

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, AUGUST 14, 2018  
7:00 P.M.

CALL TO ORDER: Mayor Keenan called the meeting to order at 7:00

PLEDGE OF ALLEGIANCE: Mayor Keenan led the Pledge and said an opening prayer.

STATEMENT OF ADVERTISEMENT: Borough Clerk read the following statement:  
Notice of this meeting has been 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.

ROLL CALL: MAYOR JOSH KEENAN - PRESENT  
FRANK HARTMAN, COUNCIL PRESIDENT- PRESENT  
TOM COLLINS, COUNCILMAN- PRESENT  
PATRICK GILLIGAN, COUNCILMAN- PRESENT  
PATRICK GREEN, COUNCILMAN - PRESENT  
LINDA HALL, COUNCILWOMAN - PRESENT  
TINA LOMANNO, COUNCILWOMAN- PRESENT  
ALEN ARNAUTOVIC, SOLICITOR - PRESENT  
RON MORELLO, POLICE CHIEF - PRESENT  
BEN ANGELI, BOROUGH CLERK - PRESENT

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Gilligan motioned to open the public portion on agenda items only. Hartman seconded the motion, which passed with all members present voting in favor in a voice vote.

There were no comments from the public.

Collins motioned to close the public portion for agenda items. Hall seconded the motion, which passed with all members present voting in favor in a voice vote.

REPORTS:

ORDINANCE & PROPERTY Councilman Patrick Green read the Code Enforcement report as follows:

STRATFORD  
CODE ENFORCEMENT MONTHLY REPORT  
MONTH OF JULY 2018  
FOLLOW UP'S 19  
WARNINGS LETTERS 84  
VIOLATIONS RESOLVED 18  
COMPLAINTS SIGNED 4  
RESPECTFULLY SUBMITTED,  
STEPHEN V. GAGLIARDI  
CODE ENFORCEMENT OFFICER

FINANCE & REVENUE

Councilman Patrick Gilligan read his report as follows:  
Balance as of 6-1-18 – \$1,163,485.65  
Total Receipts - \$3,123,935.41  
Total Disbursements - \$1,842,567.39  
Balance as of 5-31-18 - \$2,444,853.67

Total in other Funds - \$2,483,862.64

EMERGENCY SERVICES

Councilman Frank Hartman read portions of the following reports:

***STRATFORD AMBULANCE ASSOCIATION  
502 W. ATLANTIC AVENUE  
STRATFORD, NJ 08084***

Councilman Frank Hartman  
Director of Emergency Services

August 1, 2018

The Stratford Ambulance Association **Paid Crew** responded to 119 Alarms in the month of **July 2018**, the following is a breakdown of the same:

	<b>Paid</b>	
	<b>Month</b>	<b>Y.T.D.</b>
1. Assault	1	11
2. Bleeding	1	15
3. Cardiac	14	71
4. CVA	5	12
5. Diabetic	0	7
6. Fall	15	102
7. Fire Call	4	22
8. Haz-Mat	0	0
9. Maternity	1	3
10. Medical Emergency	32	224
11. Medical Alarm	3	8
12. MVA	8	50
13. Overdose	2	18
14. Ped/MVA	0	8
15. Psych. Emergency	8	53
16. Respiratory	10	65
17. Seizures	1	22
18. Sick Person	5	25
19. Special Assignment	0	2
20. Unconscious Person	9	65

**Year to Date Calls**

**Paid: 783**

Respectfully Submitted:

Lois Tadley  
Chief-Stratford Ambulance

**STRATFORD AMBULANCE ASSOCIATION**  
**502 W. ATLANTIC AVENUE**  
**STRATFORD, NJ 08084**

Councilman Frank Hartman  
Director of Emergency Services

August 1, 2017

The Stratford Ambulance Association **Volunteer Crew** responded to **17 Alarms** and **1 Drill** in the month of **July 2018**, the following is a breakdown of the same:

