

**STRATFORD BOROUGH COUNCIL AGENDA MEETING  
THURSDAY, NOVEMBER 05, 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  
BEN ANGELI, COUNCILMAN  
JOHN DUDLEY, COUNCILMAN  
DAVID GRAY, COUNCILMAN  
ALBERT OLIZI, SOLICITOR  
JOHN D. KEENAN, JR., BOROUGH CLERK  
STEPHEN MCBRIDE, POLICE SERGEANT  
JEFFREY HANSON, ENGINEER

ENGINEER  
REPORT:

The Family Dollar basin has been filled in, and top soil will follow with hay and seed and silt fence until the grass is established. Trees will be replanted.  
2014 Road Project punch list being finished.  
Parkview Road 2015 Road Project there is a pile of dirt to be removed and punch list items.  
The borough hall ramp project will be done in the Spring.  
The restoration project is being completed from the storm in June.  
The pump station footings have started with one month possibly being done.  
The Mayor inquired to the CDBG excess funding of \$451,000. which is available for shovel ready projects. The Engineer stated he would review.  
There is a sewer change order #1 for \$8,400. which will be charged to the road bond.

PUBLIC  
PORTION:

Agnes Moore of Laureba Avenue inquired to executive session for COAH and update. The Solicitor stated we were working on it, and there is a hearing for January 16, 2016 with a report due December 13. There is a new consultant working on the project which should be done by the end of November. The Solicitor explained all cases to be settled by the Spring and some may be tried. The Solicitor thought Stratford was not a Fair Share Housing target.

Lou Marchuk of Pennsylvania Avenue inquired to Pay to Play. The Solicitor responded Stratford follows the state regulations.

OLD BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT  
Councilwoman Tate will provide an update.  
*Councilwoman Tate stated she will provide a more thorough report at the Regular Meeting. She stated she is waiting for supplemental information from Mr. Sethi. Councilmen Angeli and Hartman have the picture. Juster is working on a plan of what he depicts for his site and is an ongoing negotiation.*

REPORT #2: 2014-2015 STREET/ROADS PROJECTS  
Parkview Road Project paving complete. Punch list items being worked on.  
Equipment has been ordered for the sewer pump station upgrade. Site work to begin.  
Winding Way and Overhill have been completed with concrete, paving and soil work, punch list is being completed by the contractor.  
Borough Hall ramp will be a spring 2016 project.  
Restoration work has begun on the various areas where trees damaged sidewalks, curbing and roads.

NEW BUSINESS:

REPORT #4: CITIZENSHIP PROCLAMATION  
Any recommendations for the November 10, 2015 meeting should be made at this time.  
*There are none for November but for December the recommendation is for Col. Al Bancroft who was the prior Director of Military Affairs for Camden County.*

REPORT #5: ORDINANCES  
Ordinance 2015:16 Amend 2015 Salary Ordinance – Teamsters Contract Employees to have public hearing and final action November 10.  
Mayor has recommended an Ordinance banning the sale of dogs and cats from petshops.  
*The Council discussed the County recommendation for pet shops. Councilman Dudley expressed his concerns where Council would be telling business owners where to get their supplies. It was agreed at this time no action would be taken on this ordinance.*

REPORT #6: RESOLUTIONS  
The following resolutions will be ready for action at the November 10 meeting:  
Maintenance Liens  
Cancellation of unexpended balance of Safe Streets to Transit Laurel Road Project for \$14,059.22.  
Chapter 159 Historic Preservation \$21,780  
Chapter 159 Body Armor \$1,931.30  
Chapter 159 Year End DWI Crackdown \$5,000  
Chapter 159 Bullet Proof Vest \$1931.30  
Chapter 159 Drunk Driving Enforcement Fund \$31,452.19  
Chapter 159 Cops in Shops Winter 2016 (Alcohol Bev. Control) \$4,000  
Pay to Play RFP for 2016 Professional Appointments  
*Informational*

