

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING MINUTES  
THURSDAY MARCH 7, 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- ABSENT  
FRANK HARTMAN, COUNCILMAN – PRESENT  
ALEN ARNAUTOVIC, BOROUGH SOLICITOR – PRESENT  
STEVEN BACH, BOROUGH ENGINEER - PRESENT  
RON MORELLO, POLICE CHIEF - PRESENT  
MICHAELA BOSLER, DEPUTY BOROUGH CLERK – PRESENT

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

John Gentless – 111 Union Ave. – In regards to Resolution 2019:71 – questioned the developer’s timeframe for the project.

Ben Angeli – 24 Homestead Rd. – In regards to Resolution 2019:64 – questioned the appointment of an Acting Clerk and his employment with the Borough. The subject is a matter of potential litigation and could not be discussed at this time.

Tom Speer – College Circle – Expressed favorable opinion of Mr. Angeli.

Jim Randazzo – 115 Jefferson Ave. – Asked if procedures for employees are being followed.

Collins 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.

- RES. 2019:64 – APPOINTING MICHAELA BOSLER AS ACTING MUNICIPAL CLERK

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

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

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.

Green motioned to table the resolution. Hartman seconded the motion with Green and Hartman in favor, and Lomanno, Collins, and Gilligan opposed in a Roll Call Vote. Motion did not carry.

Lomanno motioned to approve the resolution. Collins seconded the motion with Lomanno, Collins, and Gilligan in favor, Green abstain, and Hartman opposed in a Roll Call Vote. Motion carried.

**POLICE REPORT:** Chief Morello gave the following:

- 2/1            During the overnight hours, Officer Butler located a stolen vehicle traveling east on WHP, vehicle fled and a short pursuit ensued. The chase was terminated around Linden Avenue and WHHP, the vehicle was located a few minutes later after driving into a backyard of a home across from Overbrook Jr. High, the driver was arrested trying to make his way about out to WHP on foot. The driver was 17 year old from Pine Hill who had stolen the car in Lindenwold earlier in the day.
  
- 2/4            A mental patient being transported to a mental hospital assaulted two ambulance employees while on the White Horse Pike near Webster Avenue. Suspect bailed from the moving ambulance and ran into backyards behind the shopping center. Suspect was located and taken into custody. No charges in this case, suspect cooperated with the ambulance folks after negotiating a few cigarettes.
  
- 2/6            Two employees of Del Buenos were arrested and charged with staging a burglary to the business and theft of a safe containing the weekend proceeds.
  
- 2/5            Overdose, 30 year old female 200 block of Harvard (Narcan administered)
  
- 2/7            Overnight, a drunk driver lost control of her vehicle on east bound WHP near checkers, went air-born, left the roadway and destroyed 3 brand new cars on the lot of Echelon Ford. The drunk driver was uninjured and was arrested and charged with DWI among other charges.
  
- 2/21          Overdose, at a residence on Grand Avenue, very sick man who prescribed pain-killers as well as Narcan (risky pain management plan) revived with his own Narcan.
  
- 2/22          Three homeless men, one a registered sex offender were arrested in the Vacant warehouse located at 114 Berlin Road. Officers checking an open backdoor found the men inside. The men were found to have set up indoor camp, complete with a small fire for heat. All three were arrested and charged with trespassing. DPW secured the building as best they could.
  
- 2/23          We had a very unusual case of domestic violence / harassment after two residents from the nut section began harassing each other on the Facebook. The male half clearly crossed way across the line when he began posting unflattering, elicit photos of the female on the internet every few hours. The male was eventually charged on a summons with cyber harassment.

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

- 2/28 Our traffic light situation began overnight at Atlantic & Laurel when the control box failed.....  
Next up for replacement should be the controller at Warwick & Longwood.
- 2/15 We received notice that we would be receiving a grant from the NJHTS for a Distracted Driver Enforcement blitz in April \$5500.00
- 2/15 We also received an invitation to apply for a Pedestrian Safety Grant in the amount of \$11,200. The grant is for enforcement, school programs and Solar LED crosswalk signs.
- 2/18 We received grant funding from Fox Valley College to train three officers on Amber Alert and Missing Child Cases. This training is scheduled in late April in Scottsdale AZ.
- 2/28 Jefferson Meeting (Mayor- Director) they have made some in-roads on improving their security. They raised their min wages to \$15.00 across the board which has brought better talent.  
  