	<b>Volunteer</b>	
	<b>Month</b>	<b>Y.T.D.</b>
1. Assault	0	1
2. Bleeding	0	7
3. Cardiac	2	10
4. CVA	0	2
5. Diabetic	1	2
6. Fall	1	6
7. Fire Call	0	2
8. Haz-Mat	0	0
9. Maternity	0	0
10. Medical Emergency	6	35
11. Medical Alarm	0	0
12. MVA	1	9
13. Overdose	0	2
14. Ped/MVA	0	0
15. Psych. Emergency	3	15
16. Respiratory	1	9
17. Seizures	1	2
18. Sick Person	1	3
19. Special Assignment	0	0
20. Unconscious Person	0	5

**Year to Date Calls**  
**Volunteer: 110**

Respectfully Submitted:

Lois Tadley  
Chief-Stratford Ambulance

PUBLIC WORKS & LIGHTING      Councilman Tom Collins read his reports as follows:

## July 2018 Monthly Report

### Public Works

- 1) Cutting of Borough Properties, Parks and Ballfields
- 2) Cutting of Sterling Arms, schools and railroad
- 3) Chipper out two times for the month
- 4) Pot hole repair throughout the town
- 5) Replaced damaged streets sign
- 6) Poured concrete pad at police station for generator
- 7) Set up and break down for July 4<sup>th</sup> Parade
- 8) Trimming of bushes at Sterling Arms
- 9) Metal pick up
- 10) Clean of storm drains

### Activity Report for Utility Department Month of JULY 2018

- Call outs for emergency service: 13
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Sewer line maintenance performed: N/A
- Work requests performed:
  - Replaced light bulbs at the Borough Hall
  - Stapled up “no parking” signs on trees and poles along the July Fourth parade route
  - Placed traffic control markers for the July Fourth parade route
  - Repaired the steps of the trailer for use July Fourth
  - Secured the side garage door of 124 Stratford Ave. and the side door of 116 Berlin Rd.
  - Repaired the faucet handle in the men’s room at the Senior Center
- Regular maintenance activities performed include:
  - Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball fields
  - Clearing of debris from storm drains after rain
  - Bi-weekly town wide metal/appliance collection

### PUBLIC EVENTS



WHEREAS, It has become necessary to amend certain salaries set forth in ordinance 2018-05

NOW, THEREFORE, BE IT ORDAINED by Mayor and Council of the Borough of Stratford, County of Camden, and State of New Jersey that Ordinance 2018-05 is amended as follows:

**Section 1: Delete:**

Court Administrator 59,160.00 to 63,000.00

**Section 1: Add**

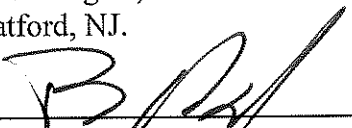
Court Administrator 59,160.00 to 73,000.00

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by any Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 4. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

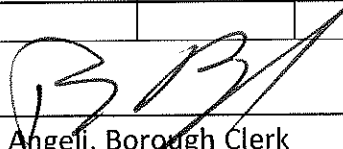
**PUBLIC NOTICE**

Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 10th day of July, 2018 and will be considered for final passage on the 14th day of August, 2018 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

  
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Ben Angeli, Borough Clerk

Notice is hereby given that a public hearing was held for the foregoing ordinance on August 14, 2018. I certify that the foregoing Ordinance 2018:08 was approved for final adoption by the Governing Body of the Borough of Stratford, County of Camden, State of New Jersey at a meeting held on the 14<sup>th</sup> day of August, 2018.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
COLLINS			X				
GILLIGAN			X				
GREEN	X		X				
HARTMAN			X				
HALL			X				
LOMANNO		X	X				

  
\_\_\_\_\_  
Ben Angeli, Borough Clerk

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Josh Keenan, Mayor

Councilman Hartman motioned to open the public hearing on ordinance 2018:05. Councilman Green seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

There were no comments or questions on Ordinance 2018:05.

Councilman Collins motioned to close the public hearing on ordinance 2018:05. Councilwoman Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

Councilman Green motioned to adopt Ordinance 2018:05. Councilwoman Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

NEW BUSINESS:

Councilman Collins at this time stated that he wanted to make a motion to appoint Michaela Bosler as the Deputy Clerk. Ms. Hall seconded the motion with all present voting in favor in a Roll Call Vote.

