

**STRATFORD BOROUGH COUNCIL
AGENDA MEETING
THURSDAY, JANUARY 05, 2017
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.

PLEDGE
OF ALLEGIANCE:

ROLL CALL:

MAYOR JOSH KEENAN
DAVID GRAY, COUNCILMAN
JOHN DUDLEY, COUNCILMAN
FRANK HARTMAN, COUNCILMAN
PATRICK GREEN, COUNCILMAN
LINDA HALL, COUNCILWOMAN
TINA LOMANNO, COUNCILWOMAN
JOHN D. KEENAN, JR., BOROUGH CLERK
STUART PLATT, SOLICITOR
STEVEN BACH, ENGINEER
RONALD MORELLO, POLICE CHIEF - Absent

ENGINEER

REPORT: Steven Bach stated he was planning a transition meeting with the former engineer. He was also going to review the priority road list to see what road will best match the grant guidelines for the NJDOT grant. Rolling, Sleepy Hollow and Homestead were the next three streets to be completed in that section of Laurel Mills.

POLICE
CHIEF

REPORT: Will be provided in the future when the chief is present.

PUBLIC

PORTION: John Gentless of Union Avenue inquired to roads being paved. He also inquired to ordinances this month.

Mike Mangano of Union Avenue inquired to the Bradlees site going to settlement. The clerk explained there were some DEP issues being resolved at this time and settlement would happen in the future.

OLD BUSINESS: None.

NEW BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT

Redevelopment Attorney Jim Maley was present. He thanked Council for his reappointment. He explained the Memo of Understanding related with the Laurel Mills site was completed and agreed to by the property owner. He explained further negotiations would occur, and a deposit would be made by the owner to fund future costs of the professionals. He asked Council to take action on a resolution to appoint the property owner as the conditional redeveloper.

A motion was made by Councilman Hartman, seconded by Councilman Green to adopt Resolution 2017:25 to appoint Laurel Mills LLC as the conditional redeveloper. All Council voted aye by roll call vote.

Mr. Maley did stated on the Bradlees site the redevelopment agreement and the pilot program would be negotiated.

REPORT #2: 2016-2017 STREET/ROADS PROJECTS
The 2017 roads were discussed under the engineer report.

REPORT #3: ORDINANCES

REPORT #4: CITIZENSHIP PROCLAMATION

REPORT #5: RESOLUTIONS
Maintenance Liens for abandoned properties; Various CFO Resolutions.
A motion was made by Councilman Gray, seconded by Councilman Green to adopt Resolution 2017:26 to award the police department uniform cleaning contract for 2017 to Cunningham Cleaners as the Police Chief negotiated it. All Council voted aye by roll call vote.

REPORT #6: EXECUTIVE SESSION
Res. 2017:24 The topic of discussion is related to Attorney/Client Privilege to discuss status 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. Tax Appeal AEJ Property, 222 S. White Horse Pike, Block 62, Lot 2. Police Personnel. These items are for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege and #8 Matters relating to the employment relationship. The approximate time of this session should be 30 minutes. Action may be taken after the session.

**RESOLUTION 2017:24
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:** The topic of discussion is related to Attorney/Client Privilege, to discuss status 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. Tax Appeal AEJ Property, 222 S. White Horse Pike, Block 62, Lot 2. Police Personnel. These items are for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege. The approximate time of this session should be 30 minutes. Action may be taken after the session.

X _____ (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 January 05, 2017 that an Executive Session closed to the public shall be held on January 05, 2017 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 January 05, 2017.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on January 05, 2017.

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

Councilman Dudley made a motion to go into Executive Session, with Councilman Hartman making a second and all Council voting aye.

Councilman Green making a motion to come out of Executive Session with Councilwoman Hall making the second and all Council voting aye.

Res:2017:25 Resolution 2017:25 – Appointing Laurel Mills LLC as the Conditional Redeveloper and Authorize Execution of the Memo of Understanding

RESOLUTION 2017:25

RESOLUTION APPOINTING CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.*, as amended and supplemented (“Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, pursuant to Resolution 2011:32, adopted by the Borough Council on March 3, 2011, Block 116, Lots 14 and 14.04 within the Borough were declared a Rehabilitation Area (“Rehabilitation Area”) under the Redevelopment Law; and

WHEREAS, on August 9, 2011, the Borough Council, pursuant to Ordinance 2011:05, adopted the “Laurel Mills Redevelopment/Rehabilitation Plan” (the “Original Redevelopment Plan”), which Original Redevelopment Plan was amended on February 11, 2014 via Ordinance 2014:02 (the “Amended Redevelopment Plan”) covering property including Block 116, Lots 14 and 14.04 (the “Project Site”); and

WHEREAS, the Borough has been in discussion with Laurel Mills, LLC (“Laurel Mills”), regarding redevelopment of the Project Site; and

