

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 10, 2019
7:00 P.M.

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

STATEMENT OF ADVERTISEMENT: The Mayor read the following statement:

Notice of this meeting has been provided to the Courier Post and The Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

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

ROLL CALL:

MAYOR JOSH KEENAN – PRESENT
COUNCIL PRESIDENT TINA LOMANNO – PRESENT
TOM COLLINS, COUNCILMAN – PRESENT
PATRICK GILLIGAN, COUNCILMAN – PRESENT
PATRICK GREEN, COUNCILMAN – PRESENT
LINDA HALL, COUNCILWOMAN – PRESENT
FRANK HARTMAN, COUNCILMAN – PRESENT
STUART PLATT, BOROUGH SOLICITOR – PRESENT
VINNY JESS AND FRANK GAGLIARDI, POLICE SERGEANT – PRESENT
CHRIS CONROY, BOROUGH ADMINISTRATOR – PRESENT
MICHAELA BOSLER, ACTING BOROUGH CLERK - PRESENT

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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

- John Gentless – 111 Union Ave. – Questioned if the affordable housing litigation to be discussed in executive session is related to Stratford Square. Questioned who would be in attendance during executive session. Questioned the process of appointing the Affordable Housing Planner.

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

PROCLAMATIONS

- HONORING ORGANIZATIONS' PARTICIPATION IN CLEAN COMMUNITIES PROJECTS IN 2019 – Councilwoman Lomanno, Councilwoman Hall, Councilman Collins, and Councilman Gilligan read the proclamation honoring the Sterling Women's Lacrosse team, Women's Tennis team, Cheerleading team, Allied Health students, and their coaches and teachers for their service and participation in Clean Communities projects in 2019.

REPORTS:

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

New code enforcement officer started 11/18/2019

Total number of issues inspected or re-inspected: 8

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Total number of violations found: 8
•4 of the issues have been abated
•4 are pending follow up
Warning letters issued to property owners: 6
Total number of citations issued: 0

FINANCE & REVENUE

Councilman Patrick Gilligan read the report as follows:

Balance as of 11-1-19 – \$1,490,667.65
Total Receipts – \$3,436,213.95
Total Disbursements – \$2,327,692.97
Balance as of 11-30-19 – \$2,599,188.63
Total in other Funds - \$2,396,403.79

POLICE

Councilwoman Tina Lomanno read the report as follows:

26 Adult arrests,
0 Juvenile arrests,
0 assaults to police,
4 Simple assaults Complaints,
3 Criminal Mischief Complaints,
11 Harassment complaints,
132 Other investigations and complaints,
1 burglaries,
2 robberies,
10 thefts in the amount of \$2,251.00,
\$751.00 in stolen property recovered,
0 motor vehicle thefts,
6 D.W.I. arrests,
10 Narcotics arrests,
405 Traffic summonses issued,
26 Motor vehicle accidents,
1 injuries from accidents
29 Alarm activations,

81 Total crime reports taken
625 total calls for police service
Submitted by Ron Morello, Chief of Police

EMERGENCY SERVICES

Councilman Patrick Gilligan read portions of the following report.

Fire Department

The Stratford Fire Department responded to 31 Alarms 2 Drills in the month
November 2019. The following list is a breakdown of the same:

Dwelling Fires	0
Building Fires	1
Investigations	4
Out of Town Assists	9
Alarm Systems	6
Assist Ambulance, Police, Public	7
Car Fires	0

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Wires, Trees Down	0
Rescues & M.V.A.'s	4
Brush Fires	0
Drills	2

Total man hours on the above alarm drills was 398
Submitted by Stephen Gagliardi, Deputy Chief

Ambulance Association

The Stratford Ambulance Association **Paid Crew** responded to **113 Alarms** in the month of **November 2019**, the following is a breakdown of the same:

	Paid	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	2	22
2. Bleeding	4	52
3. Cardiac	13	99
4. CVA	1	33
5. Diabetic	4	20
6. Fall	14	140
7. Fire Call	4	37
8. Haz-Mat	0	0
9. Maternity	0	5
10. Medical Emergency	30	347
11. Medical Alarm	3	22
12. MVA	4	98
13. Overdose	2	17
14. Ped/MVA	0	10
15. Psych. Emergency	9	82
16. Respiratory	14	127
17. Seizures	1	24
18. Sick Person	2	39
19. Special Assignment	0	0
20. Unconscious Person	6	93

Year to Date Calls

Paid: 1267

Submitted by Lois Tadley, Chief-Stratford Ambulance

The Stratford Ambulance Association **Volunteer Crew** responded to **6 Alarms** in the month of **November 2019**, the following is a breakdown of the same:

