

**STRATFORD BOROUGH COUNCIL
AGENDA MEETING
THURSDAY, OCTOBER 08, 2009
7:00 P.M.**

ROLL CALL:

MAYOR JOHN GENTLESS
BEN ANGELI, COUNCIL PRESIDENT
STEVE VENUTO, COUNCILMAN
MICHAEL SANTORO, COUNCILMAN – 7:05 PM
WILLIAM GROVER, COUNCILMAN – 7:15 PM
HOLLY TATE, COUNCILWOMAN – 7:05 PM
MIKE PEREZ, COUNCILMAN
JEFFREY I. BARON, BOROUGH SOLICITOR - 7:30 PM
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, CHIEF OF POLICE

PUBLIC
PORTION:

- REPORT #1: REDEVELOPMENT
Resolution for RFP/RFQ was adopted last month. The Solicitor will inform what the next step is in order to solicit and receive RFP/RFQ from the public.
Form – being used – can go out to builders or developers. Jeffrey Baron stated the form provided can be sent out without Redevelopment report.
Spoke of update with hearing regarding AEJ & CJ Lombardo.
LaMartinique is to meet with the JLUB on October 05 for their parking lot plan with landscaped islands, new lighting, walk-in box area for food storage, and rear fencing. They have a permit for the front façade stucco work currently being completed.
Informational
- REPORT #2: ABC
There still is a “C” and “D” license left for sale for the future redevelopment of Area 2.
Informational
- REPORT #3: 2009 BUDGET
Budget has been adopted, and letter issued to department heads regarding freeze on remaining balances to help offset taxes in 2010. The tax rate has been certified by the County Board of Taxation confirming a reduction in the total tax rate by 6.9 cents which is equivalent tot \$69.00 for the average assessed home.
Informational
- REPORT # 4: LANDLORD REGISTRATION
This ordinance has been drafted and submitted to council and scheduled to be introduced at the Agenda Meeting October 08, with the Public Hearing and final action on October 19 at 7pm.
See public comments in Good and Welfare notes and council action on page 3.
- REPORT #5: CO-OP COUNTY PURCHASING – ROAD SALT
As done in prior years, a resolution is required in order to purchase the road salt at a discounted price effective October 2009 through September 2010. This resolution will be on the agenda for October 13.
Resolution on for Regular meeting.
- REPORT #6: COURT CHANGE ACCOUNT
The Court is in need of a change account. The Auditor has explained the process in order to create such an account. A resolution is on the agenda for October 13 meeting. This

account will assist the court in having \$50.00 in change on hand everyday so they can better serve the public in the payment of fines.

Resolution on for Regular meeting.

GOOD &
WELFARE:

-Barbara Schallenhammer of Voorhees questioned the fees and other towns' programs.

Other town's were notified about their programs and responses were given.

-Andrew Schallenhammer of Voorhees

Mr. Venuto – Landlord fee questioned \$1200.00

Myrtle Beach – does not pay inspection

Business owners – fees are preposterous not being fair to everyone since tenant cannot be protected by owner occupant.

Article 9 questioned of Ordinance.

-Jeffrey Baron answer – other tenants can be amended to include the other occupants, and if there are to many occupants there will be an issue.

-Ron Berry of Winding Way Road stated that \$30.00 each unit will cover the program.

-Jason of Woodmere Apartments is not in favor. Jeff Barron explained landlord registers- the money comes in and program gets a large amount of funding.

-Ron Berry of Winding Way Road did not agree with the fees.

-Tracy Thomas of Temple Avenue – homeowner – cost of doing business as rentals

-Tony Marllys of Winding Way Road questioned Councilman Grover on complaints he has two (2) homes- why are apartments included if they are not an issue.

-Jeffrey Baron explained the requirements of the inspector, and how they are trained – and not all management officers of apartments have that expertise. A percentage of homes are not inspected because owners have families who will usually keep their home safe.

Being done for safety of tenant is intent.

-Tony Marllys of Winding Way Road asked that all percentage of homes be inspected. Jeffrey Baron stated the council - could start inspection of homes transfer at sale – but will not be annually as rentals – can not inspect private owner/occupied homes annually.

-Michele of Cornell Manor Apartments, Jeffrey Baron explained the fees.

-Agnes Moore of Laureba Avenue not just making money, and safety is an issue which is important around the areas around the rental property.