SJ Gas project on Atlantic was set back a few weeks due to weather. They finally agreed to perform most of their work at night between 7p-5am, Monday – Thursday. This will be a two month project which should end with Atlantic Avenue being re-paved from Curb to Curb.  
  
Warwick Road from Sunnybrook to Longwood is scheduled for repaving in May.
- 3/20 Officer Pat Dietz graduates from the Gloucester County Police Academy, he has signed his conditional officer to serve as a Class 2 at the rate of \$14.50 per hour. All pre-employment procedures are complete

**ENGINEER REPORT:** Steven Bach gave the following report:

**FY 2019 NJDOT Municipal Aid Funding – Evergreen Road**

Previously Reported:

- NJDOT has announced the department would be accepting applications for the NJDOT FY 2019 Municipal Aid program with a deadline of October 18, 2018. A resolution for authorizing our office to submit the application was passed at the September 11<sup>th</sup> Council Meeting.
- Our office submitted an application for resurfacing of Evergreen Road from Longwood Drive to Winding Way Road.

**FY 2018 NJDOT Municipal Aid Funding - Sunnybrook Road and Sunnybrook Court**

Previously Reported:

- Our office has submitted for a NJDOT FY 2018 Municipal Aid application for the improvements of Sunnybrook Road and Sunnybrook Court. A resolution for authorization for our office to submit application was passed at the September Council Meeting.
- Application (MA-2018-Resurfacing of Sunnybrook Road & Sun-00413) including the cost estimate, location map, and scope of work description to reflect up to date unit costs was submitted on October 6, 2017 and three (3) certified resolutions were forwarded to NJDOT Local Aid.
- Improvements for these roadways include milling the existing roadway 2” deep with isolated areas of base repair as needed. The entire roadway will be overlaid with 2” Hot Mix Asphalt 9.5M64 Surface Course. Existing concrete curb, driveway aprons, and handicap ramps will be replaced, as needed.
- The Borough has been informed by the NJDOT that it will be receiving \$270,000 for construction and inspection of this project. The Borough is moving forward with this project and is supplementing the NJDOT grant award with \$84,220 from the 2017 Borough Bond. Our office has submitted a April 4, 2018 correspondence delineating the costs for the required inspection and construction management. Our office anticipates construction for spring / summer of 2018.
- The project was publicly advertised for bids.

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

- The bid opening for this project was held on April 25, 2018. Six (6) bids were received with Arawak Paving Co. with the low bid in the amount of \$221,000.00 for the Base Bid and Add Alternate Bid #1.
- The contract was awarded to Arawak Paving Co. for the Base Bid and Add Alternate Bid #1 contingent upon favorable review by the Borough Solicitor and certification of availability of funds by the Borough CFO.
- A preconstruction meeting was held on Monday, June 4, 2018, at the Borough Municipal Building between Arawak Paving, our office, Stratford Police Chief, Ben Angeli, and a representative of the Stratford Arms Apartments.
- The Notice to Proceed was issued for July 5, 2018.
- Construction is substantially complete.
- Our office has processed Payment Application #1 and submitted to Borough for approval and payment.
- Our office has issued a punchlist to the Contractor.
- The Contractor lowered the speed humps to reflect the construction plans.
- Our office is coordinating with the Contractor regarding Payment Application #2 and Change Order #1.
- The Contractor continues to address punchlist items.
- Our office is coordinating with the Contractor to complete additional improvements within the construction area to maximize grant funding for this project.

