

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
TUESDAY NOVEMBER 13, 2018  
7:00 P.M.

CALL TO ORDER:

THE STRATFORD REGULAR COUNCIL MEETING FOR NOVEMBER 13, 2018

PLEDGE OF ALLEGIANCE AND PRAYER:

STATEMENT OF ADVERTISEMENT:

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  
COUNCIL PRESIDENT FRANK HARTMAN  
TOM COLLINS, COUNCILMAN  
PATRICK GILLIGAN, COUNCILMAN  
PATRICK GREEN, COUNCILMAN  
LINDA HALL, COUNCILWOMAN

TINA LOMANNO, COUNCILWOMAN  
ALEN ARNAUTOVIC, SOLICITOR  
RON MORELLO, POLICE CHIEF  
BEN ANGELI, BOROUGH CLERK

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Motion to go to open public portion on agenda items only

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

Please step up to the podium, state your name and address and sign the sign-in sheet.

Motion to close public portion on agenda items:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

REPORTS:

ORDINANCE & PROPERTY	Councilman Patrick Green
FINANCE & REVENUE	Councilman Tom Collins
EMERGENCY SERVICES	Councilwoman Linda Hall
PUBLIC WORKS & LIGHTING	Councilman Tom Collins
PUBLIC EVENTS	Councilwoman Linda Hall
POLICE	Councilwoman Tina Lomanno

OLD BUSINESS:

ORDINANCE 2018:12 AMENDING ORDINANCE 2018:05 ESTABLISHING SALARIES

Motion to open the public hearing on ORD. 2018:12: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close the public hearing on ORD. 2018:12: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to adopt ORD 2018:12: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

NEW BUSINESS:

ORDINANCE 2018:13 CREATING A KNOX BOX "RAPID ENTRY SYSTEM" IN THE BOROUGH OF STRATFORD

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

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV \_\_\_\_\_

RESOLUTIONS 2018-208 THROUGH 2018-212 WILL BE DONE AS A CONSENT AGENDA  
Council can at this time request to remove any of the resolutions from the consent agenda and they will be voted on separately.

RES. 2018:208 HOLIDAY SCHEDULE

RES. 2018:209 AUTHORIZE BOROUGH CLERK TO ADVERTISE TO RECEIVE PROPOSALS FOR 2019 PROFESSIONALS AND RISK MANAGEMENT CONSULTANT

RES. 2018:210 APPOINT CODE ENFORCEMENT OFFICIAL

RES. 2018:211 APPOINT KRISDEN M. McCRINK AS MUNICIPAL JUDGE

RES. 2018:212 2018 TRANSFER OF FUNDS

MOTION TO APPROVE THE CONSENT AGENDA \_\_\_\_\_ SECOND \_\_\_\_\_ RCV \_\_\_\_\_

APPROVAL OF BILLS:

Animal checks		through		
Manual checks		through		
Payroll checks		through		and
Payroll checks		through		
Automated checks		through		
Various electronic transfers and potential interim payments to				

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

COUNCIL COMMENTS:

GOOD AND WELFARE:

Motion to open the meeting to the public for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

Please step up to the podium, state your name and address and sign the sign-in sheet.

Motion to close the public portion for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

ADJOURN:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_

**ORDINANCE 2018:12**

**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:**

Construction Code Official \$4,500.00 - \$5,000.00

**Section 1: Add**

Construction Code Official \$4,500.00 - \$20,000.00

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 9th day of October, 2018 and will be considered for final passage on the 13th day of November, 2018 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

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

Notice is hereby given that a public hearing was held for the foregoing ordinance on November 13, 2018. I certify that the foregoing Ordinance 2018:12 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 13<sup>th</sup> day of November, 2018.

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

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

\_\_\_\_\_  
Josh Keenan, Mayor

**ORDINANCE 2018:13**

**CREATING A KNOX BOX “RAPID ENTRY SYSTEM”  
IN THE BOROUGH OF STRATFORD**

BE IT ORDAINED by the Borough Council of the Borough of Stratford as follows:

**Section 1: Purpose**

The following subsection requiring the installation of a Knox Box “Rapid Entry System” on new construction structures as noted below, and to establish installation requirements and compliance as determined by the Stratford Fire Chief and Stratford Code Official.

Experience has shown when fires occur in buildings, the Fire Department must make entry into the structure, locate, confine, control and extinguishment the fire. Further, fires within buildings are not always readily evident from the outside when the fire department arrives. Delaying fire department entry into a building can and will allow a fire to grow and make the fire more dangerous. When evidence of a fire is noted from the outside, forcible entry into a building is time consuming and represents a delay in locating and extinguishing the fire. In order to expedite entry into a structure and to aid the Fire Department in the task of extinguishment, the installation of a Knox Box “Rapid Entry System” shall be required on new construction structures and highly recommended on existing businesses as noted below.

