

STRATFORD BOROUGH COUCIL  
AGENDA MEETING  
THURSDAY, JULY 6, 2017  
7:00 P.M.

CALL TO ORDER:

Borough Clerk Ben Angeli called the meeting to order at 7:00 P.M.

STATEMENT OF ADVERTISEMENT:

Mr. Angeli stated that notice of this meeting was provided to the Courier Post and the Central Record and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

PLEDGE OF ALLIGIANCE:

Mayor Keenan led the Pledge of Allegiance and followed with a prayer.

ROLL CALL:

MAYOR JOSH KEENAN  
PATRICK GREEN, COUNCILMAN  
DAVID GRAY, COUNCILMAN  
FRANK HARTMAN, COUNCIL PRESIDENT  
JOHN DUDLEY, COUNCILMAN  
LINDA HALL, COUNCILWOMAN  
TINA LOMANNO, COUNCILWOMAN  
ERIC RISO, SOLICITOR  
STEVEN BACH, ENGINEER  
RONALD MORLELLO, POLICE CHIEF

Borough Clerk Ben Angeli announced a resolution to junk a police car and an appointment to the Parks Commission have been added to the agenda. He announced the executive session will take place at the beginning of the meeting because the Borough Attorney must leave early.

RES. 2017 – 112: 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.

\_\_\_\_\_ (7) ***Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:*** The topic of discussion is related to Attorney/Client Privilege. These items are for #7 of the Executive Session Resolution for matter relating to litigation, negotiations, and the Attorney Client Privilege.

  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 July 6, 2017 that an Executive Session closed to the public shall be held on July 6, 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 July 6, 2017.

Councilman Dudley motioned to approve the Resolution 2017 – 112. Councilman Green seconded the motion, which passed with all ayes on the vote. Councilwoman Lomanno motioned to go to Executive Session. Councilman Gray seconded the motion, which passed with all ayes on the vote. Mr. Angeli announced the session would be approximately fifteen (15) minutes. The Council left the dais at 7:04 P.M. and reconvened at 7:20 P.M.

#### PUBLIC PORTION:

Mayor Keenen called to open the floor for public comment on agenda items. Councilman Hartman motioned to open to the public for agenda items only. Councilwoman Hall seconded the motion, which passed with all ayes on the vote.

Agnes Moore, Laureba Avenue, asked how many attorneys are employed by the Borough. Mr. Dudley explained one firm with multiple attorneys represents the Borough.

Mrs. Moore and Jennifer Tully, Winding Way Avenue, complained about the timing to the Executive Session.

Harry Berry, asked if the properties with maintenance liens are abandoned. Mr. Angeli explained the complexity of dealing with the properties.

Mrs. Moore asked if Ordinance 2017 – 11 had any changes. Mr. Angeli said this was the seconded reading and public hearing. There were no changes to the ordinance. Councilman Hartman motioned to close the public portion for agenda items. Councilwoman Lomanno seconded the motion, which passed with all ayes on the vote

POLICE CHIEF REPORT: Report attached.

ENGINEER REPORT:

Mr. Bach reported that funds are available for the Rolling Road and Sleepy Hollow Road Project. The Council members discussed the timing of the project and other future options with Mr. Bach. The repair of West Atlantic Avenue was also discussed.

EXECUTIVE SESSION MINUTES:

Mr. Angeli stated that he grouped the minutes listed in Resolution 2017:113 by year for approval.

Councilman Dudley motioned to the approve the Executive Session minutes of the following meetings: 6/9/16, 7/7/16, 9/8/16, 11/3/16, 11/9/16, and 12/13/16. Councilman Gray seconded the motion, which passed with four (4) members present voting in favor. Council members Hall and Lomanno abstained.

Councilman Dudley motioned to approve the Executive Session minutes for the following meetings: 1/5/17, 2/9/17, 4/6/17, and 4/11/17. Councilman Green seconded the motion, which passed with all members present voting in favor, with exception of Mr. Green who abstained on the 4/6/17 minutes.

**RESOLUTION 2017:113**

**RESOLUTION AUTHORIZING THE RELEASE OF CERTAIN EXECUTIVE SESSION MEETING MINUTES**

**WHEREAS**, the Stratford Council, as permitted by the Open Public Meetings Act, N.J.S.A. 10:4-6, *et seq.* conducts portions of municipal meetings closed to the public from time to time if permitted by one of the enumerated exceptions in the law; and

