

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, NOVEMBER 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 – ABSENT  
TOM COLLINS, COUNCILMAN – PRESENT  
PATRICK GILLIGAN, COUNCILMAN – PRESENT  
PATRICK GREEN, COUNCILMAN – ABSENT  
LINDA HALL, COUNCILWOMAN – PRESENT  
FRANK HARTMAN, COUNCILMAN – PRESENT  
ALEN ARNAUTOVIC, BOROUGH SOLICITOR – PRESENT  
STEVEN BACH, BOROUGH ENGINEER – PRESENT  
RON MORELLO, POLICE CHIEF – PRESENT  
CHRIS CONROY, BOROUGH ADMINISTRATOR – PRESENT  
MICHAELA BOSLER, ACTING 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. – Questioned the purposes of Ordinances 2019:19 and 2019:20. Questioned the process of adopting a redevelopment plan and when the Joint Land Use Board becomes involved. The Engineer clarified the Joint Land Use Board does not draft the plan, but reviews it for consistency with the Borough's Master Plan between the first and second reading. Questioned if Resolutions 2019:213 and 2019:214 were being amended to include additional lots. Questioned when the concept plan referenced in Resolution 2019:214 would be available and stated he submitted an OPRA request for said document. In reference to Resolution 2019:224, questioned why there was an appointment was for an Acting Court Administrator. In reference to the approval of Executive Session minutes of December 2018, questioned when they will be available for public viewing. Questioned why the Berlin Road redevelopment plan included provisions for potential PILOT agreement and when that was discussed.

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

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

10/2 Detectives received a DNA hit for a series of 5-6 residential burglaries that occurred at Bishop Court years ago which targeted immigrant families. We identified a 50-year-old man (Philadelphia & Clementon addresses) who is currently in State Prison. Fortunate for the suspect, the crimes occurred in 2014 and our statute of limitations has expired. No charges can be filed in these cases.

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- 10/7 During the evening hours we were called to the Jefferson Hospital to meet a crisis patient who wanted to confess to taking inappropriate photos of children on his cell phone. Since he was housed in Stratford, we were responsible for the investigation from the onset. After investigation we discovered the crimes occurred in Pine Hill. Some 6 hours later the evidence and suspect were turned over to the Pine Hill Police.
- Prior to finally leaving the hospital we were called by Probation and asked to arrest another suspect who was just a few beds away. Suspect had violated his pre-trial release by tampering with his ankle bracelet. We were now stuck with this wanted person until he was cleared for incarceration. In sum, we wasted Stratford resources totaling 12 hours, dealing with 2 suspects, both who just happened to be in our facility. All the while our ability to provide services for our residents were seriously impacted.
- 10/12 During the evening hours, we were called to an apartment at the White Halls Apts after an arrow traveled through an apartment wall and lodged into a couch where a resident was sitting. As it turned out, the resident next door accidentally discharged a cross bow, through the wall, and into an adjacent apartment. The resident was arrested and charged with recklessly endangering another.
- 10/13 During the evening hours, a 30-year-old Runnemede man operating his vehicle under the influence of heroine caused a crash on Warwick Road. In this case, the intoxicated man crossed the double yellow line and smashed into a Senior Tran bus in front of St. Luke's. There were injuries in this case and the impaired driver was charged with assault by auto and DWI.
- 10/16 A 60-year-old Somerdale man was arrested and charged with Criminal Mischief after an incident at the Wells Fargo Bank. Upset with a bank teller the man used his walking cane to destroy a few kiosk banking stations causing thousands of dollars in damage. He tried to escape on foot, however was quickly apprehended.
- 10/26 During the afternoon (during the kick off of the Halloween parade) we were called for a bank alarm at the TD Bank. Upon arrival, we confirmed a bank robbery had occurred. In this case, the suspect handed a demand note that announced a robber. The suspect fled on foot towards the CVS. Video led to great tips from the public. By Sunday, suspect was identified and by Monday the US marshals arrested him. A search warrant served at his Gloucester City home and some evidence was recovered. The suspect was jailed on charges of robbery.
- 10/30 Mischief night was relatively uneventful. The weather was a bit sketchy with rain and the high school scheduled their homecoming dance, which was well thought out. In 2008, we began has 26 mischief calls, fires, spray paint, etc.. In 2009, we began the 7:00pm curfew. For the past 4 years, the culture seems to have changed, and the night has been uneventful.

