

**STRATFORD BOROUGH COUNCIL REGULAR MEETING
TUESDAY, SEPTEMBER 08, 2009
7:30 PM**

**CALL TO ORDER:
STATEMENT OF
ADVERTISEMENT:**

Notice of this meeting has been provided to the Courier Post, Inquirer and Record Breeze along with being posted on the Borough Hall Bulletin Board stating the time and place of the meeting.

**PRAYER & PLEDGE
OF ALLEGIANCE:
ROLL CALL:**

MAYOR JOHN GENTLESS
BEN ANGELI, COUNCIL PRESIDENT
STEVE VENUTO, COUNCILMAN
WILLIAM GROVER, COUNCILMAN
HOLLY TATE, COUNCILWOMAN
MICHAEL PEREZ, COUNCILMAN
BARBARA REIFBERT, ALT. SOLICITOR
JOHN D. KEENAN, JR. BOROUGH CLERK
ABSENT
MICHAEL SANTORO, COUNCILMAN
JEFFREY BARON, SOLICITOR

PRESENTATION:

Sgt. Robert Kelly – DWI Award – The presentation was made by Councilman B. Angeli – second consecutive year he had the highest DWI award in Camden County.

Oath of Office – Special Class II Officer Steven Schmidt – Swore in by Councilman B. Angeli

**MEETING OPENED
TO THE PUBLIC:**

Meeting is opened to the public for a maximum of 10 minutes to discuss anything appearing on tonight's agenda. You may also speak at the end of the meeting under Good and Welfare.

-Dr. Al Brown, Superintendent of Stratford School explained the referendum which is to be voted on this month, September 29th from 4-9pm. He detailed the state would offer \$3.6 million to offset the total cost of the project. The tax rate will be a \$0 increase for the debt service. The old 10 year loan will be paid off in 2010, and the next loan will begin at the end of the old loan resulting in the same payments. He further gave the improvements to both Yellin and Parkview Schools. This includes the original boilers at Yellin School from 1957. The building space phase is regarding better science labs and library.

-Agnes Moore of Laureba Avenue was not in favor of doing the work and would rather reduce taxes.

-Tracy Thomas will take an increase for better schools – her children are only 2 & 4

-Councilwoman H. Tate asked what the total cost would be? - \$8.6 million approximately.

-Pat Carmody – if the referendum was not approved, would we get state funds? NO

-Ron Berry was concerned with taxes and he thinks they are high, and the older residents can not afford to stay.

-Mrs. Bove explained task force of community residents and how they worked two (2) years to get the plan presented this evening.

**APPROVAL OF
MINUTES:**

July 09, 2009
Meeting was cancelled

July 14, 2009
On motion of Councilman B. Angeli, seconded by Councilman S. Venuto with all ayes on the vote.

August 06, 2009

On motion of Councilman S. Venuto, seconded by Councilman B. Angeli with all ayes on the vote.

August 11, 2009

On motion of Councilman B. Angeli, seconded by Councilwoman H. Tate with all ayes on the vote.

**REPORTS:
FINANCE &
REVENUE:**

Councilwoman Holly Tate asked Councilman B. Angeli to read the Finance & Revenue report, she left her glasses home. Councilman B. Angeli read the August 2009 Finance Report as submitted by the CFO as follows:

BALANCE AUGUST 1, 2009	902,391.70
Total Receipts	1,884,256.98
Total Disbursements	1,761,515.73
BALANCE AUGUST 31, 2009	1,025,132.95
SCHEDULE OF ACCOUNT BALANCES AUGUST 31, 2009	
Municipal Alliance	41,023.54
Animal Control	9,179.12
Public Assistance I	2,400.13
K-9	186.45
General Capital	302,516.35
Developers Escrow	12,748.18
POAA	1,348.01
Special Law Enforcement Trust	13,951.84
UCC/LEA Trust	118,968.42
Uniform Fire Safety	17,572.92
Tax Title Lien	58,605.44
Trust Other	49,629.31

He also read the details to date on the storm damage including \$65,000 tree service and labor with help from various towns.

**EMERGENCY &
SERVICES:**

Councilman Michael Santoro was not present and the report will be read next month.

The Fire Report for August, 2009 was read at the November 10, 2009 meeting by Councilman M. Santoro as follows, they responded to 47 Alarms and held two drills.

