

**STRATFORD BOROUGH COUNCIL AGENDA MEETING
THURSDAY, JULY 09, 2015
7:00 P.M.**

CALL TO ORDER:
STATEMENT OF
ADVERTISEMENT:

Notice of this meeting has been provided to the Courier Post and Central Record 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
MICHAEL MALONEY, COUNCIL PRESIDENT
FRANK HARTMAN, COUNCILMAN
HOLLY TATE, COUNCILWOMAN - Absent
BEN ANGELI, COUNCILMAN
JOHN DUDLEY, COUNCILMAN
DAVID GRAY, COUNCILMAN - Absent
ALBERT OLIZI, SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, POLICE CHIEF - Absent
JEFFREY HANSON, ENGINEER

POLICE CHIEF
REPORT:

Not present – no report.

ENGINEER
REPORT:

The Engineer explained the status of the County Project of Warwick Road paving. Milling and paving has begun now that the 2100 lineal feet of new curbing is completed.

The 2014 Road Project of Winding Way Road including the two extensions have resulted in a change order which is below the threshold. The two manholes still have to be completed.

2015 Road Project of Parkview Road has started concrete work which will take about 3-4 weeks to complete. The second week of August the milling and paving should begin and all completed before school begins.

The ramp at borough hall draft should be completed next week and will be shared with Council.

The pump station generator is on order and this will be a two month job to complete once the equipment is on site.

The Family Dollar basin is not draining. In discussion with the developer they will resubmit to the JLUB. The basin is currently filled and proper notice has been given to the developer. It was confirmed the town should pump it out and lien the property for services rendered.

The Engineer reminded Council in September a project designation should be decided on for the DOT grant application.

PUBLIC
PORTION:

Mike Mangano of Union Avenue inquired to the basin design for Family Dollar and is this a usual type. The Engineer stated this is a common design but soil varies from location to location.

Agnes Moore of Laureba Avenue inquired to the cost of the curbing along Warwick Road. She was upset why some projects get done and others like the removal of trees gets no funding and are dangerous. She was upset funding can not be found

for the trees. Councilman Maloney explained the county found funding to do curbs and Stratford agreed to fund the police for traffic control. The Borough Engineer attempted to explain quantities and pricing on a job and at the end of a project funding could be available. Councilman Maloney explained the curb was missing for about 10 homes which could be \$15,000 for police and \$15,000. for the curbing.

The Mayor explained Tom Reilly from Atlantic City Electric would be present at the Tuesday Council Meeting to review information from the recent storm and power outage.

Mike Mangano of Union Avenue inquired to the sewer RFP which was set for July 10. The Clerk and Solicitor explained the new date to receive bids is now July 28. Mr. Mangano inquired to the 911 Memorial and was the steel at no cost. The Mayor explained the size of the steel was 16" x 18" x 60" and a box column from the north tower wall. He said there was an agreement and in the next few weeks the steel would be picked up in the NY airport hanger. The locations were discussed of War Memorial Park, Fire Hall, Borough Hall or Ambulance. Mr. Mangano inquired if we lost anyone local at 911. It was confirmed no residents died in the incident. The Mayor did confirm 3 EMS went to ground zero that evening. He explained Karen Baxter was working on a mural to put on each wall of the corner at borough hall and spoke about a plaque to be placed at borough hall. Mr. Mangano inquired if the Sterling Bond was two parts now. It was confirmed the bond was two parts. Mr. Mangano inquired about a council committee to review the Christian Academy. The Mayor reported two months ago he met with a developer who had some ideas and the developer was to speak to his team. At this time they are not ready to make an offer. The Mayor explained the two parcels of the property. One being in Stratford and one being in Lindenwold, divided by the creek. He stated two people are looking at it. The Haddonfield site developer who spoke about professional physicians and a rehab site on the office zoned Stratford parcel. The Lindenwold site the County is appraising the parcel to connect it to the other County owned park land.

Agnes Moore of Laureba Avenue spoke about a wire hanging down on Bryant Avenue. She was also concerned with the old 7-11 site which needs cleaning up. The Mayor explained the owner is still receiving rent from 7-11 for the site. She expressed her concern relating to two homes on Stratford Avenue.

Harry Berry of Cornell Avenue expressed his thanks for DPW cleaning up after the storm. He inquired to traffic control when police do it to purchase a remote traffic signal to eliminate one officer at the one end of the street. He also added the Primary Election should be held after the public school has recessed for the summer.

Mr. Krowicki of Saratoga Road inquired to report #5 which was continued from last month relating to his truck in the driveway. The idea of having a waiver permit issued by the police chief was discussed and agreed to by Council. This would be at no cost. The Clerk explained what documents he should bring to the police office.