Special Officer Patrick Brunnett will begin next week. Patrick is a Bellmawr resident and worked this past summer with the OCPD.

First months, in many months we had no overdose cases, a welcome break.

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

**Buttonwood Road Stormwater Outfall Structure Repair**

Previously Reported:

- Our office has completed the existing base survey and will proceed with preparation of bid documents, plans, and specifications for public bidding of this project in 2020.

**FY 2020 NJDOT Municipal Aid Funding – Evergreen Road – Phase II**

Previously Reported:

- The NJDOT announced the department has revised the solicitation and notification schedule for accepting applications for the NJDOT FY 2020 Municipal Aid program with a deadline of July 19, 2019. NJDOT has indicated grant

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awards are expected to be announced in November.

- A resolution for authorization for our office to submit the application was approved at the July Council Meeting.
- Our office submitted the application on July 18, 2019, for resurfacing the remaining of Evergreen Road from the end of Phase I to Winding Way Road as well as Homestead Road from west of Winding Way Road to Longwood Drive.

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

Update:

- Preconstruction meeting was held on October 31, 2019, with the Contractor, our office, the Borough Administrator, the Police Chief, and a representative of South Jersey Gas present.
- Notice to Proceed will be issued to the Contractor for Monday, November 18, 2019.

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.
- The Borough has been informed that it will be receiving a NJDOT Local Aid grant of \$225,000 towards the construction and inspection of this project.
- It is estimated the grant amount will allow for the resurfacing of Evergreen Road from Longwood Drive to approximately midblock between Meadowlark Road and Green Valley Road.
- Our office has revised and submitted the Capital Cost Estimate Memorandum incorporating the NJDOT grant award.
- Our office has forwarded a proposal to the Borough for the estimated cost of survey, design, and construction administration associated with the NJDOT FY 2019 Municipal Aid grant.
- Our office has completed the existing base survey and will proceed with preparation of bid documents, plans, and specifications for public bidding of this project.
- This project was publicly advertised on Friday, August 30<sup>th</sup> and the bid opening was held on Tuesday, September 10<sup>th</sup>.
- The contract was awarded at the September Council Meeting to Landberg Construction, LLC for the Base Bid, Add Alternate Bid #1, and Add Alternate Bid #2 in the amount of \$196,315.05.
- The Contractor has executed the contracts and our office has forwarded the contracts to the Borough for signatures.

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

Update:

- Asphalt testing has been completed with acceptable results; therefore, our office will process closeout documents.

Previously Reported:

- Our office has submitted for a NJDOT FY 2018 Municipal Aid application for the improvements.
- 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

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2018.

- The project was publicly advertised for bids.
- 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 has addressed all punchlist items.
- Our office is coordinating with the contractor regarding final quantities, final payment, Change Order #1 (final) and closeout documents.
- Our office has solicited quotes from three (3) asphalt testing companies to test the asphalt for this project per NJDOT requirements. Once testing is complete, our office will process closeout documents.

**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.
- 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)**

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.