WHEREAS, Laurel Mills has presented its redevelopment concepts to the Borough, and the Borough and Laurel Mills desire that the Project Site be redeveloped in accordance with the Amended Redevelopment Plan; and

WHEREAS, *N.J.S.A.* 40A:12A-1, *et seq.*, as amended and supplemented, provides for a process for redevelopment entities to enter agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, the parties intend to commence to exclusively negotiate toward formulation of a Redevelopment Agreement to develop the Project Site in accordance with the requirements of the Amended Redevelopment Plan; and

WHEREAS, in such event, the Borough desires to designate Laurel Mills as conditional redeveloper in order to negotiate with Laurel Mills for a period of ninety (90) days in an effort to agree upon a Redevelopment Agreement; and

WHEREAS, the Borough and Laurel Mills desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties’ statement of intent.

NOW, THEREFORE, BE IT RESOLVED, that Laurel Mills is hereby designated as Conditional Redeveloper for the Project Site and the Mayor and Borough Clerk are hereby authorized to execute a Memorandum of Understanding between the Borough and Laurel Mills evidencing the parties’ agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the Project Site.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

ATTEST:

John D. Keenan, Municipal Clerk

THE BOROUGH OF STRATFORD

By: *Josh Keenan, Mayor*

Res.2017:26 Resolution 2017:26 – Police/Cleaners Agreement
 On motion of Councilman Gray, seconded by Councilman Green with all ayes on the roll call vote.

**RESOLUTION 2017:26
 AGREEMENT BETWEEN THE BOROUGH OF STRATFORD AND
 CUNNINGHAM 1 HOUR CLEANER**

To provide for cleaning services for the year 2017 relevant to the below listed employees and specifications:

Cunningham Cleaners agrees to provide for the unlimited dry cleaning and pressing of police uniforms for the below listed police officers of the Stratford Police Department:

- | | |
|----------------------------------|---|
| 1. Chief Ronald Morello | Police uniforms, occasional non-uniforms |
| 2. Det. Sergeant Stephen McBride | Mainly plain clothes, occasional uniforms |
| 3. Detective Mike Williams | Mainly plain clothes, occasional uniforms |
| 4. Detective Tom Farrell | Mainly plain clothes, occasional uniforms |
| 5. Sergeant Robert Kelly | Police uniforms, occasional plain clothes |
| 6. Patrolman Vince Jess | Police uniforms only |
| 7. Patrolman Brett Johnson | Occasional uniforms |
| 8. Patrolman Michael Meyers | Police uniforms only |
| 9. Patrolman John Beasley | Police uniforms only |
| 10. Patrolman Stephen Schmidt | Police uniforms only |
| 11. Patrolman Caleb Speer | Police uniforms only |
| 12. Officer Trish Reibel | Police uniforms only |
| 13. Officer Tina Rauer | Police uniforms only |

The Borough of Stratford agrees to pay a flat rate of \$4002.91 no later than January 14, 2017
 Cunningham 1 Hour Cleaners agrees to provide the quickest practicable turn-around time for garment cleanings.

For the Borough of Stratford

John D. Keenan, Jr., Borough Clerk 01/05/2017

For the Borough of Stratford

Police Chief Ronald Morello 10/25/2016

For Cunningham #1 Cleaners 10/31/2016

COUNCIL

COMMENTS: Councilwoman Hall thanked all residents for their support and looks forward for working on the public events.

Councilwoman Lomanno thanked all residents and stated she was excited to begin work.

Councilman Green reminded the engineer to include in future work the dividing line for Longwood Drive to be installed.

Councilman Gray will begin gathering information to pass on to Councilwoman Hall related to his past experience with directing public events.

Councilman Hartman welcomed the new Council members and stated he hoped this year all Council would continue to work together as they did last year.

The Solicitor thanked Stratford for appointing him as the Solicitor, and stated his partner Eric Riso grew up in Stratford and for Mr. Riso to work for the Borough he grew up in, and for the firm who's office has been in Stratford since 2003, are happy to be working for Stratford.

GOOD

WELFARE: John Gentless of Union Avenue inquired to JLUB applications with Aldi and Garden State Paving. The Clerk confirmed Aldi had an application submitted and the Garden State Paving was completed the prior meeting in December.

Agnes Moore of Laureba Avenue inquired to COAH and it was confirmed the plan was approved by the court.

Mike Mangano of Union Avenue inquired to the time frame of the COAH plan. The Engineer Mr. Bach explained the plan has about 8.5 years left to be valid and provide protection to Stratford from Builder's Remedy Suits. The Solicitor confirmed the plan would be in place until July 2025.

Ben Angeli of Homestead Road thanked the Mayor for his work and his postings on facebook and visiting the local businesses.

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

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