-Harry Berry of Cornell Avenue stated he claimed this was discrimination. Jeffrey Baron spoke about tax benefits to the landlord.

-Mr. Dev of Wright Avenue questioned drop list and fees.

-Dave Gough of Harvard Avenue older homes may have issues. He suggested to allow owners to hire their own inspectors. Jeffrey Baron explained the difference between inspectors.

-Bruce Perazzelli stated that inspections are okay. Voorhees Township inspection ordinance is \$45.00, the Stratford fee is too much.

-John Gentless of Union Avenue spoke of top three (3) ratables and spoke of La Martinique, Echelon Ford, and Woodmere Apartments. Why charge more fees to those who already have been inspected by the State. This is a losing proposition. He questioned owner/occupied home and asked if they were effected, Jeffrey Baron answered no. 4th and 14th – search and seizure and due process amendments. Empty rentals – do not have to be registered.

-John Dudley of N. Atlantic Avenue – inspections as a health or bad tenant problem but complained about the fees.

-Andrew Schallenhammer of Voorhees asked that Councilman M. Santoro abstain since he is a tenant. He stated that there were discrimination comments on tape at a prior meeting that he is concerned with and wants the vote to not be taken or voted down tonight. He hopes that no one will use this as an election issue this year. Jeffrey Baron stated all elected officiates tote their own record.

-On motion of Councilman W. Grover, seconded by Councilman S. Venuto with all eyes on the roll call vote as follows, the Public Portion was closed.

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

MOTION CARRIED

Ord. 2009:24 Ordinance 2009:24 – Responsibility of Landlords

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

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

MOTION CARRIED

Discussion – Councilwoman H. Tate stated she understands the principle of the residents’ and tenants’ safety but the unfortunate part is it is being rushed and numbers should be reworked later. There should be less government and other ideas have been suggested that should e reviewed. Councilman B. Angeli asked John Gentless not decide or assure the vote. Councilman B. Angeli also stated he had seventeen (17) concerns on this topic and more work to be done before this is adopted.

Res.2009:167D Resolution 2009:167D – Public Hearing for Ordinance 2009:24 – 10/19/09

On motion of Councilman S. Venuto, seconded by Councilman M. Perez with all eyes on the vote, oppose-none.

RESOLUTION 2009:167D

PUBLIC HEARING FOR ORDINANCE 2009:24

BE IT RESOLVED, by Mayor and Members of Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, that the 19th day of October, 2009 7:00 PM set for the date and time of the Public Hearing for Ordinance 2009:24 and; BE IT FURTHER RESOLVED that final reading and adoption shall be set for the 19th day of October 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 08th day of October, 2009.

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

Res.2009:168 Resolution 2009:168 – Authorize \$3,000. additional funding for Stuart Platt

On motion of Councilman S. Venuto, seconded by Councilman M. Perez with all eyes on the vote with the exception of Councilman B. Angeli and Councilwoman H. Tate voting no.

RESOLUTION 2009:168

WHEREAS, the Borough of Stratford Governing Body has appointed a Conflict Solicitor; and

WHEREAS, the Borough of Stratford Governing Body has authorized the Conflict Solicitor to evaluate the actions of the Mayor to the statutory guidelines of the position of Mayor; and

WHEREAS, the Borough of Stratford Governing Body capped the funding of the Conflict Solicitor to \$3,000.; and

WHEREAS, the Conflict Solicitor has requested additional funding in the amount of \$3,000.,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize an additional amount of \$3,000. to the Conflict Solicitor to continue his requested task.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on October 08, 2009.

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

-Councilman B. Angeli had questions of Mr. Platt on spending taxpayers' funds on something like this.

-Councilman W. Grover explained to Councilman B. Angeli regarding email review of the Borough Clerk's email account after the Mayor was told to stop.

-Councilwoman H. Tate stated she is aware of certain items but this is just dubious behavior and does not agree to spend taxpayers' money.

-Jeffrey Baron explained the conflict attorney will supply the information to council and council will decide if the conflict attorney will continue with any action.

The Clerk needed clarification on some 2010 meeting dates due to holidays. Council agreed to the day following the holidays, and for 2010 Reorganization meeting January 4 at 7:00 pm.

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

John D. Keenan, Jr., RMC