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- 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>.
- 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.
- Our office has processed Payment Application #1 and submitted to the Borough for approval and payment.
- A resolution was approved at the March Council meeting 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.
- The contractor (Charles Marandino, LLC) has completed additional concrete improvements along the area to be paved by New Jersey American Water.
- The paving subcontractor for New Jersey American Water (NJAW) has completed paving of Winding Way between Longwood Drive and Green Valley Road. Our office is preparing a punchlist of remaining items in need of being addressed as a result of paving operations by the NJAW paving subcontractor. Our office will coordinate with NJAW until all punchlist items have been addressed.
- The paving for the section of Winding Way under this contract has commenced and is anticipated to be completed the week of June 10th.
- The paving for the section of Winding Way under this contract has been completed.
- Our office has submitted Payment Application #2 to the Borough for approval and payment.
- Our office has prepared a punchlist of all outstanding items to be completed for this project and will coordinate with the contractor regarding completion of outstanding items.

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

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

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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.

- The Community Development Block Grant (CDBG) program notified the Borough that applications for Year 2019 were originally due March 1, 2019; however, the deadline was extended to March 11, 2019. Our office submitted the application on Friday, March 8, 2019.
- A Borough resolution was approved and was submitted with this application.
- The Community Development Block Grant (CDBG) program has informed the Borough that it will be receiving a 2019 CDBG Grant Award of \$250,000 towards this project.
- Our office has submitted a proposal to Borough Council for this project.
- Our office will proceed with preparation of bid documents, plans, and specifications for public bidding of this project in 2020.

**APPROVAL OF MINUTES:**

- |                     |                                       |
|---------------------|---------------------------------------|
| • DECEMBER 6, 2018  | EXECUTIVE SESSION                     |
| • DECEMBER 13, 2018 | EXECUTIVE SESSION                     |
| • OCTOBER 3, 2019   | AGENDA MEETING/REDEVELOPMENT WORKSHOP |
| • OCTOBER 3, 2019   | EXECUTIVE SESSION                     |
| • OCTOBER 8, 2019   | REGULAR MEETING                       |

Hall motioned the approval of minutes. Hartman seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**REPORT #1 – ORDINANCE 2019:19 AND 2019:20 – INTRODUCTION HELD ON TUESDAY, NOVEMBER 12TH**

- There will be an introduction for Ordinance 2019:19 and Ordinance 2019:20 on for the Regular Meeting of Mayor and Council being held Tuesday, November 12, 2019.
  - 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
  - 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”)

**REPORT #2 – PROCLAMATION – HONORING RETIREMENT OF CAPTAIN STEPHEN J. MCBRIDE**

- There will be a proclamation for the Regular Meeting of Tuesday, November 12th, honoring Captain Steve McBride in recognition of his retirement.

**REPORT #3 – RFQs**

- There will be a resolution on Tuesday’s agenda to authorize requests for proposals/qualifications for Borough professionals for the year 2020. Proposals will be due within the 1<sup>st</sup> or 2<sup>nd</sup> week of December.

**REPORT #4 – MAGNOLIA RECYCLING SCHEDULE**

- The Clerk reported that this item is no longer a potential issue and recycling schedule will not change at this time.

**REPORT #5 – POTENTIAL RESOLUTION CALLING FOR STUDY COMMISSION TO REVIEW OPRA LAW FROM NJLM**

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- The Clerk reported that Borough Hall had been sent a draft resolution from New Jersey League of Municipalities regarding the current OPRA law. The resolution calls for the formation of a study commission to review the provisions of the Open Public Records Act, acknowledging the good intentions of the law, which allows the public easy access to government records through a formal process, but recognizing that it has been fraught with abuse and misuse, often becoming an unanticipated financial burden to the tax payers of the state. There are costs associated with the reviewing, retrieving, and processing each request, and with the potential legal defense of challenged requests before the Government Records Council or Superior Court. The resolution also calls for said commission to review the current regulations to recognize the fact that many of the requested records are now available on websites, and should make recommendations that support the disproportionate allocation of office resources needed to meet the high volume of requests.
- The Clerk advised the resolution is optional, and if passed, would be forwarded to various government offices, officials, representatives, senators, and clerks' associations. Present Councilmembers advised the Clerk to put said resolution on the agenda of their next meeting.

