

**STRATFORD BOROUGH COUNCIL AGENDA MEETING
THURSDAY, MAY 07, 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 – Absent
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:

A call to Arlington Avenue where a resident was found with no response. The 65 year old male died of natural causes.
A call to Pep-Boys regarding a fight with a man beating a female. The victim was taken to Kennedy, and the male ran away but caught and arrested.
He reported about drugs being sent to a local business and arrested a male from NY.
There have been a few residents who have had their identity stolen. No connection between the various cases.
At the Goodwill store a call for a possible child kidnapping. After reviewing the video the conclusion was the mother left her child in a shopping cart, and the mother and another shopper were reviewing clothing, and the carts became mixed up, where the child was not seen amongst all the clothing in the cart, and the other shopper began to take the cart with the child not knowing the child was even in the cart. No charges filed.
An unattended death at one of the apartments of natural causes.
There was an updated report related to the RedFlex camera. There have been 455 offenses since it was turned off, which was a 17% increase over the same time period in 2014 when the camera was active.
A complaint was received on Pennsylvania Avenue of speeding vehicles. The speed analyzer was placed on the street for 11 days. The average speed was not confirming a speed issue. The resident was hopeful there was an issue to obtain a speed hump.
On May 17 there will be the annual Sterling HS charity run which will utilize Warwick, Vassar and Atlantic Avenues.
A request was made to amend the ordinance for off-duty police employment to include a fee per day per vehicle of \$125. This will be on the Regular Meeting for introduction.

ENGINEER
REPORT:

An update on the Family Dollar was provided. The second week of April was delayed for start of work. The basin was pumped out last week. The contractor will begin the end of next week or May 18 week.
The RFP for the sewer sale was worked on with Mr. Miller from the Solicitor's office. All the information has been submitted to the Solicitor for completion.
The 2014 Winding Way and Overhill projects have the concrete work done, and this will include the ADA ramp at 102 Union Avenue. The concrete work from Evergreen to Bonnie will also be completed. In that section only 7 aprons were to be replaced and no curbing.
The borough hall ramp will be bid out after the 2015 road project.

The pump station bids came in and the low bid of the 6 was less than the engineer's estimate. The low bidder is a good contractor they have worked with prior. Award is recommended at the Regular Meeting.

A question about the sewer RFP including language about the senior abatement continuing. Council agreed it should be noted in the RFP to have the potential bidders know the desire of the Governing Body is to keep the abatement program in place.

PUBLIC PORTION:

Mike Mangano of Union Avenue inquired to report #3 about the delay in completing the RFP. The Solicitor stated he was working on the draft. The Engineer stated usually there are about 4 utility companies who bid. The Solicitor stated the document should be ready by the end of the month. Mr. Mangano inquired about the disposal of the bicycles. He was told the bikes are donated to the county bike share program.

Agnes Moore of Laureba Avenue inquired if the Sewer RFP would include the senior discount. She was told the RFP does state it is included.

OLD BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT

The Bradlees Plan was finalized last month. The Planner is to have the executed plan to us by end of the week. *Informational.*

REPORT #2: 2014-15 STREET/ROADS PROJECTS

A preconstruction meeting was held for Winding Way and Overhill Road projects which has begun with concrete work along Winding Way. Once concrete work done on Winding Way the contractor will complete concrete work on Overhill Road, followed by paving for both roads.

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

The pump station project bids were received and the engineer has recommended award to Municipal Maintenance Co. of Cinnaminson, NJ in the amount of \$141,860. This action will take place at the Regular Meeting. *Engineer addressed in his report.*

REPORT #3: RFP FOR SALE OF SEWER SYSTEM

The Engineer and Solicitor are working on the draft RFP. RFP to go out the first part of May, and to be received back by July 1 with 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.*

REPORT #4: 2015 BUDGET

The 2015 budget was introduced at the March 11 meeting. The public hearing was held on April 14. An amendment was introduced on April 14. The public hearing for the amendment and final adoption is set for the Agenda Meeting on May 7.

