

STRATFORD BOROUGH COUNCIL AGENDA MEETING
THURSDAY, JUNE 04, 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
ALBERT OLIZI, SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, POLICE CHIEF
JEFFREY HANSON, ENGINEER

POLICE CHIEF
REPORT:

The Chief explained the activity for the Month of May.
Motor vehicle stop for DWI where drugs were found in the vehicle.
The dental office on East Laurel Road was broken into by a 46 year old female who had been released at the Kennedy ER and then went across the street to the dental office and kicked the door in. Alarm went off and she was arrested.
On Drexel Avenue a 24 year old was saved from an overdose.
A domestic violence call for an assault on a female. A male was arrested for domestic violence and robbery.
On Memorial Day a BBQ at the Bishop Court Apartments turned into an issue with drunken individuals.
There was a fire at Kennedy which was in the mulched garden bed.
Bus accident near the Laurel Road jug handle.
At Luk Oil a fight involving two ladies.
He presented the monthly code enforcement officer report.
He reported on a traffic study on Pennsylvania Avenue after a resident made a complaint. The average speed result was 17 mph.
He recommended an amendment to the no parking ordinance for a section of Longwood Drive nearest Warwick Road intersection.
He commented to Councilman Dudley on the fine job DPW has been doing on the ballfields this year.
He stated the SAO board has seen a difference for the better this year.

ENGINEER
REPORT:

The Engineer stated the 2014 road program is finishing up with the paving of Overhill Road. He said the patch of the road opening on Sunnybrook Road was done and the patch on Washington Avenue. The contractor is working on a punch list at this time.
The 2015 road program bids are due Tuesday, June 9. The bid award should be ready for action at the meeting that evening.
The precon meeting took place for the pump station project. The generator has been ordered and this job will not begin until July due to the equipment not being received yet.
The RFP for the sewer sale is out.
The ramp design for borough hall is completed. It is now in drafting.
The contractor for the Family Dollar site has stripped the top soil for the basin. The silt fence is temporary until the grass grows. The water has 72 hours to drain from the basin after a storm.
Landscaping on the site will be done in the coming weeks.

Councilman Maloney inquired to the NJ American Water portion of the Parkview Road Project. The Engineer stated it is proposed to be about \$100,000. Councilman Angeli inquired to the cost of blacktop. The Engineer reported about \$85/ton for base material and \$117/ton for top material. Councilman Maloney inquired about Warwick Road. He was told the paving would be done after schools were closed about the third week of June. There was discussion on the need of curbing. Councilman Maloney was going to contact the County.

PUBLIC

PORTION:

Mike Mangano of Union Avenue asked if the Sewer RFP was ready. And what happened if only one bid came in. The Solicitor stated the bid was out and action could be taken with as little as one response. He confirmed the bids would be public and could be reviewed by the public. The Mayor stated there was no recovery period for the utility company and any investment made would be spread across all customers serviced by the utility company. Mr. Mangano inquired to the fee the licensees are charged for renewal. It was explained Stratford charges the state maximum of \$2,500. per license.

OLD BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT

The Bradlees Plan document was executed by the Planner and the original sets have been received and the website has both rehab plans posted. *The Mayor explained Councilwoman Tate set up a meeting with the owner of Bradlees. He inquired about the Laurel Mills site and he was told the owner was working on a plan. He inquired if it was ok for the council committee to be meeting with these owners. The Solicitor responded it was allowed.*

REPORT #2: 2014-15 STREET/ROADS PROJECTS

Parkview Road bid is due the morning of June 09. The engineer should have his recommendation ready by the Agenda Meeting.

A preconstruction meeting was held for Sewer Pump Station Upgrade.

Winding Way has been completed with concrete, paving and soil work, punch list being prepared and Overhill Road concrete work completed, and paving being done.

The extensions to Bonnie Road from Evergreen Road is completed, and the extension to Longwood Drive is completed.

An updated punch list for the pedestrian route project is being worked on by the contractor.

The ramp project at borough hall will be moving up on the list of projects to bid.

Addressed in the Engineer's 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 10 at 10am. Council to make a decision on which RFP and adopt a Resolution before September 1 to place the referendum question on the November 3, 2015 ballot.

Informational.

NEW BUSINESS:

REPORT #4: CITIZENSHIP PROCLAMATION

Any recommendations for the June 09, 2015 meeting should be made at this time.