**OTHER REPORTS**

- The Administrator reported findings from the most recent RICC meeting. The county co-operative is involved in a lawsuit with the recycling entity, and municipalities under the county co-op should assume that it would cost the same amount to dispose of recycling per ton as it does to dispose of trash per ton. Councilman Gilligan questioned when the contract is up, to which the Administrator responded not until 2021.
- Following up from the last agenda meeting, the Administrator reported that \$27,000-\$29,000 per year has not been received since 2013 since Verizon's appeal of personal property tax.
- The Administrator reported the library is undertaking the roof repair on their own.
- The Administrator reported that students from Sterling will be doing another Clean Community Project for trash pick up along areas that are traveled often to the schools.

**RESOLUTIONS:**

- **AMENDED RES. 2019:213 - RESOLUTION AUTHORIZING AND DIRECTING THE BOROUGH OF STRATFORD JOINT LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES BLOCK 36, LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.01; BLOCK 40, LOTS 2, 3, 4, 5, 7, 8, 9 and 10; BLOCK 41, LOTS 2, 2.01, 3, 4, 5, 6, 7 AND 8 ARE TO BE DELINEATED AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the LRHL sets forth the procedures for the Borough to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, "[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall

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authorize the municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain ("Condemnation Redevelopment Area"); and

WHEREAS, the Mayor and Borough Council of the Borough of Stratford seek to authorize and recommend the Borough of Stratford Joint Land Use Board to conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Non-Condemnation Redevelopment Area; and

WHEREAS, the Area in question is located at or along East Laurel Road and the areas located at Block 36, Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.01; Block 40, Lots 2, 3, 4, 5, 7, 8, 9 and 10 ; Block 41, Lots 2, 2.01, 3, 4, 5, 6, 7 and 8, identified as the Study Area, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development with existing owners for increased employment and housing opportunities, tax rates and other benefits which communities generally derive from the redevelopment of lands in these areas; and

WHEREAS, the Borough Council finds it to be in the best interest of the Borough and its residents to authorize the Borough Joint Land Use Board to undertake such preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Borough of Stratford wishes to direct the Borough of Stratford Joint Land Use Board to undertake a preliminary investigation utilizing Pamela J. Pellegrini, PE, PP, CME of Maser Consulting, PA to prepare the preliminary investigation, to determine whether the proposed Study Area, which includes Block 36, Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.01; Block 40, Lots 2, 3, 4, 5, 7, 8, 9 and 10; Block 41, Lots 2, 2.01, 3, 4, 5, 6, 7 and 8 qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Mayor and Borough Council are empowered to authorize this preliminary investigation to be conducted by the Borough of Stratford Joint Land Use Board pursuant to N.J.S.A. 40A:12A-6 as a Non-Condemnation Redevelopment Area.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Stratford in the County of Camden, and State of New Jersey as follows:

1. The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Borough of Stratford Joint Land Use Board is hereby authorized to undertake a preliminary investigation, utilizing Pamela J. Pellegrini, PE, PP, CME of Maser Consulting, PA to prepare the preliminary investigation, pursuant to a notice to conduct a hearing and comply with other requirements of the LRHL, in order to recommend to the Borough Council whether the area comprising the Study Area is an area in need of Non-Condemnation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
3. The Joint Land Use Board shall provide a written Report to the Mayor and Borough Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Borough Council whether said properties are an "Area in Need of Redevelopment" under the meaning and intent of the LRHL.
4. The Borough of Stratford Joint Land Use Board shall submit its findings and recommendations to the Mayor and Borough Council in the form of a Resolution with supporting documents.

Hartman motioned to approve Amended Resolution 2019:213. Gilligan seconded the motion and all members present voted in favor in a Roll Call Vote.