Res. 2015:76

A motion was made by Councilman Angeli, seconded by Councilman Dudley to open the public hearing for the amendment. No one from the public spoke. The Mayor closed the public hearing. A motion was made by Councilman Dudley, seconded by Councilman Maloney to adopt Resolution 2015:76 for the 2015 budget with the amendment. All Council voted aye by roll call vote.

NEW BUSINESS:

REPORT #5: CITIZENSHIP PROCLAMATION

Any recommendations for the May 12, 2015 meeting should be made at this time. *There would be none this month.*

REPORT #6: MASTER PLAN UPDATE – COUNTY PLANNER

As has been discussed the County Planner has offered to assist in the Master Plan Update process with the JLUB and our Planner. A resolution authorizing the County Planner to participate is required and will be ready for the Regular Meeting. *The Mayor did confirm there was a COAH meeting with the JLUB Engineer Mr. Kernan, John Miller, Esq., Councilwoman Tate, the Clerk, the JLUB Chairman Cahill and himself on Monday at 3:30pm.*

REPORT #7: ORDINANCES

The following ordinances will be set for action at the May 12 meeting:

2015 Salary Ordinance – Public Hearing and Final Action.

2015 Bond Ordinance to fund the projects in the 2015 budget. Public Hearing and Final Action.

Special Emergency Appropriation - \$45,000. Master Plan Update and Code Book Update *Adding the amendment for the off-duty employment for the Regular Meeting.*

REPORT #8: RESOLUTIONS

The following resolutions will be ready for action at the May 12 meeting:

100% disabled veteran tax exemption.

Dispose of bicycles released by police. *There is an additional 100% disabled vet and maintenance lien resolution.*

REPORT #9: SPECIAL EVENT APPLICATION

As usual the SBCA has submitted their application for the 2015 Fall Festival. The application has been sent to the Police Chief for review and response. If the response is received in time for the Regular Meeting it will be acted upon then, otherwise it will be ready for the June meeting. *Councilman Maloney added the 5K run/walk is included.*

COUNCIL

COMMENTS:

Councilman Dudley spoke about the Shade Tree Commission having trouble identifying the trees listed in the resident's requests and the possibility of the resident wrapping a ribbon around the tree. He further explained the LED light program and ACE completing their inventory of the town. He explained the CDBG program would fund another 62 lights. The Park Commission would pay for their park lights to be upgraded.

Councilman Gray said he was working on the 4th of July and anyone who has some ideas feel free to let him know. He confirmed Memorial Day was 10am for the ceremony.

Councilman Angeli stated the park commission approved the paver project at the War Memorial Park for the donation from Kennedy in the amount of \$10,000. which was given by them since 2015 is their 50th anniversary in Stratford. It was also stated Ryan Cunningham was involved as part of his Eagle Scout project.

The Mayor asked that a plaque be obtained to thank Kennedy for the donation made of plastic and installed in the garden by Memorial Day.

Councilman Angeli spoke about an idea spot lighting businesses to recognize them. The Solicitor explained his concerns.

Councilman Maloney SBCA would be having the town wide yard sale on Saturday, June 6. The Fall Fest is set for October 3. The balance of the bond was reviewed and it was agreed to allow for a \$100,000. additional amount for changes that may be required for capital projects. This would be reviewed as needed. He requested an Executive Session at the Regular Meeting to give status on the Teamsters Union negotiations. He reported the County budget was completed and the increase to Stratford was about \$20. to the average home. He commented the valuation of the county has dropped by \$6.5 billion since 2009. He confirmed the Hi-Nella delinquent school payments balance has been coming down. By mid-April it was about \$90,000. The Sterling HS budget was dropping about \$8. for the average home, but in Somerdale it was an increase of \$125. per average home. The local school board had an increase of about 5.6%.

