

**STRATFORD BOROUGH COUNCIL
AGENDA MEETING
THURSDAY, SEPTEMBER 03, 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 BRENNAN, ALT. SOLICITOR
JEFFREY BARON, BOROUGH SOLICITOR
Arrived later for Redevelopment Report #1 and Executive Session
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, CHIEF OF POLICE

POLICE CHIEF REPORT: -services of Peeping Tom episodes at Bishop Court Apartments
-pedestrian in the rear of 7-11 attacked at knife point and robbed – no suspect
-massage parlor plead guilty for operating without license ready for business license
-two (2) minors picked up for drunkenness – had stomach pumped
-ten (10) vehicles in Woods ‘n Leaves vandalized - all vehicles were left open
-storm came through with flooding and traffic lights out
-elderly man deceased – found in apartment dead after a few days – natural cause but very messy
-live scan finger print technology coming – offered by NJ State Police
-engine repair funded by insurance company only had to pay \$1,000. deductible
-introduced Steven Schmidt – criminal justice degree, academy trained – recommended by chief of candidates interviewed

PUBLIC PORTION: -Joan Trexler of Central Avenue thank you for job well done
-Andy Little of 109 Suburban Terrace spoke about the ADA sign installed in front of his home. Council pull sign. On motion of Councilman M. Santoro, seconded by Councilman S. Venuto with all ayes on the vote to pull sign.
-Harry Berry of Cornell Avenue two (2) parked okay as long as you have two (2) small cars. Inquired about school election – referendum – Superintendent Al Brown will be present to explain.
-Chief explained business license process and explained it is only 9 questions and it's free. More application this year and denied 5 due to criminal records.

REPORT #1: REDEVELOPMENT
LaMartinique Bowling Academy has submitted their parking lot plans to the JLUB for anticipated action at their September 24, 2009. As was proposed the plan will consist of the landscaped islands, and new lights in the parking lot, with fencing in the rear. All the building façade work is reviewed and handled by the Construction Official.
Request for Proposal was handed out by Jeff Baron. Resolution for action on for Tuesday night's meeting.

REPORT #2: ABC
The investigatory process has been completed by the Police Department for LaMartinique Bowling Academy, Inc. The balance is to be paid prior to Thursday's night meeting which is the other condition of approval noted in the prior resolution. ABC has reviewed the ABC application submitted by the applicant. The ABC has deemed it complete with the exception of the last resolution approving the award of the license and

the Borough Clerk signature on the ABC application. The resolution for approval will be ready for action at the Agenda Meeting September 03, 2009.

Res.2009:156 Resolution 2009:156 – Authorizing the Issuance of One Plenary Retail Consumption Liquor License

On motion of Councilman M. Santoro, seconded by Councilman W. Grover with all ayes on the roll call vote, except Councilman B. Angeli voting no.

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

MOTION CARRIED

Joe Strippoli stated work has begun with the new lanes being installed and stucco and awnings will follow.

**RESOLUTION 2009:156
RESOLUTION AUTHORIZING THE ISSUANCE OF ONE PLENARY
RETAIL CONSUMPTION LIQUOR LICENSE**

WHEREAS, pursuant to Resolution 2009:102, the Borough of Stratford authorized the issuance of one Plenary Retail Consumption Liquor License to the highest qualified bidder pursuant to public sale; and

WHEREAS, LaMartinique Bowling Academy, Inc. was the highest qualified bidder and submitted to the Borough Clerk an application, application fees, proof of qualification and a bid for said Plenary Retail Consumption Liquor License in the amount of \$300,100.00; and

WHEREAS, the Borough Council accepted the bid of LaMartinique Bowling Academy, Inc. by Resolution #2009:128; and

WHEREAS, the acceptance of this bid was conditioned upon the payment of the balance of the bid price, payment of all necessary and required state application fees and annual municipal retail license fees and satisfactory outcome of further municipal background checks to investigate the source of funds used to purchase the license and the receipt of favorable state and/or federal criminal background checks; and

WHEREAS, all conditions have been met by LaMartinique Bowling Academy, Inc.; and

WHEREAS, notice of the acceptance of this bid was published for two (2) consecutive weeks on July 27, 2009 and August 3, 2009 using the form prescribed by N.J.S.A. 13:2-2.2; and

WHEREAS, no objections were received following publication of the legal notice as required.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stratford, that one Plenary Retail Consumption Liquor License is hereby awarded and issued to LaMartinique Bowling Academy, Inc as having qualified pursuant to the laws of the State of New Jersey.

Adopted: September 03, 2009

I, John D. Keenan, Jr., R.M.C., hereby certify the above resolution was adopted by the Governing Body on September 03, 2009.

*JOHN D. KEENAN, JR.
BOROUGH CLERK, RMC*

REPORT #3: 2009 BUDGET

Since NJ Aid awards have been announced and Stratford has not received any aid, the budget can now be formally adopted. An amendment for various lines will be advertised as required noting the amendment and final adoption for Tuesday, September 08, 2009 meeting. This finalizes the 2009 budget process and the final tax bills can be printed and sent out.