- **AMENDED RES. 2019:214 - RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF STRATFORD AUTHORIZING AND APPROVING A MEMORANDUM OF UNDERSTANDING ("MOU") BETWEEN**



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**THE PRC GROUP OR ITS AFFILIATE ("PRC") FOR THE REDEVELOPMENT OF THE EAST LAUREL ROAD REDEVELOPMENT PROJECT**

WHEREAS, the property identified as Block 36, Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.01; Block 40, Lots 2, 3, 4, 5, 7, 8, 9 and 10; Block 41, Lots 2, 2.01, 3, 4, 5, 6, 7 and 8 and located on East Laurel Road ("Subject Property") has been referred to the Borough of Stratford Joint Land Use Board for a study to determine if it qualifies as a Non- Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL").

WHEREAS, PRC is interested in redeveloping the Subject Property to construct two multi-use buildings totaling 400,000 square feet to accommodate approximately 466 medical students with 66,000 square feet of a combination of retail/commercial space, medical office space and associated site improvements ("Project").

WHEREAS, PRC desires to explore the feasibility of acquiring an interest in the Subject Property for the purpose of constructing and operating the Project.

WHEREAS, the Borough and PRC (each, a "Party" and jointly, the "Parties") desire to jointly explore the feasibility of the Redevelopment and negotiate an agreement or agreements to provide for the redevelopment of the Project ("Redevelopment Agreement").

WHEREAS, the Borough and PRC have entered into negotiations for the purposes of establishing an MOU to explore the feasibility of a new redevelopment project at East Laurel Road.

WHEREAS, a copy of the MOU is attached hereto as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby authorizes and approves the MOU attached hereto as Exhibit "A" for the Redevelopment Project; and

BE IT FURTHER RESOLVED that the Mayor and other Borough officials are authorized to take any and all necessary action to implement this Resolution and the MOU.

Hartman motioned to approve Amended Resolution 2019:214. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

**RESOLUTIONS 2019:223 THROUGH 2019:231 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. 2019:223 – APPOINTING ALTERNATE DEPUTY REGISTRAR OF VITAL STATISTICS – VALERIE CIMINERA**

WHEREAS, the State of New Jersey Department of Health and Senior Services, Vital Statistics Registration requires municipalities to appoint Registrars, Deputy Registrars, Alternative Deputy Registrars, and Sub Registrars prescribed by N.J.S.A. 26:8-11 through 26:8-22; and

WHEREAS, Valerie Ciminera is qualified to fulfill the responsibilities as Stratford Borough Alternate Deputy Registrar; and

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NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council, of the Borough of Stratford, County of Camden, State of New Jersey, authorizes the appointment of Valerie Ciminera as Alternate Deputy Registrar of Vital Statistics for a three-year term effective October 11, 2019.

BE IT FURTHER RESOLVED that the office of the Borough Clerk is hereby authorized to forward certified copies of this resolution to the State Registrar's office.

● **RES. 2019:224 – APPOINTING ACTING MUNICIPAL COURT ADMINISTRATOR – REBECCA BAUM**

WHEREAS, there is a vacancy in the office of the Municipal Court Administrator in the Borough of Stratford; and

WHEREAS, the vacancy of Municipal Court Administrator needs to be filled immediately; and

WHEREAS, the recommendation of Rebecca Baum has been made for the appointment of Acting Municipal Court Administrator effective November 4, 2019; and

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the Borough of Stratford to appoint Rebecca Baum as Acting Municipal Court Administrator effective November 4, 2019.

● **RES. 2019:225 – APPOINTMENT OF SPECIAL LAW ENFORCEMENT OFFICER CLASS II – PATRICK BRUNETT**

WHEREAS, the Mayor & Borough Council of the Borough of Stratford finds that for the health, safety and welfare of the citizens of the Municipality, that the appointment of Special Law Enforcement Officers Class II's are required to assist the regular police force of the Borough of Stratford; and

WHEREAS, an experienced Class II Special Law Enforcement Officers is required to serve the police department to fill an immediate vacancy that exists.

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Stratford to appoint Patrick Brunett as Class II Special Law Enforcement Officers in accordance with 40A:14-146.14 at the rate of \$15.00 per hour.