	Volunteer	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	1	2
2. Bleeding	1	8
3. Cardiac	0	10
4. CVA	0	1
5. Diabetic	0	1
6. Fall	0	11
7. Fire Call	0	9
8. Haz-Mat	0	0
9. Maternity	0	0
10. Medical Emergency	1	35
11. Medical Alarm	0	2
12. MVA	0	17

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13. Overdose	0	2
14. Ped/MVA	0	1
15. Psych. Emergency	0	21
16. Respiratory	1	11
17. Seizures	1	7
18. Sick Person	0	5
19. Special Assignment	0	0
20. Unconscious Person	1	7

Year to Date Calls

Volunteer: 150

Submitted by Lois Tadley, Chief-Stratford Ambulance

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

Sewer Utility

- Call outs for emergency service: 12
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Work requests performed:
 - Set up courtroom for the election, and restored the room for court use
 - Set up the Borough Christmas tree, checked for burned out bulbs and replaced as needed
 - Took all Borough and Library building fire extinguishers for inspection, and restored them to their respective locations
 - Replaced water damaged ceiling tiles in the Justice Center
 - Installed inlet screen at Winding Way near Green Valley Rd. to meet current DEP requirements
 - Installed white boards and bulletin board at Borough Hall
 - Fixed the accessible swing on the Vassar Park swing set
- Regular maintenance activities performed include:
 - Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball fields
 - Bi-weekly town wide metal/appliance collection

Public Works

- Leaf machines out all day
- 11-11 Leaf machine #1 broke down, put in for repair
- Started fall clean up at Sterling Arms
- Both leaf machines out again
- Fall clean up at Library
- Put up Christmas tree at the War Memorial
- Second leaf machine broke down
- Leaf clean up at the parks, ballfields, and tennis courts
- Picked up 1 ton of cold patch asphalt and ran the town for pot hole repairs

PUBLIC EVENTS

Councilwoman Hall thanked all those who helped with the Tree Lighting – Police, Fire, Mayor and Council, Public Works, Borough Hall. Councilwoman Hall stated she was approached with an idea to have Sterling teams sell ornaments to put on the tree during the event. Reminded everyone that the House Decorating contest will be on December 20th at 6:00 pm. Encouraged residents to support the Fire Hall during their Tree Sale.

OLD BUSINESS:

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- ORDINANCE 2019:19 – AN ORDINANCE AMENDING CHAPTER 1.12, ENTITLED “FEES,” AND CHAPTER 8.20, ENTITLED “BUREAU OF FIRE SAFETY,” OF THE CODE OF THE BOROUGH OF STRATFORD

Hartman motioned to open the public hearing on ordinance 2019:19. Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Hartman motioned to close the public hearing on ordinance 2019:19. Hall seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Hartman motioned to adopt Ordinance 2019:19. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

- ORDINANCE 2019:21 – AN ORDINANCE AMENDING CHAPTER 2.12, ENTITLED “POLICE DEPARTMENT,” OF THE CODE OF THE BOROUGH OF STRATFORD

Lomanno motioned to open the public hearing on ordinance 2019:21. Hall seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Hartman motioned to close the public hearing on ordinance 2019:21. Gilligan seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Lomanno motioned to adopt Ordinance 2019:21. Hall seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

- ORDINANCE 2019:22 – AMENDING ORDINANCE 2019:15 ESTABLISHING SALARIES

Gilligan motioned to open the public hearing on ordinance 2019:22. Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Green motioned to close the public hearing on ordinance 2019:22. Hall seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Lomanno motioned to adopt Ordinance 2019:22. Hall seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

NEW BUSINESS: NONE

RESOLUTIONS:

RESOLUTIONS 2019:259 THROUGH 2019:266 WILL BE DONE AS A CONSENT AGENDA

The Clerk stated that Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately. There were no requests to remove any of the resolutions from the consent agenda and the Clerk read the resolutions by title.

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- RES. 2019:259 – 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. These items are for #7 of the Executive Session Resolution for matter relating to litigation, negotiations, and the Attorney-Client Privilege. Discussion relating to Affordable Housing Litigation and Stratford Square Contract Negotiations.

_____ (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.

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_____ (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 December 10, 2019 that an Executive Session closed to the public shall be held on December 10, 2019 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.

- **RES. 2019:260 – AUTHORIZING THE EXECUTION OF SHARED SERVICE AGREEMENT WITH THE BOROUGH OF BARRINGTON FOR CERTAIN BUREAU OF FIRE PREVENTION SERVICES**

WHEREAS, the Borough of Stratford is in need of certain Bureau of Fire Prevention Services; and

WHEREAS, the Borough of Barrington has offered a Shared Service Agreement for certain Bureau of Fire Prevention services for the term beginning January 1, 2020 through December 31, 2022; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the proper officials of the Borough of Stratford to execute the Shared Service Agreement with the Borough of Barrington for certain Bureau of Fire Prevention services from January 1, 2020 through December 31, 2022.