ORDINANCE 2018:09          AMENDING ORDINANCE 2018:05 ESTABLISHING SALARIES

This is the first reading and introduction, the public hearing for this ordinance will be on September 11, 2018 at 7:00.

**ORDINANCE 2018-09**

**AMENDING ORDINANCE 2018:05 ESTABLISHING SALARIES**

WHEREAS, It has become necessary to amend certain salaries set forth in ordinance 2018-05

NOW, THEREFORE, BE IT ORDAINED by Mayor and Council of the Borough of Stratford, County of Camden, and State of New Jersey that Ordinance 2018-05 is amended as follows:

**Section 1: Delete:**

Class II Officer    \$8.50 to \$16.00 per hour

**Section 1: Add**

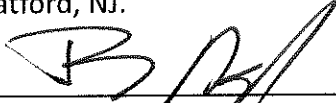
Class II Officer    \$8.50 to \$35.00 per hour

Section 3.    If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by any Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 4.    This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

PUBLIC NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 14<sup>th</sup> day of August, 2018 and will be considered for final passage on the 11<sup>th</sup> day of September, 2018 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.



Ben Angeli, Borough Clerk

Gilligan motioned to approve the introduction of Ordinance 2018:09. Green seconded the motion and all members present voting in favor in a Roll Call Vote.

ORDINANCE 2018:10      AMENDING THE CODE OF THE BOROUGH OF STRATFORD  
TO REVISE CHAPTER 1.08 ESTABLISHING PENALTIES FOR THE  
VIOLATIONS OF ORDINANCES AND REPEALING AND  
SUPERSEDING CERTAIN SECTIONS OF THE CODE CONCERNING  
PENALTIES

This is the first reading and introduction, the public hearing for this ordinance will be on September 11, 2018 at 7:00.

**BOROUGH OF STRATFORD**  
**ORDINANCE 2018:10**  
*Revising Ord. No. 2001:16 § 1, 2001*

**AMENDING THE CODE OF THE BOROUGH OF STRATFORD TO  
REVISING CHAPTER 1.08 ESTABLISHING PENALTIES FOR VIOLATIONS OF  
ORDINANCES AND REPEALING AND SUPERSEDING CERTAIN SECTIONS OF THE CODE CONCERNING  
PENALTIES**

**WHEREAS**, the Legislature has amended N.J.S.A. 40:49-5 authorizing a municipality to increase the amount of money which can be imposed as a penalty for violation of municipal ordinances; and

**WHEREAS**, the Code of the Borough of Stratford contains various penalty provisions and it would be in the best interest of the public to centralize within the Code general penalty provisions.

**NOW THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Stratford, in the County of Camden, as follows:

Section 1.      The Chapter 1.08 of the Code of the Borough of Stratford is hereby amended as follows:

GENERAL PENALTIES FOR VIOLATION OF MUNICIPAL ORDINANCES



A. Superseding all other maximum penalties set forth within the applicable sections of the Stratford Code, one or more of the following penalties may be imposed for violation of a municipal ordinance: fines not exceeding two thousand dollars (\$2000.00) or imprisonment for any term not exceeding 90 days, or for a period of community service not exceeding 90 days for the violation thereof.

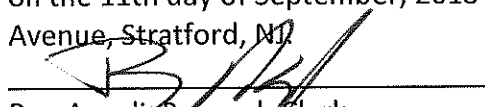
B. For violation of an ordinance pertaining to unlawful solid waste disposal the minimum penalty shall be a fine of \$2,500.00 or a maximum fine of \$10,000.00.

C. Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

D. If the Borough chooses to impose a fine in an amount greater than \$1250.00 for violations of housing or zoning codes it shall provide a 30 day period in which the owner shall be afforded the opportunity to cure or abate the condition and shall also be afforded an opportunity for a hearing before a court of competent jurisdiction for an independent determination concerning the violation. Subsequent to the expiration of the 30 day period, a fine greater than \$1250.00 may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.

#### PUBLIC NOTICE

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Ben Angeli, Borough Clerk

Hall motioned to approve the introduction of Ordinance 2018:10. Lomanno seconded the motion and all members present voting in favor in a Roll Call Vote.

