

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 12, 2019
7:00 P.M.

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

STATEMENT OF ADVERTISEMENT: The Mayor read the following statement:

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

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

ROLL CALL:

MAYOR JOSH KEENAN – PRESENT
COUNCIL PRESIDENT TINA LOMANNO – PRESENT
TOM COLLINS, COUNCILMAN – PRESENT
PATRICK GILLIGAN, COUNCILMAN – PRESENT
PATRICK GREEN, COUNCILMAN – PRESENT
LINDA HALL, COUNCILWOMAN – PRESENT
FRANK HARTMAN, COUNCILMAN – ABSENT
STUART PLATT, BOROUGH SOLICITOR – PRESENT
RON MORELLO, POLICE CHIEF – PRESENT
CHRIS CONROY, BOROUGH ADMINISTRATOR – PRESENT
MICHAELA BOSLER, ACTING BOROUGH CLERK - PRESENT

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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

- John Gentless – 111 Union Ave. – In regards to Ordinance 2019:20, questioned which lots are going to be redeveloped, and the number of units and affordable housing units. Questioned when the redevelopment plan was created and the authorization to create said plan.

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.

PROCLAMATIONS

- HONORING CAPTAIN STEVE MCBRIDE – Councilwoman Lomanno read the proclamation honoring Captain Steve McBride in recognition of his retirement.

REPORTS:

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

No new activity to report for the month of October.

Borough Hall did not submit any issues to the police department during this month, as any issues could have resulted in court appearances after Captain McBride's retirement date. Police department does not have resources to continue providing support to Borough Hall for code enforcement matters. There is a resolution to address this issue tonight.

FINANCE & REVENUE Councilman Patrick Gilligan read the report as follows:

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Balance as of 10-1-19 – \$1,157,275.12
Total Receipts – \$1,724,985.16
Total Disbursements – \$1,391,592.63
Balance as of 10-31-19 – \$1,490,667.65
Total in other Funds - \$2,192,573.34

POLICE

Councilwoman Tina Lomanno read the report as follows:

42 Adult arrests,
0 Juvenile arrests,
0 assaults to police,
4 Simple assaults Complaints,
6 Criminal Mischief Complaints,
6 Harassment complaints,
121 Other investigations and complaints,
0 burglaries,
1 robberies,
12 thefts in the amount of \$4,225.00,
\$3,025.00 in stolen property recovered,
0 motor vehicle thefts,
13 D.W.I. arrests,
11 Narcotics arrests,
429 Traffic summonses issued,
28 Motor vehicle accidents,
5 injuries from accidents
32 Alarm activations,

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

EMERGENCY SERVICES

Councilman Patrick Gilligan read portions of the following report.

Fire Department

The Stratford Fire Department responded to 42 Alarms 2 Drills in the month
October 2019. The following list is a breakdown of the same:

Dwelling Fires	2
Building Fires	1
Investigations	7
Out of Town Assists	12
Alarm Systems	3
Assist Ambulance, Police, Public	6
Car Fires	1
Wires, Trees Down	3
Rescues & M.V.A.'s	7
Brush Fires	1
Drills	2

Total man hours on the above alarm drills was 507
Submitted by Stephen Gagliardi, Deputy Chief

Ambulance Association

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

	Paid	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	0	20
2. Bleeding	6	48
3. Cardiac	12	86
4. CVA	5	32
5. Diabetic	1	16
6. Fall	18	126
7. Fire Call	5	33
8. Haz-Mat	0	0
9. Maternity	0	5
10. Medical Emergency	30	317
11. Medical Alarm	1	19
12. MVA	6	94
13. Overdose	1	15
14. Ped/MVA	1	10
15. Psych. Emergency	7	73
16. Respiratory	8	113
17. Seizures	2	23
18. Sick Person	4	37
19. Special Assignment	0	0
20. Unconscious Person	6	87

Year to Date Calls

Paid: 1154

Submitted by Lois Tadley, Chief-Stratford Ambulance

The Stratford Ambulance Association **Volunteer Crew** responded to **13 Alarms**
 in the month of **October 2019**, the following is a breakdown of the same:

	Volunteer	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	0	1
2. Bleeding	0	7
3. Cardiac	0	10
4. CVA	0	1
5. Diabetic	0	1
6. Fall	1	11
7. Fire Call	0	9
8. Haz-Mat	0	0
9. Maternity	0	0
10. Medical Emergency	6	34
11. Medical Alarm	0	2
12. MVA	1	17
13. Overdose	0	2
14. Ped/MVA	0	1
15. Psych. Emergency	3	21
16. Respiratory	1	10
17. Seizures	0	6
18. Sick Person	1	5
19. Special Assignment	0	0
20. Unconscious Person	0	6

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Year to Date Calls

Volunteer: 144

Submitted by Lois Tadley, Chief-Stratford Ambulance

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

Sewer Utility

- Call outs for emergency service: 16
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Work requests performed:
 - Replaced parade trailer deck with new plywood
 - Changed batteries for carbon monoxide and smoke detectors in all Borough buildings
 - Assisted the Public Works Supervisor in yard waste collection
 - Replaced air filters for heating systems in all Borough buildings
 - Performed a maintenance check and cleaned Borough Hall and Stratford Public Library roofs
 - With the public works department, vacuumed storm drain catch basins
 - Replaced kitchen ceiling tile at Stratford Public Library
- Regular maintenance activities performed include:
 - Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball fields
 - Bi-weekly town wide metal/appliance collection

Public Works

- Had new salt spreader installed on 450 dump truck
- Rented sod cutter and repaired curb on Sunnybrook Road
- Planted mums at Sterling Arms
- Changed oil on all trucks and leaf machines
- Repaired event trailer for event at Bradlees, dropped off trailer and 3 yards of top soil in parking lot
- Vacuuming of inside of storm drains. Removal of dirt, stones and debris
- Cutting of schools, Sterling arms, and railroad
- Cutting of all Borough properties
- Repaired side of road on Kirkwood, 2 tons of crushed concrete and 2 yards of topsoil
- Chipper out two times for the month
- Yard waste pick up four times for the month

PUBLIC EVENTS

Councilwoman Hall congratulated the contestants of the Little Miss Stratford Pageant. The results are: Little Miss Stratford – Madison Previglian, 1st Runner Up – Kaylez Zubak, 2nd Runner Up – Rilynn Eddis. Councilwoman Hall announced the Tree Lighting will be on Friday, December 6, 2019 and both the Miss Stratford and Little Miss Stratford courts will be in attendance. Hall stated the Halloween parade on October 26, 2019 was a success and thanked to the Stratford Police Department for their help during the event. Thanked Public Works for their help with the Scarecrow contest winners are: 1st Place – Amazing Transformations, 2nd Place – Floss's Grooming, 3rd Place – Under the Sun Learning Center.

OLD BUSINESS: NONE

NEW BUSINESS:

- 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

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This is the first reading and introduction, the public hearing for this ordinance will be on December 10, 2019 at 7:00 p.m..

WHEREAS, the Borough of Stratford is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:14-118 the Mayor and Borough Council, by ordinance, may create and establish, as an executive and enforcement function of the Borough government, a police force, whether as a department or as a division, bureau or other agency thereof, and provide for the maintenance, regulation and control thereof; and

WHEREAS, pursuant to N.J.S.A. 40:48-2 the Mayor and Borough Council may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Borough and its inhabitants; and

WHEREAS, the Mayor and Borough Council deem it in the best interest of the Borough to amend Chapter 1.12, entitled "Fees" and Chapter 8.20, entitled "Bureau of Fire Safety."

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford is hereby amended, revised and/or supplemented as follows:

SECTION 1. Chapter 1.12 of the Code of the Borough of Stratford, entitled "Fees," is amended as follows:

1.12.270 Bureau of Fire Safety permit and certificate of fire code status fees from Section 8.20.080 of Chapter 8.20.

A. Permit Type	Fee
Type I	\$ 64.00
Type I (Open flame public gatherings)	\$ 64.00
Type I (Unoccupied or vacant bldgs, structures 2500 sq ft or more but less than 12,000 sq engrossed floor area)	\$ 64.00
Type II (Propane exchange)	\$ 258.00
Type II (Propane & Forklift exchange)	\$ 516.00
Type II (Fumigation/Fogging)	\$ 258.00
Type II (Unoccupied or vacant bldgs, structures 12,000 sq or more but less than 100,000 engrossed floor area)	\$ 258.00
Type III	\$ 499.00
Type III (Unoccupied or vacant bldgs, structures 100,000 engrossed floor area)	\$ 499.00
Type IV	\$ 767.00
Type V	\$1,773.00

B. Application. Application shall be made to the Fire Official for the uses and/or activities set forth in this Section. No application for a permit shall be acted upon unless such application is submitted ten (10) working days prior to an inspection.