● **RES. 2019:226 – AUTHORIZE AUCTION OF POLICE VEHICLE – 2010 FORD EXPLORER**

WHEREAS, the Borough of Stratford Police Department has a vehicle which no longer serves any purpose for vehicular use; and

WHEREAS, the vehicle is a 2010 Ford Explorer – VIN#1FMEU7D81AUA90526 which no longer is road worthy,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the vehicle for public auction at a minimum bid of \$1,900.00.

● **RES. 2019:227 – APPROVING NEW BUSINESS LICENSE FOR PIKE'S PICKLES**

WHEREAS, Mayor and Council of the Borough of Stratford have passed an ordinance establishing Chapter 5.04 of the code of the Borough of Stratford, known as "Business Licenses Generally".

WHEREAS, a license is required to operate or conduct any business establishment in the Borough of Stratford.

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NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford that the proper investigations have been made and the following applicant has complied with the general laws and statutes of the State and the ordinance of the Borough of Stratford.

BE IT FURTHER RESOLVED, that approval of the following business' licenses has been granted by Mayor and Council for effective November 8, 2019:

Pike's Pickles  
504 N. White Horse Pike  
Mercantile, Sign

- **RES. 2019:228 – AUTHORIZING EXECUTION OF CONSOLIDATED SHARED SERVICE AGREEMENT WITH TOWNSHIP OF VOORHEES FOR BUILDING SUBCODE OFFICIAL/PLAN REVIEW, FIRE SUBCODE OFFICIAL, AND PLUMBING SUBCODE OFFICIAL**

WHEREAS, the Borough of Stratford is in need of a Plumbing Subcode Official; and

WHEREAS, the Borough of Stratford and Township of Voorhees have two existing Shared Service Agreements for Building Subcode Official/Plan Review and Fire Subcode Official; and

WHEREAS, the Borough of Stratford and Township of Voorhees wish to enter into a Consolidated Shared Service Agreement to include Building Subcode/Plan Review, Fire Subcode Official, and Plumbing Subcode Official services; and

WHEREAS, the term of this Consolidated Shared Service Agreement shall be in effect through June 30, 2023; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the proper officials of the Borough of Stratford to execute the Consolidated Shared Service Agreement with the Township of Voorhees for Building Subcode Official/Plan Review, Fire Subcode Official, and Plumbing Subcode Official services.

- **RES. 2019:229 – AUTHORIZING THE BOROUGH OF STRATFORD TO ENTER INTO AN EXTENDED CAMDEN COUNTY COOPERATIVE PRICING SYSTEM FOR ROAD SALT PURCHASING**

WHEREAS, the Borough of Stratford is a member of the Camden County Cooperative Pricing System ID#57-CCCPS for road salt purchasing; and

WHEREAS, the county advertised and received bids for road salt for the year 2018; and

WHEREAS; said bid provided for a second-year option renewal from Riverside Construction for item #1 at the unit price of \$55.75 per ton and Chemical Equipment Labs of DE, Inc. for item #2 of \$67,12; and

WHEREAS, it is the desire of the Board of Chosen freeholders to authorize and award the Second Year Option for the needs of the County and extend the unit prices to the Cooperative Purchasing Members; and

WHEREAS, in past years Stratford has utilized the County Purchasing cooperative for road salt successfully,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the second year option with the Camden County Cooperative Pricing System ID#57-CCCPS for road salt purchasing.

- **RES. 2019:230 – AUTHORIZING AGREEMENT WITH CUNNINGHAM 1 HOUR CLEANER FOR POLICE STAFF DRY CLEANING SERVICES FOR YEAR 2020**

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WHEREAS, the Borough of Stratford and Cunningham 1-Hour Cleaner have negotiated a dry-cleaning service agreement (Exhibit A); and

WHEREAS, the Borough of Stratford is in need of a dry-cleaning service for the police staff for the year 2020; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of the Agreement between the Borough of Stratford and Cunningham 1-Hour Cleaner for dry cleaning services for the police staff for 2020.