ORDINANCE 2018:11      ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE 3, SPECIAL LAW ENFORCEMENT OFFICERS, SECTION 2.12.100 TO ALLOW FOR THE APPOINTMENT OF SPECIAL LAW ENFORCEMENT OFFICERS CLASS III TO PROVIDE LAW ENFORCEMENT SERVICES IN PUBLIC OR PRIVATE SCHOOLS IN THE BOROUGH OF STRATFORD

This is the first reading and introduction, the public hearing for this ordinance will be on September 11, 2018 at 7:00.

**ORDINANCE 2018:11**

**ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE 3, SPECIAL LAW ENFORCEMENT OFFICERS, SECTION 2.12.100 TO ALLOW FOR THE APPOINTMENT OF SPECIAL LAW ENFORCEMENT OFFICERS CLASS III TO PROVIDE LAW ENFORCEMENT SERVICES IN PUBLIC OR PRIVATE SCHOOLS IN THE BOROUGH OF STRATFORD**

**BE IT ORDAINED BY** the Mayor & Council of the Borough of Stratford, County of Camden, State of New Jersey, that the title of “Special Law Enforcement Officers Class III” be established.

**WHEREAS, N.J.S.A. 40A:14-146.10** authorizes the use of special law enforcement officers to assist the regular police department in the performance of its duties and responsibilities subject to the eligibility criteria and limitations set forth in the *Special Law Enforcement Officer Act*. No special law enforcement officers shall be appointed to any term exceeding one year.

- a. No special law enforcement officer, by virtue of his/her appointment as such, shall be or become a regular member of the police department.
- b. Special law enforcement officers are considered at-will part time employees and can be terminated for cause after adequate hearing, unless the appointment is for four months or less, in which event the appointment may be revoked without cause or hearing. (N.J.S.A. 40A:14-146.14)
- c. Every special law enforcement officer, while on duty, shall abide by all the rules and regulations of the police department and those policies, general order or standard operating procedures established by the Chief of Police.

**WHEREAS, Qualifications:**

No person shall be appointed as a special law enforcement officer Class III unless the person:

- a. Is a resident of the State of New Jersey during his/her term of appointment.
- b. Is able to read, write and speak the English language well and intelligently and has a high school diploma or its equivalent.
- c. Is of sound body and health
- d. Is of good moral character
- e. Has not been convicted of any offense involving dishonesty or that, which would make him/her unfit to serve as a special law enforcement officer.
- f. Must be a retired police officer who has previously served as a duly qualified, fully trained, full-time officer in any municipality or county of this state, or as a member of the New Jersey State Police, and must be living in New Jersey.
- g. Must be retired from that agency in good standing
- h. Be without medical restrictions imposed by a medical disability
- i. Must be less than 65 years of age for appointment.

- j. Must pass a psychological exam.
- k. Must pass a medical exam and have doctor complete Medical Certification Form
- l. Must pass a Drug Test pursuant to Attorney General's Law Enforcement Drug Testing Policy.
- m. Must have an updated background investigation by the Stratford Police Department
- n. Limited Break in Service may not exceed three (3) years.

**WHEREAS, Duties:**

Special Law Enforcement Officers Class III are authorized to exercise full powers and duties similar to those permanent, regularly appointed full-time police officers while providing security at a public or non-public school on the school premise during hours when the public or non-public school is normally in session or when it is occupied by students, staff, teachers or otherwise.

**WHEREAS, Compensation:**

The governing body of the Borough of Stratford shall establish compensation. Compensation shall be determined in accordance with any shared services agreement entered into by the Borough of Stratford and any public or private school within the jurisdiction of Stratford Borough.

**NOW THEREFORE, BE IT ORDAINED**, by the governing body of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

- a. All ordinances and parts of Ordinances that are inconsistent herewith are hereby repealed and superseded.
- b. The various parts, sections and clauses of this Ordinance are hereby declared severable. If any part, sentence, paragraph, section or clause is adjudicated unconstitutional or invalid by a court of competent jurisdiction, shall not affect the remainder of this Ordinance.

**PUBLIC NOTICE**

Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 14<sup>th</sup> day of August, 2018 and will be considered for final passage on the 11<sup>th</sup> day of September, 2018 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

  
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 Ben Angeli, Borough Clerk

Lomanno motioned to approve the introduction of Ordinance 2018:11. Hartman seconded the motion and all members present voting in favor in a Roll Call Vote.