**FY 2017 Road Program – Resurfacing of Rolling Road, and Sleepy Hollow Road (STRAT2017-3)**

Previously Reported:

- The project consists of resurfacing Rolling Road and Sleepy Hollow Road with select replacement of concrete curb and driveway aprons in addition to traffic striping of Longwood Drive.
- It is our understanding; the Borough has allocated \$354,220 for roadway improvements for this project
- The Bid Opening was held on August 31, 2017. There were three (3) bidders, with the low bidder being Landberg Construction, LLC, P.O. Box 280, Mays Landing, New Jersey, in the amount of \$179,889.30 for the Base Bid and Add Alternate Bid #1.
- The contract was awarded for the Base Bid and Add Alternate Bid #1 in the amount of \$179,889.30 to Landberg Construction, LLC, and a preconstruction meeting was held on October 26<sup>th</sup>. South Jersey Gas is currently replacing their main within this project area and are expected to be completed the week of November 6<sup>th</sup>. Roadway resurfacing will commence once South Jersey Gas has finished the main replacement.
- Construction has been substantially complete with only punchlist items remaining to be completed. Our office has prepared a punchlist and is coordinating with the Contractor to address all outstanding items.
- Payment Application #2 and Change Order #1 have been processed by the Borough. Change Order #1 incorporated additional quantities and supplemental items previously approved by Resolutions 2017:218 and 2018:81.

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

- Change Order #2 (Final) has been forwarded to the Borough for approval by resolution. The final contract value is \$202,477.80.
- Our office has issued a punchlist to the Contractor and is coordinating schedule to complete outstanding items.
- All punchlist items have been addressed. Our office is processing closeout documents.
- Our office is processing closeout documents and will submit to the Borough.

**FY 2018 Road Program – Resurfacing of Winding Way & Coolidge Avenue (STRAT2018-1)**

Update:

- Our office has processed Payment Application #1 and submitted to the Borough for approval and payment.
- A resolution is on the March meeting's agenda for the additional concrete apron and curb work associated with the NJ American Water paving to be included in this contract not to exceed 20% of the original contract value.

Previously Reported:

- The Borough is moving forward with this project and has allocated \$250,000 for the roadway improvements.
- Our office has submitted an April 4, 2018 correspondence delineating the costs of the required survey, design, and inspection / construction management.
- Our office has completed the survey of and anticipates public bid and construction for late summer of 2018.
- It the understanding of our office the Borough is considering reallocating the remaining funds (\$92,842.20) from the 2017 Borough Bond towards this project. It is noted that the remaining funds were previously allocated to the Sunnybrook Road and Sunnybrook Court project.
- Our office has submitted a May 8, 2018 correspondence delineating the costs of the required survey, design, and inspection / construction management for included the resurfacing of a section of Coolidge Avenue with this project.
- Our office met with New Jersey American Water (NJAW) regarding pavement restoration repairs along Winding Way from Longwood Drive to Green Valley Road and Winding Way from Hillside Road to Longwood Drive (inclusive of this project limits). We will continue to coordinate with NJAW regarding a solution pavement restoration for all NJAW trenched areas of Winding Way.
- New Jersey American Water (NJAW) requested the Borough provide correspondence regarding the Borough's intention to resurface Winding Way from Hillside Road to Buttonwood Drive and waive NJAW from any further pavement restoration in this section of Winding Way. As part of this agreement, NJAW would provide trench restoration and repave (curb to curb) on Winding Way from Longwood Drive to Green Valley Road.
- The Bid Opening was held on September 6, 2018. There were two (2) bidders, with the low bidder being Charles Marandino, LLC, P.O. Box 20, Milmay, New Jersey, in the amount of \$279,538.82 for the Base Bid.
- Our office has submitted a recommendation letter (see attached) including the Bid Tabulation and Memorandum.
- Our office has prepared contracts and forwarded to the Contractor and the Borough.
- A preconstruction meeting was held on October 26<sup>th</sup>. Notice to Proceed was issued the week of November 12<sup>th</sup>.

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

- Performance Bond and Insurance Certificate have been forwarded to the Borough Solicitor for review.
- Construction has commenced with all concrete work, including aprons and curb, complete. Our office is coordinating with the Contractor regarding scheduling of asphalt paving as weather permits.
- Our office is also coordinating with the Contractor regarding additional concrete work, including aprons and curb along the section of Winding Way from Longwood Drive to Green Valley Road prior to NJAW resurfacing this section of Winding Way.

