

STRATFORD BOROUGH COUNCIL
AGENDA MEETING AGENDA
MARCH 7, 2019
7:00 P.M.

CALL TO ORDER:

The March 7TH, 2019 Stratford Borough Agenda meeting.

PLEDGE OF ALLEGIANCE AND PRAYER:

STATEMENT OF ADVERTISEMENT:

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	COUNCILMAN FRANK HARTMAN
COUNCIL PRESIDENT TINA LOMANNO	ALEN ARNAUTOVIC, BOROUGH SOLICITOR
COUNCILMAN TOM COLLINS	STEVEN BACH, BOROUGH ENGINEER
COUNCILMAN PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF
COUNCILMAN PATRICK GREEN	MICHAELA BOSLER, DEPUTY BOROUGH CLERK
COUNCILWOMAN LINDA HALL	

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Motion to go to open public portion on agenda items only:

Motion: _____ Second: _____ Voice Vote _____

Motion to close public portion on agenda items:

Motion: _____ Second: _____ Voice Vote _____

RES. 2019.64 APPOINT ACTING MUNICIPAL CLERK

Motion: _____ Second: _____ RCV: _____

POLICE REPORT:

ENGINEER REPORT:

APPROVAL OF MINUTES:

OCTOBER 9, 2018	REGULAR MEETING
DECEMBER 6, 2018	AGENDA MEETING
DECEMBER 11, 2018	REGULAR MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS: NONE

NEW BUSINESS:

REPORT #1	ORDINANCE 2019:02, 2019:03, 2019: 04 ON FOR SECOND READING AND HEARING
REPORT #2	ORDINANCE 2019:05 ON FOR FIRST READING
REPORT #3	RESOLUTION AUTHORIZING SHARED SERVICE WITH MAGNOLIA TO PROVIDE REPAIR AND MAINTENANCE TO MUNICIPAL VEHICLES AND PUBLIC WORKS EQUIPMENT
REPORT #4	RESOLUTION AUTHORIZING CHANGE ORDER ON WINDING WAY ROAD PROJECT

REPORT #5 RABIES CLINIC
REPORT #6 BUDGET MEETING DATES

RESOLUTIONS:

RESOLUTIONS 2019:65 THROUGH 2019:73 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 can be voted on separately.

- RES. 2019:65 APPROVING APPLICATION FOR DISTRACTED DRIVER GRANT WITH THE NEW JERSEY DEPARTMENT OF HIGHWAY TRAFFIC AND SAFETY IN THE AMOUNT OF \$5,500.00
- RES. 2019:66 APPROVING REQUEST FOR RELIEF OF MORATORIUM FEE FOR 20 KNOLL ROAD
- RES. 2019:67 DEPOSITORY SIGNATURES
- RES. 2019:68 APPROVING RAFFLE LICENSE RL677 FOR OUR LADY OF GUADALUPE PTA
- RES. 2019:69 APPROVING BINGO LICENSE BL678 FOR OUR LADY OF GUADALUPE PTA
- RES. 2019:70 APPROVING BINGO LICENSE BL679 FOR OUR LADY OF GUADALUPE PARISH
- RES. 2019:71 APPOINTING CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING
- RES. 2019:72 APPOINTING DEPUTY TAX ASSESSOR
- RES. 2019:73 APPROVING APPLICATION FOR PEDESTRIAN SAFETY GRANT WITH THE NEW JERSEY DEPARTMENT OF HIGHWAY TRAFFIC AND SAFETY IN THE AMOUNT OF \$11,225.00

Motion to approve consent agenda
Motion: _____ Second: _____ RCV: _____

COUNCIL COMMENTS:

GOOD AND WELFARE:

Motion to open the meeting to the public for Good and Welfare:
Motion: _____ Second: _____ Voice Vote _____

Motion to close the public portion for Good and Welfare:
Motion: _____ Second: _____ Voice Vote _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote _____

RESOLUTION 2019:64
APPOINTING MICHAELA BOSLER AS ACTING MUNICIPAL CLERK

WHEREAS, the position of the Municipal Clerk in the Borough of Stratford is vacant; and

WHEREAS, according to N.J.S.A. 40A:9-135(b), in the absence of the Municipal Clerk, the Deputy Clerk shall have all the powers of the Municipal Clerk and shall perform the functions and duties of the office; and

WHEREAS, the Deputy Clerk, Michaela Bosler, has been performing the functions and duties of the office of Municipal Clerk during this vacancy; and

WHEREAS, pursuant to N.J.S.A. 40A:9-133(c), the Mayor and Council of the Borough of Stratford seek to appoint the Deputy Clerk as Acting Municipal Clerk for a one (1) year term; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that Michaela Bosler is hereby appointed as the Acting Municipal Clerk for a one-year term effective March 7th, 2019.

