	Rossi	318 Cornell Avenue	7.92
32	3	Fuller	12 Harvard Avenue	0.02

BLOCK	LOT	NAME	ADDRESS	AMOUNT
32	11	Gallagher	9 Princeton Avenue	0.17
36	12	Hargenrader	219 S. Atlantic Avenue E.	0.22
45	2	Pasquarello	408 N. White Horse Pike	9.57
47	1	Cardillo	212 N. White Horse Pike	0.08
48	15	Williams	320 Harvard Avenue	3.40
49	1	Pep Boys	14 N. White Horse Pike	1.02
54	3	Myers	111 Stratford Avenue	0.51
57	14	Stove & Cooper	123 Laureba Avenue	2.79
58	4	Conduzio	148 Laureba Avenue	0.06
68	4	Ayres	300 Chestnut Avenue	0.06
71	7.01	Previglian	8 Pennsylvania Avenue	0.01
86	36	Gattuso	20 Temple Avenue	0.03
86	49	Koehler	12 College Circle	0.02
86	64	Williams	2 Warwick Road	4.48
87.01	18	Dapper	68 Saratoga Road	0.07
87.01	24	Fareri	56 Saratoga Road	5.65
87.04	11	Buccelli	10 Academy Drive	3.09
88	11	Magitz	122 Hillside Road	6.90
89	10	D'Angelico	104 Longwood Drive	3.42
90	19	Beatty	108 Winding Way Road	0.03
91	18	Cosgrove	13 Timber Creek Road	0.10
92	1	Gregorio	21 Green Tree Road	0.42
92	19	Camardo	4 Green Valley Road	0.08
93	11	Farrell	111 Meadow Lark Road	0.16
94	15	Rosser	44 Winding Way Road	6.75
95	25	Dolan	56 Temple Avenue	0.09
95	27	Calhoun	52 Temple Avenue	0.36
95	29	Shiavo	48 Temple Avenue	0.01
98	5	Considine	32 Longwood Drive	0.10
98	13	McGuigan	16 Longwood Drive	5.39
101	14	Gattuso	33 Sunnybrook Road	0.13
102	3	Stewart	5 Rolling Road	0.01
103	13	Leone	22 Rolling Road	0.01
104	6	Labine	111 Parkview Road	5.19
107	11	Fuller	144 Parkview Road	6.18
108	10	Lewis	23 Sleepy Hollow Road	4.45
109	34	Stevenson Invstmnt Prop	27 Buttonwood Road	0.10
109	58	Cassady	230 Winding Way Road	0.03
109	62	Tarcelli	238 Winding Way Road	3.66
110	8	Louie	211 Winding Way Road	3.12
114 1.02C0032		Rabuck	3B Beverly Lane	0.37
114 1.02C0044		Nicholas	19B Sunnybrook Road	4.37
114 1.02C0062		Laino	11C Sunnybrook Road	1.58
114 1.02C0100		Lyons	200A Warwick Road	4.63
114 1.02C0111		Malo	9B Sunnybrook Road	3.36
114	17	Newsham	27 Sunnybrook Road	0.05

\$ 112.71

Res.2009:225 Resolution 2009:225 – Authorize petty cash check in the amount of \$15.15 to balance the petty cash account prior to closing out the 2009 year.
On motion of Councilman M. Santoro, seconded by Councilwoman H. Tate with all eyes on the roll call vote as follows

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

MOTION CARRIED

RESOLUTION 2009:225

WHEREAS, the Borough CFO has requested a check in the amount of \$15.15 be issued to balance the Borough Clerk’s petty cash account prior to the 2009 fiscal year, NOW, THEREFORE, BE IT RESOLVED, by Council to authorize the CFO to issue a check in the amount of \$15.15 to the Borough Clerk’s petty cash fund.

I, John D. Keenan, Jr., hereby certify the above resolution was adopted by the Governing Body on December 28, 2009.

John D. Keenan, Jr. RMC

Res,2009:226 Resolution 2009:226 – Award Tree Bid for Tree Removal – 101 Columbia Avenue
On motion of Councilman M. Perez, seconded by Councilman M. Santoro with all ayes on the roll call vote as follows:

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

RESOLUTION 2009:226

WHEREAS, the Borough of Stratford has received bids for tree removal on December 28, 2009; and

WHEREAS, the tree for removal is located at 101 Columbia Avenue; and

WHEREAS, the lowest responsive bidder was Lyon & Son Tree Service, LLC in the amount of \$1,000.; and

NOW, THEREFORE, BE RESOLVED, by Council to award the bid to Lyon & Son Tree Service, LLC in the amount of \$1,000.00.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on December 28, 2009.

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

Res.2009:227 Resolution 2009:227 – Refund of Tax Overpayment Block 103, Lot 8
On motion of Councilman M. Perez, seconded by Councilman B. Angeli with all ayes on the roll call vote as follows:

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

MOTION CARRIED

RESOLUTION 2009:227

WHEREAS, an overpayment was received in the Tax Collector’s office for Block 103, Lot 8 – 43 Overhill Road;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that the amount of \$1,532.32 be disbursed to Joseph & Elaine Angelucci for the overpayment.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a meeting of the Borough Council held on December 28, 2009.