REPORT #7: 2016 UNIFORM CONTRACT  
Every year the uniform contract requires authorization. The contract is to continue with Cunningham 1 Hour Cleaner in the amount of \$4,002. which is part of the PBA contract and is funded in the police operating budget.  
*A resolution will be on agenda for November 10 meeting.*

REPORT #8: JUDGE APPOINTMENT  
The Municipal Court Judge’s appointment expires on November 13, 2015. A resolution of appointment will be on the agenda for November 10 meeting.  
*Informational*

## REPORT #9: EXECUTIVE SESSION – RESOLUTION 2015:172

The topics of discussion is related to Attorney/Client Privilege to discuss regarding status and management related to the Stratford Complaint for Declaratory Judgment Docket No. L2613-15 Civil Action, Relief Pursuant to the Fair Housing Act, NJSA 52:27D-313 and the Mt. Laurel Doctrine. These are all items for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege. No action is to be taken at this meeting. The approximate time of this session should be 30 minutes. A motion was made by Councilwoman Tate, seconded by Councilman Gray with all Council voting aye.

**RESOLUTION 2015:172**  
**A RESOLUTION PROVIDING FOR A MEETING**  
**NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH**  
**THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT,**  
**NJSA 10:4-12**

**WHEREAS**, the Governing Body of the Borough of Stratford is subject to certain requirements of the *Open Public Meetings Act*, NJSA 10:4-6 et seq., and

**WHEREAS**, the *Open Public Meetings Act*, NJSA 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

**WHEREAS**, it is necessary for the Governing Body of the Borough of Stratford to discuss in a session not open to the public certain matters relating to the item or items authorized by NJSA 10:4-12b and designated below:

\_\_\_\_\_ (1) **Matters required by Law to be Confidential**: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_ (2) **Matters Where the Release of Information Would Impair the Right to**

**Receive Funds**: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_ (3) **Matters Involving Individual Privacy**: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_\_\_ (4) **Matters Relating to Collective Bargaining Agreements**: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_\_\_ (5) **Matters Relating to the Purchase, Lease or Acquisition of Real**

**Property or the Investment of Public Funds**: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

\_\_\_\_\_ (6) **Matters Relating to Public Safety and Property**: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

    X     (7) **Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege**: Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer. **The topics of discussion is related to Attorney/Client Privilege discussion related to status and management to the Stratford Complaint for Declaratory Judgment Docket No. L2613-15 Civil Action, Relief Pursuant to the Fair Housing Act, NJSA 52:27D-313 and the Mt. Laurel Doctrine. No action is to be taken at this meeting. The approximate time of this session should be 30 minutes.**

\_\_\_\_\_ (8) **Matters Relating to the Employment Relationship**: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

\_\_\_\_\_ (9) **Matters Relating to the Potential Imposition of a Penalty**: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Stratford, assembled in public session on November 10, 2015 that an Executive Session closed to the public shall be held on November 10, 2015 at approximately 7:00 p.m. in the Justice Facility, 315 Union Avenue, Stratford, NJ for the discussion of matters relating to the specified items designated above.

It is anticipated that the deliberations conducted in Closed Session may be disclosed to the public upon the determination of the Governing Body that public interest will no longer be served by such confidentiality.

The following resolution was duly adopted by the Governing Body of the Borough of Stratford at a public meeting held on November 05, 2015.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on November 05, 2015.

Res.2015:173 Resolution 2015:173 – Transfer Resolution

On motion of Councilman Maloney, seconded by Councilwoman Tate with all ayes on the roll call vote as follows:

Councilman Maloney	yes	Councilman Hartman	yes
Councilwoman Tate	yes	Councilman Angeli	yes
Councilman Gray	yes	Councilman Dudley	yes

MOTION CARRIED

**RESOLUTION 2015:173**

**FROM:**

Insurance Surety	900.00
Gasoline OE	11,387.95
Utility OE	2,500.00

**TO:**

Health Benefit Waiver	214.56
Shade Tree OE	450.00
Ambulance OE	1,123.39
Public Works S & W	10,500.00
Utility – Social Security	2,500.00

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on November 05, 2015.