**CDBG 2019 Program Year Application – Resurfacing of Hunt Avenue and Bishop Terrace (STRAT2019-0)**

Update:

- The Community Development Block Grant (CDBG) program has notified the Borough that applications for Year 2019 were originally due March 1, 2019; however, the deadline has been extended to March 11, 2019. Our office anticipates submitting the application on Friday, March 8, 2019.
- A Borough resolution has been approved and will be submitted this application.

Previously Reported:

- The Community Development Block Grant (CDBG) program has notified participating Camden County municipalities of new allocation procedures which include funding projects of larger scale (as high as \$250,000). In addition, not all municipalities will be allocated each year (estimated at 5 to 7 projects).
- The Borough of Stratford has two (2) areas consisting of Qualified Census Tracts.
- Both Hunt Ave and Bishop Terrace are on the Borough's 2019 road priority listing and are within the Borough's Qualified Census Tracts. Therefore, our office recommended applying to the CDBG program for \$225,900 to resurface these roadways. It is noted that the Borough would be responsible to fund approximately \$7,500 of design costs if successful in obtaining the grant.
- Our office recommends the Borough resubmit this application for the CDBG 2019 Program Year Application in the spring of 2019.

**APPROVAL OF MINUTES:**

- OCTOBER 9, 2018 – REGULAR MEETING
- DECEMBER 6, 2018 – AGENDA MEETING
- DECEMBER 11, 2018 – REGULAR MEETING
  - Gilligan motioned the approval of minutes. Lomanno seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.
  - Green abstaining from December 6<sup>th</sup>.

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

- REPORT #1 – ORDINANCE 2019:02, 2019:03, 2019:04 ON FOR SECOND READING AND HEARING
  - There will be a public hearing and final adoption for the following ordinances on for the Regular Meeting of Mayor and Council being held Tuesday, March 12, 2019.

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

- Ordinance 2019:02 – Amend Chapter 10.44 of the Borough Code Entitled “Traffic Schedules”
- Ordinance 2019:03 – Amend Chapter 10 of the Borough Code Entitled “Vehicles in Traffic”
- Ordinance 2019:04 – Special Emergency Appropriation for Redevelopment and Revision and Codification of Ordinances
  
- REPORT #2 – ORDINANCE 2019:05 ON FOR FIRST READING
  - There will be an introduction of Ordinance 2019:05 on for the Regular Meeting of Mayor and Council being held Tuesday, March 12, 2019.
  
- REPORT #3 – RESOLUTION AUTHORIZING SHARED SERVICE WITH MAGNOLIA TO PROVIDE REPAIR AND MAINTENANCE TO MUNICIPAL VEHICLES AND PUBLIC WORKS EQUIPMENT
  - There will be a resolution on Tuesday, March 12, 2019 to authorize a Shared Service Agreement with Magnolia for repair and maintenance to municipal vehicles and Public Works equipment
  
- REPORT #4 – RESOLUTION AUTHORIZING CHANGE ORDER ON WINDING WAY ROAD PROJECT
  - There will be a resolution on Tuesday, March 12, 2019 to authorize a change order on the Winding Way Road Project to coincide with the water main maintenance and paving schedule of New Jersey American Water
  
- REPORT #5 – RABIES CLINIC
  - The rabies clinic will be held this Saturday, March 9th from 12 PM to 3 PM at the Fire Hall. Fire department will also be selling hoagies outside of the event during the same time.
  
- REPORT #6 – BUDGET MEETING DATES
  - The Clerk stated that the CFO needs to finish the financial statements. The deadlines for introduction and adoption of the budget have been extended. As of now the budget has to be introduced by March 29th and the adoption date is April 30th. Once CFO finishes, we can begin to advertise for any special budget meetings. The CFO is aiming to provide budget worksheets to the council by Friday, March 15th

RESOLUTIONS 2019:65 THROUGH 2019:75 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.

Councilman Gilligan asked for an explanation of Resolution 2019:66. The Clerk responded the resident in the resolution is looking for relief of the moratorium fee for a street opening permit to repair his sewer lateral. There were no requests to remove any of the resolutions from the consent agenda and the Clerk read the resolutions by title.

- 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

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.