John D. Keenan, Jr., RMC

Conflict Solicitor Stuart Platt to present report regarding investigation of activities of Mayor John Gentless while in office.

GOOD & WELFARE: Council thanked Mr. Baron for his services. Stuart Platt was introduced to council and the public. Mayor and Council discussed about closed or public session for Stuart Platt’s report.

- Stuart Platt explained about closed session and about open public meetings session. Stuart Platt made his presentation. He gave the report to the Clerk and handed off to Council prior to tonight's meeting. Reviewed information and documentation submitted through council subcommittee to Stuart Platt. The subcommittee did meet December 23, 2009 to review the report. He thanked the subcommittee for their recommendations to do the presentation in open session. Received documents and analyzed the items and options available to council.
- Stuart Platt went over the acts listed on page 1. He explained the Mayor in our form of government is a weak Mayor form. Stuart Platt stated the Mayor exceeded his duties as Mayor. Stuart Platt stated he does not recommend NO action. He went over NJ Local Government Ethics Law. The State would review the actions and decide what may have been violated. Another option would be statutory removal of office, and another is referral to Camden County Prosecutor's office. Not in report he referenced the State of NJ wire tap/electronic transmission law.
- Councilman B. Angeli questioned what activity is of cause? Stuart Platt stated email tapping may have violated Federal or State wire tapping.
- Councilman B. Angeli questioned an employee is not able to review emails? Stuart Platt stated not that was it was done.
- Councilman B. Angeli questioned a tree cut down on Webster Avenue. Stuart Platt stated a tree cut down on Webster Avenue.
- Councilman B. Angeli questioned if the Mayor was asked for any documents. Stuart Platt responded he did not speak with the Mayor.
- Councilwoman H. Tate – four options – are there documents in Stuart Platt's possession he reviewed. Stuart Platt responded he had information which can be reviewed.
- Councilman B. Angeli was upset that when he called Stuart Platt during the investigation he was not given answers. He also questioned if any part should be looked at by itself or all together. Stuart Platt responded it should all be looked at, and council can review it all.
- Councilman M. Santoro stated the report shows a pattern of actions the Mayor continues to do.
- Councilwoman H. Tate inquired of the options what would be the easiest and to avoid a lawsuit for liable and slander. Stuart Platt stated the Governing Body is protected and has immunity against them. Prosecutor's office option would not cost money or open the town to exposure.
- Stuart Platt confirmed Department of Community Affairs, Susan Jacobucci was contacted by phone, email and in writing with no responses. This was done prior to the investigation beginning.
- Mayor John Gentless questioned information could change – he paid to have the tree down at Webster Avenue.
- Stuart Platt stated any or all action can be taken by Council at this time.
- Mayor John Gentless stated he felt he should be allowed to respond.
- Agnes Moore of Laureba Avenue stated if John Gentless was the man he was, he would resign. What he has done has harmed the council and the residents. She stated he has blamed others for his own actions. She also stated she voted for Holly Tate, and was not supporting her and John Gentless ever again.
- Ben Vuchicevich questioned Ben, Holly and the Mayor for sending out information against his republican councilmen.
- Ben Vuchicevich asked if the President of Council has the authority to set agenda? Stuart Platt responded yes.
- Harry Berry of Cornell Avenue spoke of innocent until proven guilty.
- Councilman M. Santoro spoke of his first few years and how parties worked together, with decisions, board appointments, and professional appointments. He stated with Councilmen M. Perez, W. Grover, and S. Venuto and worked together and each party was blamed for siding with the other. He confirmed there are bigger and better things to take care of now but this needs to move on. There should be no personal agendas.

-Agnes Moore of Laureba Avenue inquired to the ethnic remark toward Councilman S. Venuto.

On motion of Councilman W. Grover, seconded by Councilwoman H. Tate with all ayes on the vote the Public Portion of this meeting was closed.

Res.2009:228 Resolution 2009:228 – Send Investigative Report to Camden County Prosecutors Office and the NJ State of Local Government Ethics Board for those Entities Including Supporting Documentation.

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

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

MOTION CARRIED

RESOLUTION 2009:228

WHEREAS, the Borough Council appointed a Special Conflict Solicitor to evaluate activities of Mayor John Gentless compared to his official statutory duties; and

WHEREAS, the Special Conflict Solicitor has completed his report of the investigation of the activities of Mayor John Gentless while in office dated December 24, 2009 (“Report”); and

WHEREAS, the Special Conflict Solicitor presented the Report to the Council on December 28, 2009 at a Special Council Meeting; and

WHEREAS, the Report details options which can be taken by the Council in response to the activities of Mayor John Gentless,

NOW, THEREFORE, BE IT RESOLVED, by Borough Council that the Borough Clerk shall forward the Report to the Camden County Prosecutor’s Office for investigation and further action and to the NJ DCA, Division of Local Government Services, Local Finance Board who administers the Local Government Ethics Law for investigation and further action.

BE IT FURTHER RESOLVED, that all supporting documents supplied to the Special Conflict Solicitor to complete the Report shall be included with the information being supplied to the two above noted Agencies.

I, John D. Keenan, Jr., R.M.C., hereby certify the above resolution was adopted at a Special Meeting of Council on December 28, 2009.

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

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

John D. Keenan, Jr., RMC