**Section 2: Definitions**

**AUTOMATIC DIALER:** a device that automatically dials and/or relays a prerecorded message to a central station or the Fire Department.

**AUTOMATIC FIRE SUPPRESSION SYSTEM:** a system or assembly of piping, valves, controls and sprinklers which are designed and installed to comply with the NFPA standards, which utilized water, foam, CO2 or other as to automatically react to suppress fire.

**CENTRAL STATION:** an office of a private company which remote alarm and supervisory signaling devices are transmitted and where personnel are in attendance at all times to supervise the circuits and investigate signals.

**FIRE ALARM SYSTEM:** equipment which automatically actuates a fire decrease in temperature or activation or a sprinkler system or manually activated device.

**LOCK BOX:** a high security key vault which is under the UL 1610 and the UL 1037 standards, master keyed with a Medeco Biaxial Level 7 or equivalent lock. Locks shall be keyed to the key configuration provided by the Stratford Fire Department.

### **Section 3. Requirement**

A. The owner or person in control of the following types of buildings shall install and maintain a Rapid Entry Key Box of a type approved by the Stratford Fire Chief and Stratford Code Official prior to the issuance of a certificate of occupancy:

- i. All newly constructed buildings within the Borough of Stratford, having automatic alarm system, dialer, Central Station or equipped with an automatic fire suppression system except one and two family owner-occupied dwellings.
- ii. New constructed Multi-family residential structures, including senior citizen apartment/condo complexes that have restricted access through locked doors and have a common corridor for access to the living units.
- iii. New constructed Commercial and industrial buildings identified by the Stratford Fire Chief as difficult to access during emergencies.
- iv. All new constructed high rise buildings, i.e. structures having floors at or above fifty (50) feet above ground level.

B. The owner or occupant of any existing business or structure who decides to install a Rapid Entry Key Box shall be required to comply with the terms of this Ordinance.

### **Section 4. Exemptions**

The following structures are exempt from the mandate to install the Rapid Entry Knox Box System:

- i. Single family structures and multi-family structures that do not meet the requirements set forth in Section 3 above.
- ii. Structures that are staffed 24 hours a day, 365 days a year (which may include but are not limited to nursing homes, hospitals, police stations, fire stations etc.)
- iii. Structures that have 24 hour, 365 day on site security staff or personnel on site
- iv. Schools whether public or private

### **Section 5. Key Box Location:**

A. The Key Box, shall be of a UL type, and approved by the Stratford Fire Chief and Stratford Code Official. The Key Box shall be installed, at or near the recognized public entrance, adjacent to the fire alarm panel, on the exterior of the structure or in a location or locations designated and approved by the Stratford Fire Chief.

B. The box shall be located at a height approved by the Stratford Fire Chief and Stratford Code Official of not less than four (4) feet and not more than ten (10) feet above the final grade. The Key Box is not required to be attached to or monitored by the alarm system, however, this action is recommended. The Knox Box does come equipped with the option to connect to the alarm monitoring system.

#### **Section 6. Knox Box Contents**

Any Knox Box installed pursuant to this Ordinance shall contain the following:

- i. Keys/fobs to locked points of access/egress, whether interior or exterior of such buildings.
- ii. Keys/fobs to all locked rooms and/or panels, including but not limited to mechanical, electrical, sprinkler and alarms.
- iii. Keys to locked elevator rooms and elevator controls.
- iv. Keys/fobs to any fenced or otherwise physically secured area.
- v. Keys/fobs to any other areas, as determined necessary and appropriate, by the Stratford Fire Chief.
- vi. Emergency information card, containing the name(s) and telephone number(s) of emergency contacts for such buildings.

#### **Section 7. Compliance:**

The Fire Sub-code Official shall be responsible for compliance with the section requirements, for all buildings currently under plan review for future construction.

The property owner shall immediately notify the Stratford Fire Chief or his designee and provide the new key(s) when a lock is changed or rekeyed. The updated key shall then be secured in the Knox Box.

#### **Section 8. Penalties:**

Penalties for non-compliance by any building owner, in violation of the provisions of this section, shall be subject to a penalty being assessed after receiving notice by the Stratford Fire Chief and Stratford Code Official.

#### **Section 9. Inconsistency**

All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**Section 10. Invalidity**

If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, all other parts or provisions of this Ordinance shall be considered severable and deemed lawful and enforceable.