**APPROVAL OF BILLS:**

Animal checks	1773	through	1775	
Manual checks	19852	through	19857	
Payroll checks	48953	through	48954	
Payroll checks	49009	through	49013	and
	49093	through	49094	
Automated checks	32117	through	32221	
And Various electronic transfers				

Green motioned to approve. Collins seconded the motion. Hartman abstained from voting on check #32158. All members present voted in favor in a Roll Call Vote.

#### COUNCIL COMMENTS:

Councilwoman Lomanno congratulated Ms. Bosler and requested that she start attending meetings. She thanked the Chief for his work with the Family Dollar situation. She said that the Sterling cheerleaders were scheduled to do a cleanup project in the Laureba area on 8-23. Councilwoman Hall thanked the police department for their work cleaning up the Laurel Mills shopping center and all the work they are doing with all the road projects. Councilman Collins spoke about the great work the Parks Commission is doing. Councilman Hartman said that Micki would do a great job. He stated that people talk about how we should be following the Somerdale Mayor's example and stated that Council is trying to get several projects going, but every project is being stopped by lawsuits. Councilman Green said that the police are doing a great job on Warwick road with all the construction. He said that there was not much of a delay in the morning.

#### GOOD AND WELFARE:

Hall motioned to open the meeting to the public for Good and Welfare. Lomanno seconded the motion, which passed with all members present voting in favor in a voice vote.

Agnes Moore, Laureba Ave., asked about the pavers that were ordered for the firehouse. Mr. Hartman said that he believed that they would be in soon and she should call the firehouse and ask for an update. She asked why the Bradlees development was on hold and asked how someone can file a suit to keep another business from moving in. She had several questions about the Berlin road area. She said that when she asked why they were cutting down trees on the site and nobody knew about it. She asked if the developer had purchased the property. The Clerk stated that as far as he knows, they do not own the property, but his understanding was that they had some kind of agreement to purchase. Ms. Moore spoke about copies of emails she had and asked about the 4-18 meeting that members of the Governing Body had with Mr. Weisberg. She said that tax abatements were discussed. Councilwoman Lomanno stated that they did not discuss tax abatements, but tax abatements would be on the table for any redevelopment site. Ms. Moore asked about a sub committee being formed for the site and Ms. Lomanno stated that the sub committee would be formed. Ms. Moore asked about affordable housing and stated that the developer was not interested in affordable housing. The solicitor said that the developer may not be aware of the Borough's settlement agreement. Ms. Moore felt that the Borough should know if the property was purchased and the Clerk and the Solicitor stated that it takes several months for the Borough to learn about property being purchased. Ms. Moore asked if the Clerk could find out if the property was purchased and the Solicitor said that the Governing Body would have to direct the Clerk to contact Mr. Weisberg. Ms. Moore asked if we had collected the \$25K from Brandywine and the Clerk stated that the money would be due when Phase one was completed. John Gentless, Union Ave., announced that the Parks Commission and SAO each received \$25K Open Space Grants and stated that Mickey would make a great clerk. Mike Mancini, Winding Way, asked if he could get an update on each site. It was stated that the Brandywine project was being held up by the suit filed by the gas station on the pike. Mr. Hartman stated that the Incollingo's site was being held up by the lawsuit filed by a Borough resident. The Clerk stated that we had not heard from the Colby road developer in awhile. Mr. Hartman stated that the Christian Academy would be going to settlement shortly, but that we had heard that before. Mr. Mancini asked if we were still looking for the spotted black owl n that site.

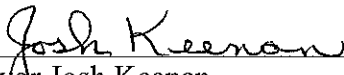
Lomanno motioned to close the Good and Welfare portion of the meeting. Hall seconded the motion and all members present voted in favor in a voice vote

ADJOURN:

Collins motioned to adjourn the meeting and Hartman seconded the motion and all members present voting in favor in a voice vote.

Minutes respectfully submitted by:

  
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Ben Angeli, Borough Clerk

  
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Mayor Josh Keenan