

**STRATFORD BOROUGH COUNCIL
AGENDA MEETING
THURSDAY, MAY 07, 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, SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, CHIEF OF POLICE
LARRY WAETZMAN, PLANNER

POLICE CHIEF

REPORT:

-April 2 – two resident burglaries – one case was with a senior citizen’s home, another robbery committed by same suspect caught for both robberies
-teenager was attacked on Warwick Road and badly beaten
-resident of Woodmere beaten up and her car stolen, the car was found in Camden
-domestic incident at Alpine Court Apartments at 4:45 am, very serious injuries
-200 block of Union Avenue suspect drug overdose
-resident burglary of cigarettes and alcohol
-UMDNJ-Safety Director responded on proposed share services, that they were not interested this year.
-May 27th DARE graduation, 1:30 pm at Yellin School
-officer injured on duty, still out, and Special Officer has graduated and will be able to fill in.
-Red Light Camera proposals out.

PUBLIC
PORTION:

Nothing was discussed in this portion.

REPORT #1:

REDEVELOPMENT

The 12 property owners in the three Redevelopment Areas have received the letter sent by the Solicitor inquiring if they are interested in being the redeveloper of their property. To date two owners have responded. Mr. Strippoli for LaMartinique property, and Mr. Kalinowski for the vacant lot on Stratford Avenue. The letters gave the owners 30 days to respond. The 45 day appeal period from the March 12 adoption of the redevelopment designation date has expired.

The RFQ/P drafts have been completed by the Solicitor and the Planner. Copies were emailed to Mayor and Council. The Solicitor modified the RFQ/P and also completed an escrow agreement for Mr. Strippoli and it was sent to his attorney, and copies again provided to Mayor and Council. It is anticipated the escrow agreement and RFQ/P will be completed by May 07 and ready for acceptance. Mr. Waetzman will be present at the Agenda Meeting. If all the documents are in order action can be taken to appoint Mr. Strippoli as the Redeveloper of part of Area 1 on May 07.

Also at the request of the Solicitor is to take action by resolution as requested by COAH since there is an objection to the COAH Plan. The resolution will designate members of the mediation team for the borough. Two representatives in addition to a member of the JLUB, and a member of the Governing Body are the make-up of the team.

The solicitor stated RFP/Q can be given to those owners who responded, and Larry Waetzman will do a more detailed RFP/Q which will be used for more owners to follow.

A meeting with Jeff Baron and Larry Waetzman with Joe Strippoli and his attorney this afternoon.

A resolution for appointment as Redeveloper for Joe Strippoli for his site could be one on Tuesday night.

Joe Strippoli and his attorney Thomas Shusted were present. Joe Strippoli spoke of his plan in phases, all depending on how well business is. Phase 1 is fix bowling center. Phase 2 will be seeking partners who have experience with bar and restaurant business. There is still interest in front parcels which is Phase 3 reduce lane count to 52 lanes, with 22,000 SF available to lease. This is of essence since losing \$4,000. each week at this location. They have been in Stratford for 49½ years. They are planning to replace lanes with synthetic lanes. No money will be invested until the liquor license is issued for bid. August 1st is the date to start work on the lanes to be replaced with synthetic and they could be completed by start of the season right after Labor Day.

Jeff Baron concluded that council need to decide if a resolution will be placed on the agenda for Tuesday's meeting and if the resolutions should be started to initiate the issuance of liquor licenses.

A point of negotiation could be the PILOT program. If Phases 2 and/or 3 do not occur the PILOT program could be withheld.

Larry Waetzman recommended Joe Strippoli to submit more detailed plans to show how Phase 2 & 3 effect the site. Council did instruct Jeff Baron to begin the resolutions required for issuance of one (1) license in Area 1.

Jeff Baron spoke about the Mediation Team resolution as requested by COAH, one (1) Councilperson, one (1) JLUB member, and two (2) others.

REPORT #2: NEWSPAPER

Information for the second issue of the Stratford Times has been sent to the publisher. It should be mailed by May 18 to the residents.
Informational

REPORT #3: ABC

The Ordinance for ABC licenses has been adopted. The first license proposed is for Redevelopment Area 1. The Solicitor should advise the next steps required in the process. There are some resolutions per ABC Bulletin #2457 that have to be adopted in the process.
Informational

REPORT #4: REPEAL SHADE TREE CHAPTER 2.48

Public Hearing and final action is set for May 12 meeting. Councilmen Grover and Santoro were designated at the last meeting and have been responding to Shade Tree requests or inquiries made. Councilman Grover has reached out to Jake Gambon for prior information to assist in the process of reviewing the Shade Tree procedures.
The Mayor stated he called the State and received a letter which he passed out dated May 5, from NJ Forest Service. Councilmen Bill Grover and Mike Santoro are going to speak with this state employee prior to Tuesday.

REPORT #5: RECYCLE BANK

RecycleBank is to meet with businesses through the SBCA prior to any further action of Council. SBCA is having a breakfast on Friday, May 08.
Informational

- REPORT #6: ESTIMATED TAX BILLS
Similar to 2008 estimated tax bills will be sent to residents for the August 01 tax payment. A resolution has to be adopted authorizing the Tax Collector to issue estimated bills. This will be on for the May 12 meeting. After receiving an answer from the State on Extraordinary Aid the actual tax bills will be sent to the public.
On for Tuesday's meeting.
- REPORT#7: FIREWORKS CONTRACT
Somerdale and Magnolia have agreed to fund their fair share along with Stratford for the Independence Fireworks. A resolution authorizing the execution of the 2009 contract will be on for May 12.
On for Tuesday's Meeting.
- REPORT#8: 2009 SALARY ORDINANCE
The introduction of the 2009 Salary Ordinance is set for May 12 meeting. The Public Hearing and final action will take place at the June 09 meeting.
Informational
- REPORT #9: DEVELOPMENT FEE ORDINANCE
Public Hearing and final action will be set for May 12 meeting. This is required by COAH and has been reviewed by the Borough Solicitor and Planner.
Informational
- REPORT #10: PROCLAMATION
Two students from John Paul II Regional School who live in Somerdale helped rescue a youth in a casino pool this past month. The young girl is a Girl Scout and her troop leader has asked the Mayor to do a proclamation recognizing her and her brother. Unfortunately the rescued child did not survive
Proclamation on for Tuesday's meeting.
- REPORT #11: STATE DOT GRANT – ROAD PROJECTS
A resolution will be set for action May 12 authorizing the Engineer to resubmit the applications for second block of Stratford Avenue, and Columbia Avenue (from Atlantic Ave to Wright Ave) to NJ DOT for the funding available currently.
Informational
- REPORT#12: PARK COMMISSION APPOINTMENT
Councilman Grover will have an appointment ready for May 12 meeting for the Park Commission to expire December 31, 2011.
Tabled to June 9 meeting.
- REPORT#13: MYASTHENIA GRAVIS PROCLAMATION
Each year we are asked to proclaim June as Myasthenis Gravis Awareness Month. The Garden State Chapter is requesting it again for 2009. A proclamation will be ready for May 12 meeting.
Proclamation will be on for June 9 meeting.
- REPORT#14: BUSINESS LICENSE
Boardwalk Grill and Ice Cream has applied for a business license. This is the same ownership of the former Olympic Diner.
Informational

PUBLIC SESSION: Nothing was discussed in this portion.

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

John D. Keenan, Jr., RMC
Borough Clerk