OLD BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT

Councilwoman Tate and the Redevelopment Committee for Juster/Bradlees had their first meeting with Mr. Juster and the stakeholders on Monday, June 29. The Committee for Laurel Mills is awaiting information from the owner of that site. *Councilman Maloney explained a meeting was held with Councilman Dudley, Councilman Maloney,*

Councilwoman Tate, County Improvement Authority, Juster and his attorney, Kennedy, Rowan, and the Clerk and was very fruitful and lasted about 1.5 hours. Councilwoman Tate will give a full report at the Regular Meeting on Tuesday.

REPORT #2: 2014-15 STREET/ROADS PROJECTS
 Parkview Road Project was awarded at the June meeting. Precon meeting has taken place and work has begun.
 Equipment has been ordered for the sewer pump station upgrade.
 Winding Way and Overhill have been completed with concrete, paving and soil work, punch list being prepared.
 The ramp project at borough hall will be moving up on the list of projects to bid. *See Engineer Report.*

REPORT #3: RFP FOR SALE OF SEWER SYSTEM
 The RFP has been completed, and the legal notices are placed with bids being received July 28 at 10am. Council to make a decision on which RFP and adopt a Resolution at their August 11 meeting if they are moving forward to a referendum question for the sale. *Informational.*

REPORT #4: 9-1-1 MEMORIAL
 Discussions occurred at the last meeting related to the creation of a memorial site which would include a steel artifact piece from the 911 incident. Confirmation should be made related to how the artifact will be picked up, and the possible location of the resting place. *Councilman Angeli inquired to the location. Councilman Hartman stated it should be visible. Councilman Maloney stated what street would allow it to be more visible. It was agreed Laurel would allow more people to see it. Councilman Angeli stated he liked Borough Hall but not in the proposed hole, which was like a cave. There was a concern the fire and ambulance would feel hurt not having it at their site. Councilman Hartman would consult with his two departments of fire and ambulance to confirm they would not be hurt if it was not located at their respective buildings. Discussion about an online survey of the residents was agreed upon.*

REPORT #5: RESIDENTIAL TRUCK PARKING
 At the June 4 Agenda Meeting a resident at 89 Saratoga Road came in regarding his work truck parked in his driveway. It is not permitted based on our code since it has more than 4 tires. The resident was told this would be addressed at the July meeting.
Agreed a waiver procedure would be done by the Police Chief on a year to year period. If no complaints the waiver would continue to be issued.

NEW BUSINESS:

REPORT #6: SHARED SERVICE AGREEMENT/COAH PROFESSIONAL
 At the Agenda Meeting authorization to enter into a Shared Service Agreement with Rutgers University is required. The Agreement is to employ the services of Dr. Robert Burchell who is employed with Rutgers. Dr. Burchell will be assisting in the filing of the Declaratory Judgment Action related to COAH. The initial fee to Rutgers is \$2,000.
The Solicitor explained Dr. Burchell of Rutgers was preparing the report and for other towns participating. The rate for court services if required would be \$235. per hour which was reasonable. This cost would be charged to the Special Emergency Appropriation done earlier this year.

Res.2015:105 *Resolution 2015:105 Authorizing the Shared Service Agreement and the execution of the same and the initial fee of \$2,000.*
A motion was made by Councilman Angeli, seconded by Councilman Dudley with all Council voting aye by roll call vote.

- REPORT #7: CITIZENSHIP PROCLAMATION
Any recommendations for the July 14, 2015 meeting should be made at this time.
No recommendations for this month.
- REPORT #8: ORDINANCES
The following ordinances will be set for action at the July 14 meeting:
Public hearing and final action – No Parking on section of Longwood Drive.
Public hearing and final action – Amend Salary for acting DPW Supervisor.
Informational.
- REPORT #9: RESOLUTIONS
The following resolutions will be ready for action at the July 14 meeting:
Execute Mutual Aid Agreement of Various Depts. with County
Maintenance Liens – completed by DPW for the past month.
Various Chapter 159s – Bullet Proof Vest Grant, DOT Parkview Rd. Grant, and Click It or Ticket
Informational.
- REPORT #10: 2014 AUDIT
The audit has been completed with no findings. A resolution will be required at the July 14 meeting and Mayor and Council will sign the group affidavit that is filed with the NJDCA. *Councilman Maloney stated the annual audit was completed and an exit conference was attended to by the Finance Committee and the Clerk, CFO and the auditor issued a clean opinion. The current fund balance at the end of 2014 dropped \$113,000. from the prior year. The receipt of taxes was \$16,000,000. which was a drop of \$119,000. in taxes. The sewer fund cash and CDs is \$614,000. at the end of the year which was a drop of \$119,000. from 2013. If the sewer fund was used at this rate about 4.8 years there would be no balance left. He did note the seniors do not pay a sewer bill. The sewer rent revenue was \$334,000. The borough aggressively pays their debt down.*
- REPORT #11: STERLING DISTRICT REFERENDUM
Confirmation has been received the Sterling Referendum is set for September 29, 2015. The polling places will be the same as they were for the last Sterling Referendum. Districts 1,3,5 will be at the Senior Center, and 2,4,6 will be at the Justice Facility. They have split the proposal into two parts.
Informational.