BY: _____

JOSH KEENAN, MAYOR

ATTEST:

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

RESOLUTION 2019:65

APPROVING APPLICATION FOR DISTRACTED DRIVER GRANT WITH THE NEW JERSEY DEPARTMENT OF HIGHWAY TRAFFIC AND SAFETY IN THE AMOUNT OF \$5,500.00

WHEREAS, the Borough of Stratford Police Department will apply for a Distracted Driver Grant in the amount of \$5,500.00 with the New Jersey Department of Highway and Traffic Safety; and

NOW THEREFORE BE IT RESOLVED, by Mayor and Council is supportive of the Stratford Police Department's application for a Distracted Driver Grant in the amount of \$5,500.00 with the New Jersey Department of Highway and Traffic Safety.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

RESOLUTION 2019:66
APPROVING REQUEST FOR RELIEF OF MORATORIUM FEE FOR 20 KNOLL ROAD

WHEREAS, the Stratford Borough Code Chapter 12.08, entitled Excavations, Section 12.08.055 Hardship Application allows a resident of the borough who resides on a municipal roadway where a moratorium has been placed to make an application to Mayor and Council to request relief of the moratorium fee; and

WHEREAS, the Mayor and Council has sixty (60) days to respond to this request; and

WHEREAS, Root24, Inc. has been contracted to replace the lateral to the main sewer line at 20 Knoll Road; and

WHEREAS, the contractor must open the municipal road way to replace the lateral to the main sewer line; and

WHEREAS, Knoll Road is a municipal roadway with a moratorium; and

WHEREAS, Julian March of 20 Knoll Road has submitted an application requesting relief of the moratorium fee.

NOW THEREFORE BE IT RESOLVED the Mayor and Council of the Borough of Stratford hereby approve the request for relief of the moratorium fee submitted by Julian March of 20 Knoll Road.

BY: _____

JOSH KEENAN, MAYOR

ATTEST: _____

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

RESOLUTION 2019:67
DEPOSITORY SIGNATRUES

WHEREAS, the Borough of Stratford is required to submit certification to 1st Colonial Bank when a change in depository signatures occurs; and

NOW THEREFORE BE IT RESOLVED banks shall honor checks and drafts on borough funds with the signatures of any two of the following officials in the Borough of Stratford:

Josh Keenan
John Fabritiis
Michaela Bosler
Chris Conroy

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Stratford hereby certify this change in depository signatures for accounts held by the Borough of Stratford.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

RESOLUTION 2019:68

**APPROVING RAFFLE LICENSE RL677 FOR
OUR LADY OF GUADALUPE PTA**

WHEREAS, The Our Lady of Guadalupe PTA has applied for and received an identification number 483-5-38843 allowing The Our Lady of Guadalupe PTA the ability to apply for a raffle license requesting proper approval; and

WHEREAS, The Our Lady of Guadalupe PTA has properly completed the raffle license application and at least 7 days have elapsed between the time the application was filed and the time that the application was submitted to the Governing Body for approval and for the Governing Body to issue their Findings and Determination; and

WHEREAS, the application, Findings and Determination form and a check payable to the Legalized Games of Chance Control Commission (LGCCC) in the amount of \$20.00 will be forwarded to the LGCCC within three days of the Governing Body's action; and

WHEREAS, that 15 days will elapse between the time the municipality forwards the application to the LGCCC and the date the license is issued to the applicant; and

WHEREAS, the Borough Clerk has reported that the legal preliminaries have been strictly complied with; and

WHEREAS, the issuing of such licenses is contingent on the LGCCC not returning the application for any reason;

NOW, THEREFORE, BE IT RESOLVED that the Borough Council be and is hereby authorized to issue a Raffle license numbered RL677 to the Our Lady of Guadalupe PTA for the raffle taking place on March 23, 2019.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

**APPROVING BINGO LICENSE BL678 FOR
OUR LADY OF GUADALUPE PTA**

WHEREAS, Our Lady of Guadalupe PTA has applied for and received an identification number 483-5-38843 allowing Our Lady of Guadalupe PTA the ability to conduct games of bingo with proper approval; and

WHEREAS, Our Lady of Guadalupe PTA has properly completed the bingo license application and at least 7 days have elapsed between the time the application was filed and the time that the Borough Council made their findings and determination and filed it and a check to the Legalized Games of Chance Control Commission in the amount of \$20.00 and that 15 days will elapse between the time the municipality forwards the application to the control commission and the date the license is issued to the applicant; and

WHEREAS, the Borough Clerk has reported that the legal preliminaries have been strictly complied with; and

WHEREAS, the issuing of such licenses is contingent on the LGCCC not returning the application for any reason;

NOW, THEREFORE, BE IT RESOLVED that the Borough Council be and is hereby authorized to issue a Bingo license numbered BL678 to Our Lady of Guadalupe PTA for games of bingo taking place on March 23, 2019.