C. Code Status Reports. The fee for a Fire Code Status Report shall be \$90.00

D. Fire Reports. (excluding requests made pursuant to OPRA) the cost for a detailed fire investigation summary report will be as follows:

Fire cause and origin reports	\$130.00 (Fire report only)
Fire scene photos	\$ 60.00 (Fire photos only)
Total for both report and photos	\$190.00

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1.12.280 Bureau of Fire Safety inspection, registration, carbon monoxide detector, smoke detector and fire extinguisher compliance fees from Section 8.20.110 of Chapter 8.20.

A. The local enforcing agency shall carry out non-life-hazard inspection uses and/or activities. Failure to register with this Office within 30 days of receipt of bill will result in your annual fee being doubled. If doubled annual registration fee is not paid within 60 days, then that will result in court and legal action. The annual registration fees for non-life hazard uses and/or activities will be as follows:

1. Residential buildings with dwelling units not listed as life-hazard by the New Jersey Bureau of Fire Safety, except one- or two-family owner-occupied units:

Unit Size	Fee
1 to 3 units	\$103.00
Rental properties-home	\$103.00
4 to 10 units	\$188.00
11 to 20 units	\$251.00
21 to 40 units	\$304.00
41 to 60 units	\$362.00
61 to 80 units	\$420.00
81 to 100 units	\$478.00
101 to 120 units	\$536.00
121 to 140 units	\$594.00
141 to 160 units	\$652.00
161 to 180 units	\$710.00
181 to 200 units	\$768.00
201 to 220 units	\$826.00
221 to 240 units	\$884.00
241 to 260 units	\$942.00
261 to 280 units	\$1001.00
281 to 300 units	\$1059.00
301 to 320 units	\$1117.00
321 to 340 units	\$1175.00
341 to 360 units	\$1236.00
361 to 380 units	\$1291.00
381 to 400 units	\$1349.00
401 to 420 units	\$1407.00

2. Commercial or industrial use group includes all buildings not listed as life-hazard by the New Jersey Bureau of Fire Safety. Each floor or story shall be calculated as separate areas for total building calculation.

Building Size	Fee
Building with or without attached dwelling units not in excess of 1000 square feet	\$90.00
Building with or without attached dwelling units in excess of 1001 square feet not exceeding 3000 square feet	\$149.00
Buildings in excess of 3001 square feet not exceeding 9000 square feet	\$188.00
Buildings in excess of 9001 square feet not exceeding 15,000 square feet	\$304.00

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Buildings in excess of 15,001 square feet not exceeding 50,000 square feet	\$412.00
Buildings in excess of 50,001 square feet not exceeding 100,000 square feet	\$490.00
Buildings in excess of 100,001 square feet not exceeding 200,000 square feet	\$844.00
Buildings in excess of 200,001 square feet not exceeding 300,000 square feet	\$1,199.00
For each additional 100,000 square feet or part thereof	\$ 380.00

3. Smoke and carbon monoxide detector inspections. Smoke and carbon monoxide detector inspections, to be conducted on all one- and two-family residential dwellings for resale being sold within the local enforcing agency shall be charged as follows:

Request received 14+ business days prior	\$56.00
Request received 8 to 13 business days prior	\$64.00
Request received 4 to 7 business days prior	\$96.00
Request received 3 business days or less prior	\$161.00

The above fee entitles the applicant to one (1) inspection and one (1) re-inspection. A third (3rd) visit requires a new application and new fee.

A certificate is valid for a period of ninety days from the date of issuance.

SECTION 3. Chapter 8.20 of the Code of the Borough of Stratford, entitled "Bureau of Fire Safety," is amended as follows:

8.20.110 - Responsibilities for installation of devices and inspections; fees; violations and penalties.

A. [No Changes.]

B. [No Changes.]

C. Prior to the sale of any premises within the Borough of Stratford, it shall be inspected for compliance by the Stratford Fire Official or his designee for compliance with this chapter, whereupon a certificate of compliance will be issued. The fee schedule will be as set forth in Chapter 1.12.