COUNCIL

COMMENTS: Councilman Maloney explained the SBCA Fall Fest shredding event will be supervised by SBCA and funded by the recycling grant at under \$500. All residents are welcome to attend. He explained the Teamsters Union meeting was attended by himself, along with Councilman Angeli and Councilman Hartman with the Solicitor. A very successful meeting. The draft of the contract is being reviewed. There is a possibility the contract may be extended from a 3 year to a 5 year contract. He spoke about the recent court ruling related to Morristown Hospital and the town of Morristown, NJ regarding the denial of the hospital of their tax exempt status. The court ruled the hospital failed to meet and it went on to detail points related to significant revenue, and salaries as paid for in the private industry, and the other interested of the hospital with other companies they operate. He said the court agreed with the town and the hospital should pay their fair share of taxes. This is subject to appeal.

Councilman Angeli stated the chief was in need of more temporary stop signs. He also spoke about the ongoing issue of loitering at Veterans Park with liquor bottles and other items.

Councilman Hartman stated the recent storm and trees coming down may open up the town to claims since some residents were denied prior tree removal requests.

Councilman Dudley stated borough hall and police department have no back up generators and Atlantic City Electric stated there are grants available for generators. Councilman Angeli stated he spoke to the police chief about the grants and the chief stated he could find no grant funding available.

Councilman Dudley thanked DPW for their hard work cleaning up after the storm.

The Mayor stated Lou Marchuk made a request Council make the retention period for meeting tapes two years and he also wanted the public to be able to view the meeting minutes prior to approval. He reported Ken Friedman would be reviewing the borough hall phone system for possible expansion of options. He spoke about his attending the 50th Anniversary of Kennedy Hospital event. He spoke about the desire of having NJ American Water Company paving Knoll Road after they are done installing their new water main. The Mayor wanted to know why the VFW was not able to use the borough trailer for the 4th of July parade. The Clerk explained the insurance liability related to a non-borough group utilizing a borough piece of equipment. The Mayor also spoke about his desire to sell a lot on Coolidge Avenue to an adjoining owner for \$5,000.

**GOOD &
WELFARE:**

Agnes Moore of Laureba Avenue inquired about the 75% funding for storm clean up. She also spoke about her concern related to the parking issue on both sides of Stratford Avenue on the first block of Stratford Avenue. She thought there should be no parking on both sides. She inquired to why the other parties were at the Juster meeting. It was explained Councilwoman Tate invited those parties to attend. She inquired to how Mr. Juster was at the meeting. Councilman Maloney responded Mr. Juster was reserved, respective, and had a good dialog. Councilman Dudley stated he thought Mr. Juster was frustrated with his property and he realized it would not be what it was.

Florence Williams of Timber Creek Road inquired to the rules on sheds. The Clerk explained the placement rules.

Howard McCoach of Timber Creek Road inquired to how this incident at 9 Timber Creek Road could be resolved. The Clerk explained the options.

Agnes Moore of Laureba Avenue inquired to the shed on the front lawn of a home on Stratford Avenue. The Clerk explained the situation.

Harry Berry of Cornell Avenue inquired if the deficit in the sewer is due to the empty homes not paying. He was told it was not from the empty homes. He stated the 911 Memorial on Laurel Road was a bad idea and the drivers could get distracted. He commented the 4th of July parade was very nice. He expressed his concern with the activities at Yale Avenue and no one giving respect to the flag when the pledge of allegiance was being done. He suggested nothing start at the field until after this part of the program. He also stated you could not hear those speaking. He thanked the DPW for doing a good job cleaning up after the storm.

Larry DeVaro of Princeton Avenue had questions on the funding of the storm clean up. The Clerk explained.

Jason Clark of Yale Avenue inquired to the process of having a curbside tree trimmed. He was told about the online Shade Tree Commission form.

Mike Mangano of Union Avenue inquired to the town chipper and if we had only one. The Clerk explained there was only one.

Agnes Moore of Laureba Avenue expressed her thanks for the borough clerk Mr. Keenan.

Mike Mangano of Union Avenue inquired to Seasons Pizza donation for the field events on July 4th. It was explained Seasons Pizza has donated their food to the event since the first year they were in business.

ADJOURN: Councilman Angeli made a motion to adjourn, with a second by Councilman Maloney with all Council voting aye.

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