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

**COUNCIL**

**COMMENTS:** Councilman Maloney stated there should be no incremental expenses at this time, that we are holding the line and don't spend money we don't have committed.

Councilman Maloney congratulated the Mayor Elect and the Council Elect and Councilman Hartman. He thanked the Police Chief for his work related to the leaf machine.

Councilman Dudley explained the Police Chief had the leaf machine weighed and they were lighter and there was no need for Class A or any CDL.

Councilman Maloney confirmed there were a number of people who had to get involved to get this completed and resolved.

The Fall Fest weather was nice, well attended and thanked all the volunteers. The shred event was completed too. The 911 artifact was on display.

Councilman Angeli welcomed the newly elected. He thanked the Police Chief for his assistance in the CDL issue related to the leaf machines. He stated the Miss Stratford Pageant was done well and the young ladies did a great job. He stated the Miss Stratford 2014 was at many events and she truly loved her title.

Councilman Gray stated the Pageant went well. Five young ladies came out. He stated he received great feedback. It was held at Sterling HS. Miss Stratford 2014 was a great help to him, as he stated he was new to running public events. She was terrific and very helpful to all those involved. He reported the Halloween Parade was the same day as the Fall Fest and 14 people came out. It went well with being the same day as the fest and should run the same day every year. It was nice to have the stage for the prize presentations. The Christmas Tree lighting is December 4 at 7:45pm with Santa at the Library and the festivities.

Council Elect Green had nothing to report.

Mayor Elect Keenan commented he attended the Pageant and it was excellent and the MC was good, and he also stated he was at the Fall Fest and commended those involved.

Councilman Hartman commented he was thankful to be re-elected. He stated his veterans group was going on a trip to Holmdel to lay a wreath at the Vietnam Museum and recommended to others to visit the museum which is a very good one.

Councilman Dudley spoke about the monthly Shade Tree meeting and a tree at Meadowlark and Green Valley which is very dangerous.

Councilman Angeli commented some trees overall are needing attention.

Councilwoman Tate welcomed Pat Green and Josh Keenan to the table and to Frank Hartman on his re-election.

The Mayor spoke about the vacant home ordinance in Somerdale. The Solicitor explained the process. The Mayor spoke about the Christian Academy and their DEP review found contents of lead. The former bridal shop may be a pawn shop. He stated at the old 7-11 site an urgent care facility is looking at the site and may have an addition to the building. He stated 7-11 is still under Lease. He explained he took the frame of Mayors from the borough lobby and is getting an estimate for having it redone.

**GOOD &  
WELFARE:**

Mike Mangano of Union Avenue inquired to how much the sewer sale cost Stratford. Councilman Maloney stated there were some costs for legal and would find out and respond back.

Agnes Moore of Laureba Avenue inquired to the pet store ordinance and stated she was not in favor of government dictating to us. The consumer should check out the origin of the pet. She spoke about an old sign at the 7-11 store for Citibank. She stated she spoke to friends to get them out to vote for the sewer sale question.

Councilman Dudley inquired to Mrs. Moore about the LED light completed or not at the end of Wellington Avenue. He stated the LED light project is about 90% complete.

Harry Berry of Cornell Avenue spoke about the condition of the senior building and to review some options.

Lou Marchuk of Pennsylvania Avenue spoke about the quality of the meeting audio on CDs. He inquired about OPRA. The Solicitor stated court is the preferred way. The Solicitor spoke about the email listings and they are a government record that must be given out. The Solicitor explained a case he was involved with where they did not hear from the requester being displeased, and then a suit was filed, so he explained we are trying to save taxpayers money from defending a suit, that is why we offer the record if it is available.

Pat Walsh of Meadow Lark Road spoke of the senior center.

Agnes Moore of Laureba Avenue inquired to the hospital taxes. The Solicitor stated no further info. The Mayor stated the Morristown case was in appeal. The Solicitor stated he would check on that. Councilman Maloney stated Senator Beach and Senator Sweeney were not optimistic.

Frank Hartman spoke about the donations for the 911 artifact. The Mayor stated there was about \$500. collected at the Fall Fest.

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

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

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

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