The Ambulance Report for August, 2009 was read at the November 10, 2009 meeting by Councilman M. Santoro as follows, the Volunteer Crew responded to 15 Alarms and held no drills. The Paid Crew responded to 53 Alarms.

POLICE:

Councilman Ben Angeli read the Police Activity report for August, 2009 as submitted by the Chief as follows:

Adult Arrests	49	Juvenile Arrests	12
Assaults to Police	01	Simple Assault Complaints	03
Harassment Complaints	05	Criminal Mischief Complaints	02
Burglaries	01	Other Investigations & Compl.	73
Robberies	--	Thefts	\$3988.00 10
Motor Vehicle Thefts	01	Stolen Property Recovered	\$2120.00
DWI Arrests	13	Narcotics Arrests	08
Traffic Summonses issued	344	Motor Vehicle Accidents	31
Alarm Activations	49	Injuries from Car Accidents	05
Total crime reports	101	Total Calls for Police Service	710

He also read a Thank You card from Mr. & Mrs. Ciolli regarding the recent storm.

PUBLIC EVENTS:

Councilman William Grover reported that the Halloween Parade will be on

Halloween. He was unable to obtain the Park Commission report. The Shade Tree Commission will be addressed later in the meeting.

PUBLIC WORKS: Councilman Michael Perez reported that the Sewer Department completed seven (7) work requests, weekly trash containers are being emptied and metal being picked up every other week.
The Public Works Department thanked all who assisted with the storm. It took two (2) weeks of work to clean up which delayed regular duties. They are also taking care of abandoned property.

ORDINANCE/PROPERTY: Councilman Stephen Venuto reported that there are seven (7) Resolutions and one (1) Ordinance on for tonight's meeting.

OLD BUSINESS:
Previously Tabled

Ord.2009:24 Ordinance 2009:24 – Amend Ch. 5.36 Responsibility of Landlords
On motion of Councilman M. Perez, seconded by Councilwoman H. Tate with all eyes on the roll call vote as follows:
Councilman M. Perez yes Councilwoman H. Tate yes
Councilman W. Grover yes Councilman S. Venuto yes
Councilman B. Angeli yes Councilman M. Santoro absent
Motion Carried to have this Ordinance Tabled to the September 21, 2009 meeting.

NEW BUSINESS:

Res.2009:159 Resolution 2009:159 – Shade Tree Commission Appointments
On motion of Councilman S. Venuto, seconded by Councilman M. Perez with all eyes on the vote.

RESOLUTION 2009:159

WHEREAS, the Borough of Stratford has a Shade Tree Commission; and
WHEREAS, the Shade Tree Commission was approached by residents to become members;
NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint
Patrick Walsh 5 year term expiring Dec. 31, 2013
Matthew Rebecca 4 year term expiring Dec. 31, 2012
Tracy Thomas 3 year term expiring Dec. 31, 2011
Richard Kite 2 year term expiring Dec. 31, 2010
Troy Casey 1 year term expiring Dec. 31, 2009
as members of the Shade Tree Commission, and as each term expires the renewal will for 5 year membership terms,
FURTHERMORE, BE IT RESOLVED to appoint the following Councilperson for 2009
 William Grover Council Liaison
I, John D. Keenan, Jr., Borough Clerk, of the Borough of Stratford, hereby certify the above resolution was adopted by the Governing Body on September 8, 2009.
John D. Keenan, Jr., R.M.C.

Res.2009:160 Resolution 2009:160 – Authorize Execution of CDBG Year 31 Agreement
On motion of Councilwoman H. Tate, seconded by Councilman S. Venuto with all eyes on the vote.