- RES. 2019:66 – APPROVING REQUEST FOR RELIEF OF MORATORIUM FEE FOR 20 KNOLL ROAD

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

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.

• RES. 2019:67 – DEPOSITORY SIGNATURES

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.

• RES. 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



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

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.

- **RES. 2019:69 – 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.

- **RES. 2019:70 – 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.

- **RES. 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,

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

as a Non-Condernnation 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.

- **RES. 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.

- **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**

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.

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

- RES. 2019:74 – A RESOLUTION FOR 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.

\_\_\_\_\_ (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.

\_\_\_\_X\_\_\_\_ (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.

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

\_\_\_\_\_ (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 March 7, 2019 that an Executive Session closed to the public shall be held on March 7, 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. 2019:75 – AUTHORIZE EXECUTION OF VITAL COMMUNICATIONS, INC. CONTRACT FOR 2019

WHEREAS, the Borough of Stratford is looking to renew their annual contract with Vital Communications, Inc. of 900 S. Broad St., Trenton, NJ 08611; and

WHEREAS, Computer services for MOD IV and CAMA Tax Systems and extra billing are necessary in the Borough of Stratford; and,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of the contract with Vital Communications, Inc. through February 28, 2020.

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

**COUNCIL COMMENTS:**

- Councilwoman Lomanno – Thanked Chief Morello for his persistence with scheduling South Jersey Gas to have the road work completed at night.
- Councilman Gilligan – None
- Councilman Green – None
- Councilman Collins – Gave condolences to family of Mary Kelly on Meadow Lark Road for their loss.
- Councilman Hartman – Stated he has reached out to the developer of the Colby Avenue project today, but has not received an answer.

**GOOD AND WELFARE:**

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

Dr. Martin Herring – 15 Longwood Dr. – Spoke about having trust in his government.

Rose Simpkins – Yale Ave. – Upset with Council for not reappointing Mr. Angeli at the last meeting. Spoke highly of Mr. Angeli’s character.

Steve Gagliardi – 13 College Circle – Wished the Deputy Clerk well in her position.

Dr. Martin Herring – 15 Longwood Rd. – Questioned the matter of potential litigation.

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

Ben Angeli – 24 Homestead Rd. – Spoke to the public and thanked them for coming out to support him. Spoke about the time and money involved with his education and training for the role of Borough Clerk, as well as the procedures of his dismissal.

Kim Dapper – Saratoga Rd. – Concerned about the time and money spent on Mr. Angeli’s training and education.

Diane Nagle – 20 Hillside Rd. – Spoke highly of Mr. Angeli’s character.

John Dudley – 13 N. Atlantic Ave. – Questioned the amount of money allotted for the Solicitor’s contract.

Rosie Simpkins – Yale Ave. – Expressed favorable opinion for Mr. Angeli.

Frank Visconti – 9 Princeton Ave. – Spoke highly of Mr. Angeli’s professional character. Questioned the actions and intentions of Council.

Danielle Bailly – 223 Winding Way Rd. – Spoke highly of Mr. Angeli’s personal character. Asked the Mayor and Council to come to a better decision.

Jim Randazzo – 115 Jefferson Ave. – Thanked Council for having the tree removed in front of his house. Compared Stratford to other surrounding towns in their efforts of working together.

Frank Visconti – 9 Princeton Ave. – Wished the Deputy Clerk well in her position.

Collins 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. Collins seconded the motion and all members present voting in favor in a voice vote.

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

No action was taken in Executive session.

All members that were present before the executive session, were present upon return to open session.

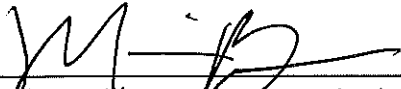
No members of the public were in attendance after the executive session.

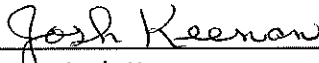
**ADJOURN:**

Hartman motioned to adjourn the meeting at 8:47 p.m.. Gilligan seconded the motion and all members present voted in favor in a voice vote.

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

Minutes respectfully submitted by:

  
\_\_\_\_\_  
Michaela Bosler, Acting Borough Clerk

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