**WHEREAS**, in 2016 and 2017, the Borough Council conducted such meeting on the following topics:

<u>Date:</u>	<u>Exemption:</u>	<u>Topic</u>
June 9, 2016	Litigation and Personnel	COAH/Teamster's contract
July 7, 2016	Litigation and Personnel	COAH/ Deputy Clerk
July 8, 2016	Litigation and Personnel	COAH/Court Administrator
October 3, 2016	Litigation and Personnel	COAH/ Deputy Clerk
November 3, 2016	Litigation and Personnel	COAH/Tax Appeal/Court Administrator
November 9, 2016	Litigation and Personnel	COAH/Shade Tree
December 13, 2016	Litigation and personnel	COAH/ Woodmere/Deputy Clerk
January 5, 2017	Litigation and personnel	COAH/Tax Appeal/ Deputy Clerk/Police Matters

February 9, 2017	Personnel	Deputy Clerk
April 6, 2017	Personnel	Deputy Clerk/ Police Matter
April 11, 2017	Personnel	Deputy Clerk/ Police Matter

\* Redactions remain on minutes to be released. Attorney to annually review minutes to determine when/if information may be released.

**WHEREAS**, in accordance with the Open Public Meetings Act, minutes of closed session meetings must be released to the public when:

- With respect to litigation, negotiations, collective bargaining and attorney-client privileged matters, at the conclusion of said litigation or negotiations where, in the opinion of the solicitor, release is appropriate and will not compromise the Borough's ability to engage in future negotiation, reveal litigation tactics or otherwise violate the attorney-client privilege;
- With respect to the acquisition of property at such time as the property is acquired or the acquisition is abandoned;
- With regard to personnel and/or employment relationship matters at such time as the affected employee shall authorize the release of such information, and/or in accordance with South Jersey Pub. Co. v. N.J. Expressway Auth., 124 N.J. 478 (1991);
- With respect to matters required by law to be confidential, public safety, which may affect the receipt of government funds or the imposition of a penalty at such time as the need for confidentiality no longer exists.

**WHEREAS**, the Borough Solicitor reviewed the minutes of closed sessions involving the matters identified above and authorizes release of same, recognizing that certain matters continue to remain confidential for the reasons indicated.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey that Executive Session Meetings heretofore held on the foregoing subjects be and they are hereby released to the public unless redactions have been identified by the Borough Solicitor.

**BE IT FURTHER RESOLVED**, that the Borough Solicitor shall review the above-indicated minutes annually to determine if the need for confidentiality remains and the same shall be released without further action of this Council if and when the Solicitor determines that release is appropriate.

OLD BUSINESS:

ORDINANCE 2017 – 10: AMENDING THE SALARY ORDINANCE

Second reading and public hearing will be held on July 11, 2017.

**ORDINANCE 2017 – 11: ADOPTING AN AMENDMENT TO THE LAUREL MILLS REDEVELOPMENT PLAN FOR BLOCK 116, LOTS 14 AND 14.01.**

Second reading and public hearing will be held on July 11, 2017.

**NEW BUSINESS:**

**REPORT 1: RESOLUTIONS FOR CONSIDERATION**

Mr. Angeli stated CFO and maintenance lien resolutions will be considered for the July 11, 2017 regular meeting.

**REPORT 2: ROAD PROJECT**

Mr. Angeli asserted that the road project was covered in the Engineer's report.

**REPORT 3: SOFTWARE UPDATE**

Mr. Angeli said the current software for landlord registration, and animal, food, and business licensing was outdated and tedious. It will be replaced with modern software that will increase efficiency. Quotes were obtained from Edmunds and Associates and FRA Technologies. FRA Technologies' software was deemed more fitting and affordable for Stratford.

**REPORT 4: TREE WORK**

Mr. Dudley said there was \$15,000 budgeted to address dead or dying trees in the Borough. A quote was received to remove ten (10) trees. Atlantic City Electric agreed to top at least seven (7) trees that were close to wires. The additional \$5,400 will be used to address other hazardous trees throughout the Borough.

**REPORT 5: JUSTICE FACILITY WORK**

Mr. Angeli reported that he was getting estimates to fix the leak the justice facility.

**REPORT 6: CLOCK**

Mr. Angeli suggested an issue with the Borough Clock be addressed as it had been discussed at the last two meetings. Mr. Dudley said fundraising for the clock should remain on hold until Mr. Moffat's \$650 is returned from the resident in charge of previous plaque fundraising. An email confirming that money is owed to Mr. Moffat had been sent by the resident in charge.

**REPORT 7: VFW FAIR VENDORS**

Mr. Angeli reported the VFW had requested the Borough insure the event. Mr. Angeli said it is under review of the insurance company now.

**REPORT 8: ENFORCEMENT OFFICIAL/SOMERDALE VACANT HOME AGREEMENT**

Mr. Angeli asked Council to consider advertising to hire code enforcement official or entertain a shared service with Somerdale, where a ten-year abandoned property shared service already exists.

REPORT 9: PUBLIC DEFENDER

Mr. Angeli reported a new public defender will be hired to replace Mr. Bonfiglio.

REPORT 10: AUDIT EXIT MEETING

Mr. Angeli reported there were no findings on the audit. He complimented Borough CFO John Fabritis.