- **RES. 2019:261 – PROMOTE TEMPORARY EMPLOYEE TO LABORER 1 – JOSEPH TRANTAS**

WHEREAS, the Borough of Stratford has determined that they are in need of promoting a temporary employee to the Laborer 1 position in the Public Works Department and the Sewer Department; and

WHEREAS, the recommendation has been submitted to the Governing Body of Joseph Trantas to be promoted to the Laborer 1 position,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to promote Joseph Trantas to the position of Laborer 1, effective December 10, 2019.

- **RES. 2019:262 – ALLOWING PROPERTY TAX EXEMPTION FOR PERMANENTLY AND TOTALLY DISABLED VETERAN – 7 HILLCREST ROAD**

WHEREAS, an application has been received from Martin L Keck at 7 Hillcrest Road, Block 105, Lot 5, for an exemption from the payment of property taxes; and

WHEREAS, Martin L Keck suffered from a service-connected disability and has been declared 100% permanently and totally disabled by the U.S. Veterans Administration; and

WHEREAS, the Tax Assessor has determined that Martin L Keck. has submitted the required documentation and is entitled to an exemption from property taxes;

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford to place Mr. Keck's property on the Exempt Property List effective October 11, 2019.

FURTHER BE IT RESOLVED that property taxes billed for the 4th quarter 2019 in the amount of \$1,681.12 be canceled and \$63.47 be refunded to Martin and Carol Keck.

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- **RES. 2019:263 – AUTHORIZING BOROUGH ENGINEER TO DESIGN SPECIFICATIONS AND RECEIVE BIDS FOR EVERGREEN ROAD (PHASE II) AND HOMESTEAD ROAD**

WHEREAS, the Borough of Stratford has budgeted capital funding and has been awarded a FY2020 NJDOT Grant in the amount of \$300,000 for road improvements to Evergreen Road (Phase II) and Homestead Road; and

WHEREAS, the design of plans and specifications, and advertisement for bids is required for this road improvement.

NOW, THEREFORE BE IT RESOLVED by Mayor and Council of the Borough of Stratford to authorize the Borough Engineer to begin the design plans and specifications, and to advertise and receive bids for the Evergreen Road (Phase II) and Homestead Road road improvements.

- **RES. 2019:264 – AUTHORIZE PURCHASE OF MATERIALS AND CONSTRUCTION SERVICES TO BUILD RETENTION CONTAINERS FOR ROAD SALT AND COLLECTED RECYCLING MATERIALS FROM HIGH STANDARD CONSTRUCTION INC.**

WHEREAS, the Borough of Stratford is in need of purchasing materials and construction services to build bins for the purpose of retaining road salt and collected recyclable materials per instruction from NJDEP; and

WHEREAS, the Borough has obtained two (2) quotes for said purchase, the most acceptable of which was in the amount of \$7,460.00 from High Standard Construction, Inc of 458 Elwood Avenue, Pitman, NJ 08071; and

WHEREAS, the monetary amount for said purchase was below the bid threshold, thus exempting them from formal bidding under the Local Public Contracts Law; and

WHEREAS, the purchase is necessary to ensure the storage containers are in regulation with NJDEP standards; and

WHEREAS, the purchase will be made contingent on the approval and availability of capital funds; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to purchase materials and construction services associated with the construction of retention containers for road salt and collected recyclable materials from High Standard Construction, Inc of 458 Elwood Avenue, Pitman, NJ 08071; in the amount of \$7,460.00.

- **RES. 2019:265 – CHAPTER 159 – HOLIDAY DWI CRACKDOWN GRANT (\$5,500.00)**

WHEREAS, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

NOW, THEREFORE, BE IT RESOLVED that the Borough of Stratford hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget for the year 2019 in the amount of Five thousand and five hundred dollars and no cents (\$5,500.00) Holiday DWI Crackdown Grant which item is now available pursuant to the provision of statute; and

BE IT FURTHER RESOLVED, that a like sum of Five thousand and five hundred dollars and no cents (\$5,500.00) be and the same is hereby appropriated under the caption of:

HOLIDAY DWI CRACKDOWN GRANT

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BE IT FURTHER RESOLVED, that the above is the result of monies received from the State of New Jersey and was deposited into the proper account.

• RES. 2019:266 – BUDGET TRANSFERS

FROM:		
Group Insurance OE		25,300.00
TO:		
Social Security OE		25,000.00
Water OE		300.00

Hartman motioned to approve the consent agenda. Lomanno seconded the motion and all members present voted in favor in a Roll Call Vote.

APPROVAL OF BILLS:

Animal checks	1833	through	1836		
Manual checks	19929	through	19935		
Payroll checks	51855	and	51638	through	51641
Automated checks	33784	through	33884		
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation, South Jersey Gas, UGI, Purchase Power, and Great American Financial					

Councilwoman Hall abstained from the approval of check 33830.