BY: _____

JOSH KEENAN, MAYOR

ATTEST:

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

**APPROVING BINGO LICENSE BL679 FOR
OUR LADY OF GUADALUPE PARISH**

WHEREAS, Our Lady of Guadalupe Parish has applied for and received an identification number 256-1-38846 allowing Our Lady of Guadalupe Parish the ability to conduct games of bingo with proper approval; and

WHEREAS, Our Lady of Guadalupe Parish has properly completed the bingo license application and at least 7 days have elapsed between the time the application was filed and the time that the Borough Council made their findings and determination and filed it and a check to the Legalized Games of Chance Control Commission in the amount of \$20.00 and that 15 days will elapse between the time the municipality forwards the application to the control commission and the date the license is issued to the applicant; and

WHEREAS, the Borough Clerk has reported that the legal preliminaries have been strictly complied with; and

WHEREAS, the issuing of such licenses is contingent on the LGCCC not returning the application for any reason;

NOW, THEREFORE, BE IT RESOLVED that the Borough Council be and is hereby authorized to issue a Bingo license numbered BL679 to Our Lady of Guadalupe Parish for games of bingo taking place on March 23, 2019.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

RESOLUTION 2019:71

**APPOINTING CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A
MEMORANDUM OF UNDERSTANDING**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, by Resolution 2018:174 adopted on September 11, 2018, the Council of the Borough of Stratford (the “Borough Council”) designated Block 53, Lot(s) 1, 2, 3, 4, 5, and 6, as delineated on the Borough of Stratford Tax Map, as a Non-Condensation Redevelopment Area (the “Redevelopment Area” or “Project Site”) in accordance with the Redevelopment Law; and

WHEREAS, in order to facilitate the redevelopment of the Redevelopment Area, the Borough Council adopted the “Berlin Road Redevelopment Plan” (the “Redevelopment Plan”), which sets forth, inter alia, the plans for rehabilitation and development of the Redevelopment Area; and

WHEREAS, the Borough has been in discussion with Stratwin, LLC (the “Conditional Redeveloper”), regarding redevelopment of the Redevelopment Area; and

WHEREAS, Conditional Redeveloper has presented its redevelopment concepts to the Borough, and the Borough and Stratwin, LLC desire that the Redevelopment Area be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, N.J.S.A. 40A:12A-8(f) authorizes the Borough to arrange or contract with a Redeveloper for the undertaking of any project or redevelopment work in an area designated as in need of rehabilitation or redevelopment; and

WHEREAS, the Parties intend to commence to exclusively negotiate toward formulation of a Redevelopment Agreement to develop the Project Site in accordance with the requirements of the Redevelopment Plan; and

WHEREAS, the Borough desires to designate Conditional Redeveloper as conditional redeveloper in order to negotiate with Conditional Redeveloper for a period of ninety (90) days in an effort to agree upon a Redevelopment Agreement; and

WHEREAS, the Borough and Conditional Redeveloper desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties’ statement of intent.

NOW, THEREFORE, BE IT RESOLVED, that Stratwin, LLC is hereby designated as Conditional Redeveloper for the Project Site and the Mayor and Borough Clerk are hereby authorized to execute a Memorandum of Understanding between the Borough and Stratwin, LLC evidencing the Parties’ agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the Project Site.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

DRAFT

**RESOLUTION 2019:72
APPOINTING DEPUTY TAX ASSESSOR**

WHEREAS, the Borough of Stratford is in need of a Deputy Tax Assessor; and

WHEREAS, the Tax Assessor, Brian Schneider, recommends Patrick C. Dymond to fill the position;
and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Patrick C. Dymond as the
Deputy Tax Assessor effective immediately.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

RESOLUTION 2019:73

APPROVING APPLICATION FOR PEDESTRIAN SAFETY GRANT WITH THE NEW JERSEY DEPARTMENT OF HIGHWAY TRAFFIC AND SAFETY IN THE AMOUNT OF \$11,225.00

WHEREAS, the Borough of Stratford Police Department will apply for a Pedestrian Safety Grant in the amount of \$11,225.00 with the New Jersey Department of Highway and Traffic Safety; and

NOW THEREFORE BE IT RESOLVED, by Mayor and Council is supportive of the Stratford Police Department's application for a Pedestrian Safety Grant in the amount of \$11,225.00 with the New Jersey Department of Highway and Traffic Safety.

BY: _____
JOSH KEENAN, MAYOR

ATTEST: _____
MICHAELA BOSLER,
DEPUTY BOROUGH CLERK

I, Michaela Bosler, Deputy 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 March 7, 2019.

MICHAELA BOSLER,
DEPUTY BOROUGH CLERK