**Section 11. Effective Date**

This Ordinance shall take effect immediately after final passage and publication as required 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 13th day of November, 2018 and will be considered for final passage on the 1th day of December, 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

## **RESOLUTION 2018:208**

### **HOLIDAY SCHEDULE**

WHEREAS, the seasonal Holiday of Christmas falls on Tuesday, December 25<sup>th</sup>; and

WHEREAS, the seasonal Holiday of New Year's Day falls on Tuesday, January 1st; and

WHEREAS, both of the Mondays before the Holidays were scheduled as half days for certain Borough employees; and

WHEREAS, the Borough finds it more practical to close the offices on a Monday before a Holiday;

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to have the Administrative Offices, Public Works and Municipal Court closed on Monday, December 24, 2018 and Monday, December 31, 2018,

FURTHERMORE, BE IT RESOLVED that the employees will be paid for the full day.

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on November 13, 2018.

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Ben Angeli, Borough Clerk



**RESOLUTION 2018-209**

**AUTHORIZE BOROUGH CLERK TO ADVERTISE TO RECEIVE  
PROPOSALS FOR 2019 PROFESSIONALS AND RISK  
MANAGEMENT CONSULTANT**

WHEREAS, N.J.S.A. 19:44A-20.5 et seq. was created to regulate "Pay-To-Play" in the branches of NJ government including counties and municipalities; and

WHEREAS, on or after January 1, 2007, the Law prohibits a municipality from awarding contracts with a value in excess of \$17,500. to a business entity that makes certain reportable contributions one year prior to the contract; and

WHEREAS, the contractor can be awarded a contract even though he may have reportable contributions, if the award is made through a "fair and open" process; and

WHEREAS, to be "fair and open" the contract should be advertised to give notice in advance of the contract, and publicly opened and announced when awarded; and

WHEREAS, the minimum requirements of a "fair and open" process are:

- Publicly advertised with sufficient time of 10 calendar days to give notice, and
- Awarded under a process that provides for public solicitation of proposals, and
- Established on the basis of an award and disclosure process documented in writing prior to any solicitation, and

WHEREAS, the notice should include:

- A description of the requested goods or services;
- The time, date, and place proposals must be submitted;
- Contract information for obtaining the proposal document;
- The name of the agency requesting the proposal; and
- A statement that the proposal is being solicited through fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq.

WHEREAS, there are several alternatives in choosing their basis for award under a fair and open process such as:

- Choosing the lowest responsible bidder as in traditional bidding
- The standard used by both state government and the competitive contracting model "most advantageous price and other factors considered".
- Other fair and open process established by the agency

WHEREAS, the bids do not have to be opened and awarded at the same time, do not have to be opened at a public meeting, and can be awarded at a separate time by resolution by the Governing Body with wording stating to a "fair and open" process or a "non-fair and open process"; and

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize the Borough Clerk to advertise to receive proposals for the 2019 year under the "fair and open process" of the pay-to-play law, and have resolutions to awards ready for the Governing Body's Reorganization Meeting to be held on January 2, 2019 for the following services:

BOROUGH ENGINEER  
BOROUGH SOLICITOR  
BOROUGH AUDITOR  
REDEVELOPMENT SOLICITOR  
REDEVELOPMENT PLANNER  
RISK MANAGEMENT CONSULTANT

FURTHERMORE, the following services for the 2019 year will also be included and forwarded to the appropriate Boards such as the Joint Land Use Board to take action at their Reorganization Meeting to be held on January 24, 2019 for the following service:

BOARD ENGINEER  
BOARD SOLICITOR

I, Ben Angeli, Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on November 13, 2018.

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Ben Angeli, Borough Clerk

**RESOLUTION 2018:210**

**APPOINT CODE ENFORCEMENT OFFICIAL**

WHEREAS, the Borough of Stratford has determined that they are in need of a code enforcement official; and

WHEREAS, the recommendation has been submitted to the Governing Body of Stephen V. Gagliardi of 13 College Circle, Stratford, NJ to be reappointed the Code Enforcement Official,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Steven Gagliardi as the Stratford Borough Code Enforcement Official for a term of one year effective November 14, 2018.

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on November 13, 2018.

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Ben Angeli, Borough Clerk

**RESOLUTION 2018:211**

**APPOINT KRISDEN M. McCRINK AS MUNICIPAL JUDGE**

WHEREAS, the Borough of Stratford has determined that they are in need of a Municipal Judge; and

WHEREAS, the recommendation has been submitted to the Governing Body of Krisden M. McCrink to be appointed the Municipal Judge for the Borough of Stratford; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Krisden M. McCrink as the Stratford Borough Municipal Judge for a three-year term effective December 1, 2018.

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on November 13, 2018.

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Ben Angeli, Borough Clerk

**RESOLUTION 2018:212**  
**2018 TRANSFER OF FUNDS**

**NOVEMBER 13, 2018**

**FROM:**

Assessor OE            308.16

**TO:**

PERS                    308.16

I, Ben Angeli, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on November 13, 2018.

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Ben Angeli, Borough Clerk