This would take place at the September 21st meeting since the auditors did not supply the legal notice in time for publication for September 8th meeting.

REPORT # 4: LANDLORD REGISTRATION

Last month this topic was discussed between Council and some of the landlords. No action has been taken at this time.

Agnes Moore spoke of local tenant who was an issue but was not being monitored and became a police issue. The manager of Woodmere stated cod enforcement issues are needed to be regulated. He spoke of the inspections from the state that he pays \$12,000. for at the Woodmere Apartment Complex.

REPORT #5: SHADE TREE

At the Regular Meeting on September 08, 2009 the appointments to the Shade Tree Commission will be made.

Councilman W. Grover stated many trees require trimming, and many Shade Tree requests coming in. Councilman M. Santoro stated tree trimming has begun to make the streets and sidewalks safe.

REPORT #5: ZONING CODE AMENDMENT

At the August 21, 2009 meeting the ordinance to amend the Zoning Ordinance was introduced. Public Hearing and final adoption for this ordinance is scheduled for the Agenda Meeting September 03, 2009. This is to correct the side yard setbacks for residential properties.

Ord.2009:23 Ordinance 2009:23 – Zoning Ordinance Amendment

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 of Councilman M. Perez, seconded by Councilwoman H. Tate with all ayes on the roll call vote as follows:

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

MOTION CARRIED

ORDINANCE 2009:23

ORDINANCE AMENDING CHAPTER 17.48 ENTITLED

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

THE BOROUGH COUNCIL OF STRATFORD DOES ORDAIN:

WHEREAS, THE BOROUGH OF STRATFORD has determined that amending the Ordinance is in the best interest of the health, safety and welfare of the Borough and its residents;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of THE BOROUGH OF STRATFORD that:

Section 1. Section 17.48.030 Area, yard and building requirements – Schedule I – R-1 residential district. Add the following to the table under the “Front yard setback line” section:

35 feet front yard setback from both streets for a corner property.

Remove under “Side yard clearance” section the line which states “Noncorner property”, but keep the two sub lines under.

Remove under “Side yard clearance” section the line which states “Corner property”, and the sub line that states “From public street 35 feet”.

Section 2. Repealer.

All ordinances or part of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

Section 3. Severability.

If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance, and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 3. Effective Dates.

This Ordinance shall take effect immediately upon passage and publication according to law.

PUBLIC NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 6th day of August, 2009 and will be considered for final passage on the 3rd day of September, 2009 at a meeting at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

John D. Keenan, Jr. RMC

REPORT #6: CDBG GRANT AGREEMENT

The Year 30 CDBG Grant Agreement which was designated for road repair on various streets needs to be executed. A resolution will be on the Regular Meeting September 08, 2009.

Informational

Res.2009:157 Resolution 2009:157 – Appointment Class II Special Officer – Steven Schmidt

On motion of Councilman B. Angeli, seconded by Councilman M. Santoro with all eyes on the vote.

RESOLUTION 2009:157

APPOINTMENT OF SPECIAL OFFICER

WHEREAS, the Mayor and Borough Council of the Borough of Stratford finds that for the health, safety, and welfare of the citizens of the Municipality, that the appointment of Special Law Enforcement Officers are needed. In accordance with NJSA 40A:14-146.8, “Special Law Enforcement Officers Act” or any statutes amendatory thereof and supplemental thereto;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Stratford to appoint:

STEVEN D. SCHMIDT

As Special Class II Officer to help the Borough with its police protection.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by the Governing Body at their Agenda Meeting held on the 3rd day of September, 2009.

John D. Keenan, Jr., Borough Clerk

GOOD & WELFARE:

-Councilman S. Venuto spoke of Report #4 regarding the program and how he feels the program is needed.

-Laura Della Vecchia of 19 Green Tree Road said she is in favor of the Ordinance and wanting inspections. One home next to her has too many people – some coming and going. Cost need to be passed on the landlord not the taxpayers.

-Agnes Moore of Laureba Avenue – 144 Laureba Avenue now a rental – police out there for fighting in the streets and cursing. It’s time for landlords to start paying for doing business in town.

-Councilman S. Venuto spoke of fifty-five (55) known homes, and 2200 owner occupied homes, we owe the residents more. With the market prices dropping, now is the time to start program as speculators begin to buy homes.

-Tony Marlys of 206 Winding Way Road – landlord since 1974 and lives in town and would not rent to tenants like those being spoken about.

-Councilman M. Santoro stated a program need to be reviewed and this is being discussed, but you do not like the program being proposed. He stated it's his job to work for residents on either side.

-Laura Della Vecchia of Green Tree Road spoke of rental houses and how the utilities were shut off and the condition it ended up to be on her street.

-Councilwoman H. Tate spoke of other towns.

-Tony Marlys state he was okay with inspections each time the unit changes tenants.

Executive Session: Resolution 2009:158 – Executive Session
Res.2009:158 On motion of Councilman S. Venuto, seconded by Councilman M. Perez to go into Executive Session.

RESOLUTION 2009:158

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

John D. Keenan, Jr., Borough Clerk

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

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

John D. Keenan, Jr., Borough Clerk