

STRATFORD BOROUGH COUNCIL  
SPECIAL MEETING MINUTES  
MONDAY, DECEMBER 17, 2019  
7:00 P.M.

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

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

**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.

**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  
MATTHEW WIELICZKO, BOROUGH SOLICITOR – PRESENT  
RON MORELLO, POLICE CHIEF – PRESENT  
CHRIS CONROY, BOROUGH ADMINISTRATOR – PRESENT  
MICHAELA BOSLER, ACTING BOROUGH CLERK – PRESENT

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

- John Gentless – 111 Union Ave. – In regards to report item #1, questioned the scope of work and the purpose for the RFPs.

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.

**OLD BUSINESS:**

- ORDINANCE 2019:20 – ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 53, LOTS 1, 2, 3, 4, 5 and 6 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, et seq.) (“LRHL”)

Hartman motioned to open the public hearing on ordinance 2019:20. Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

- Robert Mintz – on behalf of the Stratwin – noted his attendance during this meeting if he can be of any assistance in answering questions.

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- John Gentless – 111 Union Ave. – Concerned about the number of units in the Fair Share Housing portion of the Redevelopment Plan, on page 19, section 8.3. Questioned why the redevelopment plan switched from commercial to residential. Questioned the origin of this redevelopment project. Questioned if a PILOT agreement will be approved if the redevelopment plan is approved.
- Pam Pellegrini – Redevelopment Planner – Addressed Mr. Gentless’ comments in order: the affordable housing component of this redevelopment plan mimics the fair share housing plan that the Borough agreed upon by court settlement. Stated this redevelopment plan as set up is an overlay, as it keeps in place the zoning of the commercial property. Stated it is common for inquiries to be made to the Borough and Borough officials would reach out to her as the Redevelopment Planner; commented that she in turn would question if the Borough is interested in pursuing redevelopment as a result. Stated any benefits afforded under redevelopment planning, such as a redevelopment or PILOT agreement, is done in negotiations with the Borough, and those agreements are not on this agenda for this meeting. Recommended the adoption of the redevelopment plan to the governing body.
- Robert Mintz – Stated that Stratwin has reached out to Fair Share Housing, and an agreement is drafted with respect to the density of the sites’ location and is awaiting the consideration of Council before finalizing said agreement with Fair Share Housing

Hartman motioned to close the public hearing on ordinance 2019:20. Hall seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Lomanno motioned to adopt Ordinance 2019:20. Gilligan seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

**NEW BUSINESS:**

**REPORT #1 – RFPS FOR RISK MANAGEMENT CONSULTANT AND REDEVELOPMENT FINANCIAL CONSULTANT**

- RFPS for Risk Management Consultant and Redevelopment Financial Consultant will be due on Thursday, January 9, 2020 by 12:00 pm.

**REPORT #2 – SHARED SERVICE WITH BARRINGTON ON HOLD**

- Shared service agreement with Barrington is on hold while the DCA does a review of the ordinance and agreement. A possible amendment may be needed as a result of the review. The change over will not take place until later in the new year.

**RESOLUTIONS:**

**RESOLUTIONS 2019:269 THROUGH 2019:271 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.

• RES. 2019:269 – BUDGET TRANSFERS

FROM:

Court S & W	2,000.00
Public Defender S & W	10.00
Health Benefit Waiver OE	1,656.96
Uniform Fire Safety OE	131.50

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Group Insurance OE                      8,401.54

TO:

Court OE                                      2,000.00  
Property OE                                  7,500.00  
A & E OE                                      2,700.00

- RES. 2019:270 – CANCEL DEBIT BALANCES (\$57.58)

WHEREAS, it is not financially feasible for the Borough of Stratford to collect debit balances less than \$10.00;

NOW, THEREFORE, BE IT RESOLVED by the Stratford Borough Council that debit amounts less than \$10.00 on the attached list will be cancelled to the Current Fund:

- RES. 2019:271 – CANCEL CREDIT BALANCES (\$113.56)

WHEREAS, it is not financially feasible for the Borough of Stratford to return overpayments to those taxpayers that have credit balances less than \$10.00;

NOW, THEREFORE, BE IT RESOLVED by the Stratford Borough Council that credit amounts less than \$10.00 on the attached list will be cancelled to the Current Fund:

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

**COUNCIL COMMENTS:**

- Councilman Green – Wished everyone a safe and happy holiday.
- Councilman Gilligan – Wished everyone a happy holiday.
- Councilwoman Lomanno – Thanked Matthew Wieliczko for filling in as Solicitor for this meeting. Wished everyone a happy holiday.
- Councilman Hartman – Wished everyone a happy new year. Commented on how he will miss serving on Council.
- Councilwoman Hall – Wished everyone a happy new year.
- Councilman Collins – None
- Mayor Keenan – Wished everyone a happy holiday and happy new year.

**GOOD AND WELFARE:**

Hartman 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. – Suggested to Council utilizing the CFO and Tax Assessor in consult. Questioned who bought the cell tower on Block 62 Lot 2. Questioned if JLUB members are allowed in executive session.

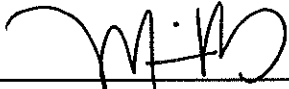
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Lomanno motioned to close the Good and Welfare portion of the meeting. Gilligan seconded the motion and all members present voted in favor in a voice vote.

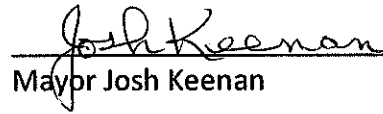
**ADJOURN:**

Collins motioned to adjourn the meeting at 7:26 p.m.. Lomanno 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