The Mayor stated the County Board of Elections is proposing to move voting districts 2, 4 and 6 out of the local schools to Rowan University. There is a county meeting on May 12. He explained the fight to get in and out of Rowan to vote. He did say the county would promote it by mailing info to the voters. He spoke about a bill pending in Trenton to have all Primary Elections to be vote by mail only. He reported Sterling HS was proposing to have the bond vote in September for the referendum. He said to have a voter go from Parkview to Rowan was 3 miles. He asked to write a letter to the county and to have two Class II Police Officers work in the school the election days.

Councilman Angeli said the senior citizens are discouraged to vote.

The Mayor said the goal is to have the polling places in the respective voting districts. The mayor reported he, Councilwoman Tate and Councilman Hartman met with Rowan, and there are informational booklets being sent to Rowan and Kennedy explaining the request of the Governing Body. He said there is a buyer for the old VFW by a heater and air conditioning contractor. The memorial stones at the VFW are to be moved to the Stratford War Memorial Park. He stated SAO and

Park Commission made applications to the County Open Space Grant Commission. There were 39 application and only 30 will be funded. The awards should be out in a month. The Mayor spoke of property the borough owns in the Bryant Avenue area. He would like to offer it for sale to the adjacent owners. He reported Juster was working since August 2014 with Shop Rite, the Price Rite version of Shop Rite. Councilwoman Tate was aware of the proposal. Wakefern the cooperative who owns Shop Rite was involved. They sought 40,000 sq. ft. of space which would have been 1/3 of the Bradlees space. The Performa showed the profit would not occur until year 5 or 6. This was not soon enough for Wakefern so they withdrew their plans at this site. He stated he spoke to the owner of Webers and they will not be opening this year and it is for sale for \$399,000. He stated it was one of the nicest landscaped properties on the Pike. He reported the land owned by TD next to their branch was up for sale for \$650-750,000. which could be a multiuse tenant space. He said it cost \$150,000. to clean this toxic site. He said the Construction Official was completing the inspections for the NIMIT restaurant and should be opening soon. He stated he met with potential buyer for the Christian Academy this past weekend. This was for an adult special needs facility where they would reside onsite. This would be tax exempt. If a new owner would pay taxes it would be about \$80,000. The other idea was to remove the buildings and build a senior citizen complex. Another idea was commercial with open space on the Lindenwold side of the property. Another buyer looked at it for office and commercial and not sure to add buildings to the site with housing on the Lindenwold side of about 20 homes. On May 29 the school operations would end.

Councilman Angeli spoke about the Warwick Road Construction Project. Councilman Dudley spoke about the Atlantic Avenue road paving done. The Police Chief said there was a leaking fire hydrant which was replaced that helped reduce the water issue on Atlantic Avenue. It was agreed to do an eblast to inform residents Warwick Road was a county funded project and if they have complaints to contact the freeholder related to road projects.

**GOOD &
WELFARE:**

Agnes Moore of Laureba Avenue inquired about the Kennedy donation being for a playground. The Mayor responded it could be used for either a park or playground. Councilman Angeli added the Park Commission decided they didn't have a need for park equipment. Mrs. Moore expressed her concern with COAH. The Solicitor explained the requirements to file the declaration with the court and to review our prior housing plan filed with the State. He stated there would be judge assigned to each County.

The Mayor commented Stratford Tire on Berlin Road closed and this could be a potential site.

Mrs. Moore commented her concern with the two empty shopping centers and the possibly COAH units.

Florence Williams of Timber Creek Road inquired about buying other towns' units.

The Mayor commented about the prices of the market rate units being driven down by COAH.

The Solicitor spoke about the Kings Row age restricted development in Haddon Heights along Atlantic Avenue which ended up having COAH units and all worked out well.

The Mayor stated Laurel Springs' COAH units required in the latest State list was 125.

ADJOURN:

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

John D. Keenan, Jr., Borough Clerk