Councilman Angeli stated the two people this month were Laurie Maloney and Elaine Speer for their work related to the annual Fall Fest.

REPORT #5: 2015 ABC LICENSE RENEWALS

June of every year is when the State of NJ requires the ABC Licenses be renewed. The two active licenses for the liquor store and the bowling alley will be ready for action at the June 09 meeting.

Informational.

REPORT #6: ORDINANCES

The following ordinances will be set for action at the June 09 meeting:

Off-Duty Employment – public hearing and final action.

Added would be the amendment for the no parking on the section of Longwood Drive recommended by the Police Chief.

REPORT #7: RESOLUTIONS

The following resolutions will be ready for action at the June 09 meeting:

Authorization for Estimated 2015 Taxes

Award of Parkview Road Bid

Authorize Engineer Proposal for Parkview Road Management & Inspection Services
Tax Assessor Appointment – for the next term of 4 years, expiring June 30, 2019.
Maintenance Liens – completed by DPW for the past month.
Councilman Maloney confirmed the county tax was estimated at 2.7% increase.

REPORT #8: EXECUTIVE SESSION
Councilman Dudley has requested an Executive Session to review and discuss the incentive to Acting Supervisor for the DPW. #8 Matters Related to the Employment Relationship: Discussion and negotiating regarding an employee’s wages for Acting Supervisor of DPW. This should take approximately 30 minutes. No action at this meeting.

Res.2015:92 Resolution 2015:92 – Executive Session
Councilman Angeli made the motion, seconded by Councilman Dudley with all Council voting aye.

COUNCIL

COMMENTS: Councilman Hartman stated the Mayor received a call from Rowan responding they would not help fund the request for a new fire truck. There has been no answer yet from Kennedy. The Mayor added Mr. Weinstein from Rowan was sorry they could not meet the commitment the borough asked for of them related to assistance for funding the fire truck. The Mayor stated he thinks Kennedy will probably be a no answer similar to Rowan. He explained Kennedy pays \$149,000. in property taxes voluntarily now and Rowan pays about \$50,000. for the amount they agree to last year and the taxes they pay equals about \$150,000. He was unsure Rowan would follow through with a letter in writing.

The Solicitor inquired to Rowan’s reason. The Mayor responded budget constraints. The Solicitor inquired about next year. The Mayor responded no, they can not meet the level of commitment. Councilman Angeli inquired if this was like the door being closed and it being done. The Mayor stated he thought it was done, but mentioned waiting and going back again.

Councilman Dudley reported DPW has requested a new lawnmower be funded in 2016. He discussed sewer back up and the Shade Tree Commission.

Councilman Angeli inquired to the LED replacement project. Councilman Dudley did confirm the one change of turning off and removing the one lamp on Atlantic Avenue beyond the Ambulance building on the border of HiNella near Fox Ridge Apartments, and having installed a new lamp on West Union Avenue in the middle of the street length since no lights are on this one block.

Councilman Maloney reported information related to the SBCA town wide yard sale this Saturday. There are 58 homes and maps are being dispensed along with smart phone apps. 100% of the proceeds go to the Fall Fest. He reported the Teamsters meeting was rescheduled for June 23 where the Council team of Councilmen Hartman, Angeli and himself along with the Solicitor would be in attendance at 7pm. He stated the financial audit would be completed soon and not to expect any surprises. An exit conference would be set up where the Finance Council Committee and management would attend. The Sterling Board bond referendum is set for September 29. A survey was being offered by Sterling to get the feedback from the residents. He spoke about the challenge to find the new polling place at Rowan.

Councilman Angeli spoke about the movie night scheduled for June 27 at Parkview School. He spoke about the paver project at the War Memorial Park. He stated the first phase cost \$8,500. done by Steve Kalinowski, and the second phase has only \$1,500. left of the \$10,000. funded by Kennedy. He stated there has been a request to have the Park Commission for the difference for phase 2 since the estimate to complete it is over \$1,500.

The Solicitor answered if the War Memorial Park is not a park under the responsibility of the Park Commission, then the Park Commission should not do it. Councilman Angeli added the clock project was to be funded by private funds and not the tax payers. The Solicitor confirmed that the Park Commission should stay away from it.