• RES. 2019:231 – 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.

\_\_\_X\_\_\_ (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:

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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 of redevelopment matters re: Berlin Road.

    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.

\_\_\_\_\_ (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 November 7, 2019 that an Executive Session closed to the public shall be held on November 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.

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

• RES. 2019:232 – AUTHORIZING REMOVAL OF INTEREST ON SEWER ACCOUNTS #310-0 AND #2199-0

WHEREAS, the Borough of Stratford received a delinquent payment from the Stratford Board of Education for sewer accounts 310-0 and 2199-0; and

WHEREAS, the Stratford Board of Education has requested removal of interest on their following sewer accounts:

BLOCK	LOT	ADDRESS	ACCOUNT NUMBER	AMOUNT
21	1	111 Warwick Rd.	310-0	\$17.59
113	3	123 Parkview Rd.	2199-0	\$12.13
TOTAL				\$29.66

NOW, THEREFORE, BE IT RESOLVED, by Council to authorize the removal of the above interest charges on the above referenced sewer accounts.

Hartman motioned to approve Resolution 2019:232. Gilligan seconded the motion with Collins, Gilligan, and Hartman in favor, and Hall abstaining in a Roll Call Vote.

**COUNCIL COMMENTS:**

- Councilwoman Hall – Thanked everyone for re-electing her, and all support from the residents. Expressed excitement over serving Stratford for another three years. Presented pictures and a thank you card from Little Miss Stratford.

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- Councilman Collins – Congratulated Councilwomen Hall and Lomanno, as well as Mayor Keenan and David Gray, on the election results. Expressed importance of voting and encouraged residents to vote. Spoke about the Little Miss Stratford pageant and how it was a humbling experience to be involved. Thanked Councilwoman Hall for starting the tradition of the event.
- Councilman Gilligan – Congratulated Dave Gray and Mayor Keenan, and Councilwoman Hall and Councilwoman Lomanno. Added to Councilman Collins comments and stated Little Miss Stratford was a wonderful event.
- Councilman Hartman – Congratulated the winners of the election and good luck to Mayor Keenan and Dave Gray.
- Mayor Keenan – Thanked all of Council for their hard work in running the events that were held this past month.

**GOOD AND WELFARE:**

Hartman 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.

- Steve Gagliardi – 13 College Circle – Added to the Police Chief's report regarding the accident and stated the fire department did a great job. Questioned if the number of full-time staff would be maintained of the police department after Captain McBride's retirement.
- John Gentless – 111 Union Ave – Asked for an update on the Vietnam plaque. Questioned if there is any additional thought given to a four-day work week. Questioned if demolition of buildings will be discussed in executive session.
- Joe Hahn – Buttonwood Rd – Asked if the photo album presented by Councilwoman Hall is available to be viewed by residents.
- Dave Gray – Longwood Dr – Congratulated Councilwoman Hall and Councilwoman Lomanno. Expressed to Mayor Keenan he would be happy no matter who won the election. Congratulated Mayor and Councilwomen Hall and Lomanno for a well-run campaign.

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

**EXECUTIVE SESSION:**

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

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

No action was taken in Executive session.

Councilman Collins, Councilman Gilligan, and Councilman Hartman were present upon return to open session.

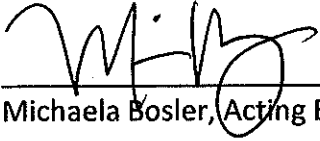
No members of the public were in attendance after the executive session.

**ADJOURN:**

Collins motioned to adjourn the meeting at 8:30 p.m.. Gilligan seconded the motion and all members present voted in favor in a voice vote.

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Minutes respectfully submitted by:



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Michaela Bosler, Acting Borough Clerk



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Mayor Josh Keenan