RESOLUTION 2009:160

THE YEAR 31 COMMUNITY DEVELOPMENT GRANT AGREEMENT

WHEREAS, a cooperative agreement was heretofore entered into between the Borough of Stratford and the County of Camden for the establishment of a cooperative means of conducting certain community development activities; and
WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-4 et seq.) permit local units such as counties and municipalities to enter into agreements for the provision of joint services; and

WHEREAS, the County has achieved “Urban County” status in accordance with the requirements set forth in Title I of the Housing and Community Development Act of 1974, as amended and the Housing and Urban-Rural Recovery Act of 1983; and
 WHEREAS, the County has entered into a grant agreement with the U.S. Department of Housing and Urban Development under Title I of the Housing and Community Development Act, as amended, for an Entitlement Grant; and
 WHEREAS, the Grant is administered for the County by the County’s Community Development Office; and
 WHEREAS, the Borough of Stratford has proposed certain activities to be carried out under the 31st Year Program; and
 WHEREAS, the County has approved funding for eligible project (s) of the Borough of Stratford from said grant and desires the Borough of Stratford to undertake said project(s)
 NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford, that the Year 31 Municipal CDBG Grant Agreement be adopted between the Borough of Stratford and the County of Camden, a copy of the Agreement which is attached thereof; and
 BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon its enactment as provided by law.
 I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on September 8, 2009.
John D. Keenan, Jr., R.M.C.

Res.2009:161 Resolution 2009:161 – Award TSB Quote \$7,480. Emergency Storm Pipe Repair
 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 S. Venuto	yes	Councilwoman H. Tate	yes
Councilman W. Grover	yes	Councilman M. Santoro	absent

RESOLUTION 2009:161

WHEREAS, the borough has been informed of a sink hole in the rear of 8 Temple Avenue; and
 WHEREAS, upon an inspection the rear yard has caved in due to a collapse of the storm pipe which run along the property line; and
 WHEREAS, this being an emergency issue the borough has contacted TSB Associates, Inc. who in the past has completed similar pipe projects as the low quote and/or bidder; and
 WHEREAS, TSB Associates, Inc. has presented a proposal for \$7,480.00 for the pipe replacement from the street to the ravine area where it will discharge,
 NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to award the quote of \$7,480.00 to TSB Associates, Inc.
 I, John D. Keenan, Jr., Borough Clerk, hereby certify this resolution was adopted by the Governing Body on September 08, 2009.
John D. Keenan, Jr., R.M.C.

Res.2009:162 Resolution 2009:162 – Authorize Execution of Special Response Team Interlocal
 On motion of Councilman S. Venuto, seconded by Councilman B. Angeli with all ayes on on the vote.

RESOLUTION 2009:162

WHEREAS, the Borough of Stratford, Somerdale and Magnolia have joined efforts to create a Special Response Team; and
 WHEREAS, the Special Response Team jointly purchased a vehicle known as the Special Response Team Vehicle; and
 WHEREAS, an Interlocal Agreement was executed for the use, care and expenses associated with the said vehicle; and
 WHEREAS, the Interlocal Agreement is being renewed between the cooperating municipalities;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to authorize the execution of the Interlocal Agreement for the Special Response Team Vehicle for the term June 01, 2010 through May 31, 2013.

I, John D. Keenan, Jr., Borough Clerk, here by certify the above resolution was adopted on September 8, 2009.

John D. Keenan, Jr., RMC

- Res.2009:163 Resolution 2009:163 – Authorize Execution of Non-Binding Settlement - Sewer Utility
On motion of Councilman M. Perez, seconded by Councilman S. Venuto with all ayes on the vote.

**RESOLUTION 2009:163
AUTHORIZATION OF THE STRATFORD SEWERAGE AUTHORITY
TO ENTER INTO A NON-BINDING SETTLEMENT**

WHEREAS the Stratford Sewerage Authority is a Third Party Defendant to an action entitled N.J. Department of Environmental Protection v. Almo Anti Pollution Services Corp., it al., in the Superior Court of New Jersey, Burlington County, Docket Number L-00895-02; and WHEREAS the matter is currently in the Alternative Dispute Resolution (ADR) process, to which Stratford Sewerage Authority had elected to proceed as an “opt in” party to the ADR process; and

WHEREAS, the Neutral appointed to oversee the ADR process has apportioned an amount in tons of liability to each party based upon evidence of a nexus of the municipality to the BEMS landfill; and

WHEREAS the Neutral has apportioned a settlement amount to each party engaging in the ADR process based upon the nexus of each party engaging in the ADR process the BEMS landfill; and

WHEREAS the Neutral has requested that each party give authorization to make a settlement offer to the Plaintiffs based upon the amount apportioned to each party engaging in the ADR process;

IT IS on this 8th day of September, 2009 understood and agreed to as follows:

The Stratford Sewerage Authority hereby provides authorization to allow for an offer to be made by the Neutral, on behalf of the Stratford Sewerage Authority, in the form of a global settlement offer to the Plaintiffs, with the amount of \$8,116.00 being apportioned to the Stratford Sewerage Authority for settlement purposes. In the event that the settlement offer is accepted by the Plaintiffs and the parties enter into a formal settlement, the Stratford Sewerage Authority understands that it is committed to and legally bound to pay the settlement funds in the amount of \$8,116.00 The Stratford Sewerage Authority understands that this amount has been apportioned to the Stratford Sewerage Authority by the Neutral and is found to be acceptable and fair.

Stratford Sewerage Authority

By: *John D. Keenan, Jr., RMC*

September 8, 2009

- Res.2009:164 Resolution 2009:164 – Execution of Interlocal with Stratford Ambulance Association
On motion of Councilman M. Perez, seconded by Councilwoman H. Tate with al ayes on the vote.

- Res.2009:165 Resolution 2009:165 – Authorize the Request for Qualifications and Proposals for Redevelopment
On motion of Councilman S. Venuto, seconded by Councilman M. Perez with all ayes on the vote.

RESOLUTION 2009:165

Request for Redevelopment Proposals:

Area 1 – Tax Block 58, Lots 33, 36, 37;

Block 59 and 60

Area 2 – Block 62, Lot 2

Area 3 – Block 116, Lots 14 and 14.04

Issue Date 09/08/2009

I, John D. Keenan, Jr. 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 September, 2009.
John D. Keenan, Jr., RMC

RAFFLE #512 - Philippine Community Center of SNJ Inc.
 LICENSE: On motion of Councilman M. Perez, seconded by Councilwoman H. Tate with all ayes on the vote.

BUSINESS -Global Stations LLC, 1 N. White Horse Pike
 LICENSE: On motion of Councilman M. Perez, seconded by Councilwoman H. Tate with all ayes on the vote. The business license was approved.
 -America Center for East West Science Corp., 9 East Laurel Road
 On motion of Councilman M. Perez, seconded by Councilman B. Angeli with all ayes on the vote. The business license was approved.

APPROVAL Be it resolved to approve payment of bills numbered from #21331 to #21423, Animal
 OF BILLS: Control #1329 to #1332, Manual #19427 to #19429, with various wire and electronic transfers. Check #21364 was replaced with check #19430.

GOOD AND Councilman S. Venuto stated a fee of \$350.00 for the landlord and \$5.00 inspection fees.
 WELFARE: The Solicitor was instructed to create an ordinance to this effect.
 -Agnes Moore of Laureba Avenue stated rentals tend to lead to other rentals.
 -Andrew Schallenhammer of Voorhees stated landlords in this room are not slum landlords
 -Tom Speer of College Circle questioned about property maintenance ordinance.
 -Sam Spino of Union Avenue questioned process and doubted the landlords will not comply.
 -Councilwoman H. Tate stated the fees are high and need to be reviewed.
 -Ken Friedman of Hillside Road stated the fees should be adjusted differently.
 -Councilman B. Angeli inquired to the people if they agree we need an inspection.
 -Ron Berry of Winding Way Road questioned how this fee would solve the current issues. Councilman S. Venuto explained how the person hired will inspect the houses for safety and children.
 -Councilman B. Grover stated this is business that is not being monitored.
 -Donna Tomkinson stated she pays her business fees for business, signs and fire, and rental is a business and needs to pay the fee.
 -Tracy Thomas of Temple Avenue said two (2) adjacent properties now being rented and does not want to become a rental community. If she sells her home in the future, she is worried about selling or having to rent.
 Pat Carmody of Timber Creek Road since 1982 the one next to him has been a rental and has about five (5) rentals in his neighborhood.
 -Tracy Thomas of Temple Avenue stated the benefit of the program would be having a code enforcement helping all of us.
 -Pat Walsh of Meadow Lark Road stated it's a tax deduction
 -John Gentless inquired if the September 21st meeting would be the public hearing?
 -Agnes Moore questioned the term "PUB"
 -Donna Tomkinson – questioned DEP notice from the Citgo Station she received.

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

John D. Keenan, Jr. RMC