REPORT 11: CDBG PROGRAM

Mr. Angeli reported there will be \$23,000 in CDBG funding available for new roofs and heaters to residents that met income requirements.

REPORT 12: OFFICE UPDATE

Mr. Angeli complimented the office staff and expressed his appreciation for their knowledge and cooperation. He also thanked members in the Public Works department. Mr. Angeli also discussed the influx of OPRA requests that have been very costly for the Borough.

MAYOR'S APPOINTMENT:

Mayor Keenan appointed Thomas Pirozzi to the Parks Commission for a term taking effective immediately and expiring in 2020.

RESOLUTIONS:

RESOLUTION 2017:114

WHEREAS, there exists vacant property in the Borough of Stratford; and

WHEREAS, the last known record owner has been duly notified to maintain the property; and

WHEREAS, Stratford Contracted Services/Stratford employees to be utilized to maintain the property; and

WHEREAS, the following amount is due for services rendered for June and July 2017:

BLOCK/LOT	SERVICE	AMOUNT
83/11	lawn maintenance	45.00
18/4	lawn maintenance	90.00
19/1	lawn maintenance	90.00
18/11	lawn maintenance	90.00
92/12	lawn maintenance	90.00
98/25	lawn maintenance	90.00
104/11	lawn maintenance	45.00
55/12	lawn maintenance	90.00
55/1	lawn maintenance	90.00
114/15	lawn maintenance	135.00
82/10	reattach front soffit	75.00
78/17	lawn maintenance	90.00
12/9	lawn maintenance	90.00

	Total	1110.00
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NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a lien on the above noted properties for the work completed by the Borough on behalf of the property owner.

Councilman Hartman motioned to approve the Resolution 2017 – 114. Councilman Dudley seconded the motion, which passed with all ayes on the vote.

#### RESOLUTION 2017-115

#### RESOLUTION AUTHORIZING DISPOSING OF POLICE VEHICLE

WHEREAS, the Borough of Stratford owns a 2003 Ford Taurus VIN#1FAFP55253A177161; and

WHEREAS, the Borough of Stratford has no more use for this vehicle; and

WHEREAS, due to the condition, mileage and repairs required of this vehicle to be road worthy, it has no value but junk value at this time,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to junk the Ford Taurus VIN#1FAFP55253A177161.

Councilwoman Lomanno motioned to approve the Resolution 2017 – 115. Councilman Green seconded the motion, which passed with all ayes on the vote.

#### COUNCIL COMMENTS:

- Councilman Gray reported the refurbishment of the hockey courts will begin on July 20, 2017.
- Councilwoman Hall thanked everyone who helped with the parade. Specifically, police, public works, and Mrs. Lomanno.
- Councilwoman. Lomanno commended Councilwoman Hall on the success of the parade and thanked her for her time and effort.
- Councilman Hartman reported on the progress of the 9/11 Memorial. He also commended the office staff of the Borough. Mr. Dudley added how the Borough manages with many less employees than larger towns.

#### GOOD AND WELFARE:



Councilman Hartman motioned to open to the public. Councilman Gray seconded the motion, which passed with all ayes on the vote.

- Agnes Moore asked about the differential of the quotes for the new software. Mr. Angeli informed her it was approximately \$4,000. She inquired about the tree work that was being done throughout the town. Councilman Dudley addressed Mrs. Moore question. She also discussed code enforcement and commended Councilman Hartman on his performance when he was the Code Enforcement Official.
- Jennifer Tully, Winding Way Road, asked about funding for the fireworks. Councilwoman Hall explained that space was a problem along with funding. Mrs. Tully further complained about how the volunteers handled the Fourth of July Celebration. Mr. Angeli and Councilwoman Hall said they were open to suggestions from the public. Agnes Moore stressed that the parade is held every year to celebrate the Fourth of July and the community, not free giveaways and fireworks. She urged naysayers to stay home and volunteer if they think they can do better.
- Harry Berry, Cornell Avenue, asked for clarification on the resolution releasing executive session minutes. Mr. Angeli explained the release process of the minutes. Mr. Barry also inquired about the maintenance liens. Mr. Angeli and Councilman Dudley addressed his questions. Mr. Berry offered suggestions for fundraising for the clock.
- Harry Moffat and Council members discussed the fireworks and other ideas for the Fourth of July.

Mr. Grey motioned to go to Executive Session. Mr. Hartman seconded the motion, which passed with all ayes on the vote. Mr. Angeli announced the session would be approximately fifteen minutes. The Council reconvened after a motion from Councilman Dudley and a second from Councilman Hartman.

Mr. Dudley motioned to adjourn the meeting. Mr. Green seconded the motion, which passed with all ayes on the vote. The meeting adjourned at 10:15 P.M.

Respectfully submitted,

  
Ben Angeli, Borough Clerk