The Mayor stated the cost was about \$5,000. to do the triangled area including a retaining wall. Councilman Angeli confirmed the work had to be done with the \$1,500. left of the Kennedy donation to do the work. The Mayor stated the electric meter box is to be moved away from the clock.

Councilman Angeli spoke about some Eagle Scouts having upcoming community projects.

Councilman Gray stated the new paver walkway was a great touch for the Memorial Day ceremony. He added the next public event was the 4th of July celebration which would be similar to last year.

The Mayor spoke about a craigs list ad about scrapping metal from a Stratford home. He stated he inquired but no one responded. He reported Kennedy is planning on June 25 to celebrate their 50th anniversary. He stated letters went out to property owners around the Coolidge Avenue area asking if they would be interested in buying the vacant borough owned parcels. There was some interest. He also spoke about listing one parcel for sale for \$20,000. to sell to a home builder. The Solicitor recommended to wait since these parcels were part of the original housing plan submitted to the state. The Solicitor did not wish to do something right before the submission to the state in July.

The Mayor reported on pending legislation where the PILOT programs would not be allowed in future redevelopment areas. The new law allowed the schools and county to negotiate with the redeveloper which would take away the advantage of redevelopment and the PILOT programs.

The Mayor spoke about the 911 memorial and that he emailed the Council recently showing the pieces being offered which are artifacts from the World Trade Center incident. They range in size. He spoke about the corner near the borough hall front doors as the location. He stated this would be a great Eagle Scout project. There would need to be transportation provided to get the steel from NYC to Stratford. He recommended the sewer truck be used to assist in this task. He stated an agreement with the entity in charge of the artifacts is required and the borough could not sell it or cut it.

The Mayor reported Farmers Insurance is looking to locate a new office in Stratford. He showed them various spaces such as the old Labor Ready site, Yale Avenue office building, and Quaker Store. He stated he met last week with potential buyers of the Christian Academy. There are 3 developers ready. They have various ideas such as housing, bible school, adult rehab like in Haddonfield, and the wooded area to County Open Space.

The Mayor stated there would be several people present on Tuesday night related to basketball playing in the townhomes on Laureba Avenue.

Agnes Moore of Laureba Avenue spoke about residents need to work things out and get involved.

The Mayor reported the concrete dumpster would be at the borough hall for the month of June.

GOOD &

WELFARE:

Agnes Moore of Laureba Avenue inquired if Mr. Juster was coming in person to the planned meeting. It was confirmed he would be present. She then spoke about the 911 memorial being a good idea but it should be at the War Memorial Park near the fire house which was a better location and visible to drivers. She pointed out Rowan's response related to the borough's request stated they would not be able to at the amount requested. She noted possibly they would commit to a lower level. Councilman Hartman stated the Committee would review again. She then spoke about the old COAH plan. The Solicitor responded the old plan included sites like Laurel Mills Center, Juster and other lots.

Charles Colture of Woodmere Apartments inquires to how Farmer's Insurance would locate in the Quaker Store. The Mayor responded there was parking for up to 10 cars at the Quaker Store.

Mike Krowicki of Saratoga Road was present to speak about a notice he received related to parking his work truck at his home. He confirmed his truck had 6 tires which the code prohibits. Council agreed they would review and respond by the July meeting. He stated he had to take his truck home each night and be ready to report directly to the next job the following day. He stated he worked for a plumbing business.

Mike Mangano of Union Avenue inquired if Councilman Maloney had spoken to Sterling HS. Councilman Maloney stated he did not speak to them regarding the survey but an email was received by the Mayor and forwarded to Council informing them of the online survey related to the school's anticipated improvements. Mr. Mangano stated those residents who signed up for the town wide yard sale on the other side of the White Horse Pike should be given a refund of their fees.

Joe Hahn of Buttonwood Road spoke about the recent primary election and the new polling location and the signage. He stated the signage needed to be better and noted the general election would be darker sooner so the signs really needed to be noticeable. The Clerk stated he would be purchasing new signage.

A motion was made to enter into Executive Session by Councilman Hartman, seconded by Councilman Gray with all Council voting aye.

A motion was made by Councilman Dudley, seconded by Councilman Maloney to come out of Executive Session with all Council voting aye.

ADJOURN:

A motion was made by Councilman Angeli, seconded by Councilman Gray to adjourn the meeting with all Council voting aye.

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