Gilligan motioned to approve the payment of the bills. Lomanno seconded the motion. All members present voted in favor in a Roll Call Vote.

COUNCIL COMMENTS:

- Councilwoman Hall – Wished Councilman Hartman good luck. Wished everyone a Merry Christmas and Happy New Year.
- Councilman Collins – Good luck to Councilman Hartman. Wished everyone a happy holiday and new year.
- Councilman Hartman – Stated this is his last regular council meeting, as he has resigned for health reasons effective December 31, 2019. Commented on how he has enjoyed his time serving on Council. Wished everyone a Merry Christmas and Happy New Year.
- Councilwoman Lomanno – Thanked Councilman Hartman for all he has done throughout his time on Council. Thanked Councilwoman Hall for her hard work during the tree lighting.
- Councilman Gilligan – Stated it has been an honor to serve on Council with Councilman Hartman. Wished everyone a happy new year.
- Councilman Green – Thanked Councilman Hartman for his service to the town. Wished Councilman Hartman well and everyone a happy new year.
- Mayor Keenan – Thanked Councilman Hartman for all he has done throughout his time on Council.

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GOOD AND WELFARE:

Green 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.

- John Gentless – 111 Union Ave. – Made a comment about advertisements for the Council and JLUB Special Meetings this month.

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

EXECUTIVE SESSION:

Lomanno motioned to go into executive session. Hall seconded the motion and all members present voting in favor in a voice vote.

Lomanno motioned to close executive session. Hall seconded the motion and all members present voting in favor in a voice vote.

No action was taken in Executive session.

All Council members, except Councilman Hartman, that were present before the executive session were present upon return to open session.

- RES. 2019:267 – RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF STRATFORD AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR AFFORDABLE HOUSING PLANNING CONSULTANT SERVICES

WHEREAS, the Borough of Stratford is need of professional planning services related to implementation of and compliance with the Borough's affordable housing settlement and plan; and

WHEREAS, the Borough has received a proposal for services, essential to implementation of the Borough's Court approved affordable housing plan, from LFB Land Planning, prepared by Leah Furey Bruder, PP, AICP, dated November 15, 2019 attached hereto and made a part hereof as Exhibit "A" ("Proposal"); and

WHEREAS, LFB Land Planning provides professional planning services related to implementation and compliance with affordable housing settlements and plans on a professional basis; and

WHEREAS, the Borough has the need to acquire the professional services from LFB Land Planning to be provided hereunder as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and

WHEREAS, it is expected that the value of the services will not exceed \$6,500 in one (1) year; and

WHEREAS, LFB Land Planning has certified that it did not make a reportable campaign contribution during the one-year preceding the award of the Contract pursuant to N.J.S.A. 19:44A-20.8; and

WHEREAS, LFB Land Planning has completed a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the Borough of Stratford in the previous

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one (1) year and that the contract will prohibit LFB Land Planning from making any reportable contributions through the term of the contract; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford, County of Camden and State of New Jersey, that the Borough hereby approves the Proposal with LFB Land Planning, dated November 15, 2019 to provide professional planning services related to the Borough's implementation and compliance with affordable housing settlements and plans for the reasons set forth above; and

BE IT FURTHER RESOLVED that the Proposal and the Business Entity Certification be placed on file with the Resolution; and

BE IT FURTHER RESOLVED that the Clerk shall publish such notice, if any, as required under the law.

Lomanno motioned to approve the resolution. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

- **RES. 2019:268 – AUTHORIZE SOLICITATION OF PROPOSALS FOR REDEVELOPMENT FINANCIAL CONSULTANT THROUGH A FAIR AND OPEN PROCESS**

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 \$17,500.00 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

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NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize the Borough Clerk to advertise to receive proposals for year under the "fair and open process" of the pay-to-play law, and have resolutions to awards ready for the Governing Body's Agenda Meeting/Redevelopment Workshop of January 9, 2020 for the following services:

REDEVELOPMENT FINANCIAL CONSULTANT

Lomanno motioned to approve the resolution. Gilligan seconded the motion and all members present voted in favor in a Roll Call Vote.

GOOD AND WELFARE:

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

- John Gentless – 111 Union Ave. – Questioned the purpose of Affordable Housing Planner and Redevelopment Financial Consultant. Asked for an update on the Bradlees site. Made comments on the County's announced agreement of sale with the redeveloper of Block 62 Lot 2 for a portion of the site.

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

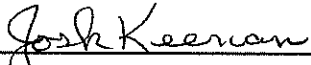
ADJOURN:

Collins motioned to adjourn the meeting at 9:33 p.m.. Hall seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:



Michaela Bosler, Acting Borough Clerk



Mayor Josh Keenan