

BOROUGH OF STRATFORD
SPECIAL COUNCIL MEETING

APRIL 19, 2010
6:00 p.m.

CALL TO ORDER:

ROLL CALL:

Mayor John Gentless
Council President Michael Santoro
Councilwoman Holly Tate – Late 6:06 PM
Councilman Ben Angeli
Councilman Michael Perez
Councilman Frank Gagliardi
Councilman Dan Bove
Solicitor Anthony P. Costa
Steven Bach, Engineer
John D. Keenan, Jr., R.M.C.

ITEM #1:

Planner Leah Furey Bruder of Bach Associates will be present to meet the Governing Body and answer questions related to her recent proposal for Redevelopment-Rehabilitation of the White Horse Pike.
Leah Bruder, Planner from Bach Associates and Steven Bach were present. Leah spoke about proposal details and the goal of helping get sites to full potential which may include redevelopment and/or rehabilitation. She stated COAH is in flux and plans should be for 20-25% of any housing planned to be COAH compliant but could be changed later. The Solicitor explained the difference of Redevelopment allowing emanate domain, and with rehabilitation where emanate domain is not part of the process. Steve Bach also spoke about planning for the various areas.

ITEM #2:

Ord.2010:03

Ordinance 2010:03 Amend Ch. 3.16 Five-Year Tax Exemption and Abatement Law. 9 Stratford Avenue, B. 59, L. 03 owner has requested a 5 year tax abatement.

The Ordinance was read by title. A motion was made to approve on first reading by Councilman M. Santoro, seconded by Councilman D. Bove with all ayes on the roll call vote as follows:

Councilman M. Santoro	yes	Councilman D. Bove	yes
Councilman B. Angeli	yes	Councilman M. Perez	yes
Councilman F. Gagliardi	yes	Councilwoman H. Tate	yes

MOTION CARRIED

There were inquiries from residents on Item #2 relating to the tax abatement. Councilwoman H. Tate stated she hears the residents, and has an issue with a full tax abatement. The clerk explained the prior tax abatement with Stratford Diner, and the abatement program for the large shopping centers. The Solicitor confirmed that if the property owner ceases to operate or disposes of the property all taxes become due. Councilman B. Angeli spoke in favor of the amendment.

Res. 2010:79

Resolution 2010:79 – Public Hearing for Ord. 2010:03 – May 11th 7:00 PM
On motion of Councilman F. Gagliardi, seconded by Councilman M. Perez with all ayes on the vote.

RESOLUTION 2010:79

PUBLIC HEARING FOR ORDINANCE 2010:03

BE IT RESOLVED, by Mayor and Members of Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, that the 11th day of May, 2010, 7:00 PM set for the date and time of the Public Hearing for Ordinance 2010:03 and;

BE IT FURTHER RESOLVED that final reading and adoption shall be set for the 11th day of May, 2010 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 19th day of April, 2010.

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

ITEM #3: Kennedy Hospital – Fibertech Agreement to allow the installation of a fiber network cable for Kennedy to run from White Horse Pike down Union Avenue, to Central Avenue to East Laurel Road. Fibertech has approval on the State and County roads, but would require the municipality’s authorization to be on Union and Central Avenues. The cable runs on existing poles.
The Solicitor stated he had some more review to accomplish on the Fibertech Agreement. Council agreed they would review this again at their May 6th meeting.

ITEM #4: Health Benefits – Information was emailed to Council to review regarding NJ State health benefits for future employees. Any action would require a resolution.
The clerk stated he had emailed all the information on the various options for health care for future employees. Council has the option to take action at anytime.

ITEM #5: 4th of July – A time to start the parade needs to be agreed upon.
Councilwoman H. Tate spoke about this for the parade on 4th of July. Residents present spoke of the concern with the parade times and conflicts with church. It was agreed the parade would be 1PM. Councilwoman H. Tate expressed her need for up front money to help purchase items for the public events. Council stated they would personally assist and receipts would be submitted for reimbursement to the council people.
-Pat Walsh of Meadow Lark Road read a letter from Steve Easterday of the Stratford Republican Club offering their assistance of man power and financial assistance for the 4th of July festivities and Miss Stratford Pageant. Mr. Easterday could not be present at the meeting. He also offered his DJ services for the Fireworks event on July 3rd.

Other Items Discussed: -Frank Hartman questioned the Solar Panels on the utility poles. The Clerk explained, they were PSE&G poles, and were installed to help meet the NJ State requirement for green energy.
-Councilman F. Gagliardi stated he was continuing to work on the landlord ordinance. He also sated the Library agreed to help fund some borough budget lines to offset the taxes, as well Kennedy how now committed to \$10,000 to help offset police equipment.
-A letter was requested by Councilman F. Gagliardi to the Library to thank them for the kind support. The clerk state he would prepare the letter for the Governing Body to sign.

Resolution 2010:80
Executive Session:

Resolution 2010:80 – Executive Session
On motion of Councilman B. Angeli, seconded by Councilman M. Perez to go into Executive Session for personnel issues.

RESOLUTION 2010:80

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 Council Meeting at 7:00 PM held on the 19th day of April, 2010.

John D. Keenan, Jr., Borough Clerk

ADJOURNMENT:

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

John D. Keenan, Jr., RMC
Borough Clerk