D. Registration fees for residential buildings with dwelling units not listed as life-hazard by the New Jersey Bureau of Fire Safety, except one- or two-family owner-occupied units shall be as set forth in Chapter 1.12

E. [No Changes.]

F. Registration fees for commercial or industrial use groups shall be as set forth in Chapter 1.12.

G. [Reserved.]

H. [Reserved.]

I. Inspection fees for smoke and carbon monoxide detector shall be as set forth in Chapter 1.12.

SECTION 3. Except as set forth in Sections 1 and 2 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

SECTION 4. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

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SECTION 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

Lomanno motioned to approve the introduction of Ordinance 2019:19. Hall seconded the motion and all members present voting in favor in a Roll Call Vote.

- **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”)**

This is the first reading and introduction, the public hearing for this ordinance will be on December 17, 2019 at 7:00 p.m..

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution No. 2018:137, the Mayor and Borough Council of the Borough of Stratford authorized and directed the Stratford Joint Land Use Board (“JLUB”) to undertake the preliminary investigation of property located at Block 53, Lots 1, 2, 3, 4, 5 and 6 (“Study Area”) as a Non-Condensation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Borough Council, the JLUB conducted an investigation to determine whether the Study Area should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 53, Lots 1, 2, 3, 4, 5 and 6, dated August 2018, prepared by Pamela J. Pellegrini, PE, PP, CME; and

WHEREAS, the JLUB conducted a public hearing on August 23, 2018 concerning the designation of the Study Area as a Non-Condensation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the JLUB; and

WHEREAS, the JLUB prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein, including the Study Area appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the JLUB heard sworn testimony from its professional planner, Pamela J. Pellegrini, PE, PP, CME, who presented substantial credible evidence that Block 53, Lots 1, 2, 3, 4, 5 and 6 qualified as an Area in Need of Redevelopment pursuant to LRHL (“ANR Area”); and

WHEREAS, at the conclusion of the public hearing as described above, the JLUB adopted Resolution No. 09-2018, recommending that the Mayor and Borough Council designate the ANR Area on the Official Tax Map of the Borough of Stratford as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council agreed with the conclusions of the JLUB that the ANR Area met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution No. 2018:174, adopted on September 11, 2018, the Mayor and Borough Council determined that the ANR Area qualified as an Area in Need of Non-Condensation Redevelopment; and

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WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit "A" attached hereto and made a part hereof for the ANR Area on the Official Tax Map of the Borough of Stratford.

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

SECTION 1. Adoption of Redevelopment Plan. The Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 53, Lots 1, 2, 3, 4, 5 and 6 on the Official Tax Map of the Borough of Stratford appended and attached hereto as Exhibit "A".

SECTION 2. The Mayor and Borough Council of the Borough of Stratford hereby declare and determine that the said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

SECTION 3. Amendment of Zoning Map. The Zoning Map of the Borough of Stratford shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the ANR Area as an overlay zoning district. The Zoning Map shall include the ANR Area as a Redevelopment Area to which the Redevelopment Plan is applicable.

SECTION 4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 6. Upon adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board, New Jersey Department of Community Affairs and other agencies as required by law.

SECTION 7. This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Department of Community Affairs.

Lomanno motioned to approve the introduction of Ordinance 2019:20. Green seconded the motion and all members present voting in favor in a Roll Call Vote.

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

This is the first reading and introduction, the public hearing for this ordinance will be on December 10, 2019 at 7:00 p.m..

WHEREAS, the Borough of Stratford is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:14-118 the Mayor and Borough Council, by ordinance, may create and establish, as an executive and enforcement function of the Borough government, a police force, whether as a department or as a division, bureau or other agency thereof, and provide for the maintenance, regulation and control thereof; and

WHEREAS, pursuant to N.J.S.A. 40:48-2 the Mayor and Borough Council may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem

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necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Borough and its inhabitants; and

WHEREAS, the Mayor and Borough Council deem it in the best interest of the Borough to Amend Chapter 2.12 by creating the office of Confidential Assistant and delegating to that office a portion of the executive responsibilities of the Borough as outlined herein; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford is hereby amended, revised and/or supplemented as follows:

SECTION 1. Chapter 2.12 of the Code of the Borough of Stratford, entitled "Police Department," is hereby amended, revised, and/or supplement to read as follows:

ARTICLE 6 – Confidential Assistant

2.12.210 Position established.

A. The position of Confidential Assistant in and for the Borough of Stratford is hereby established.

2.12.220 Compensation

A. The Confidential Assistant shall be paid a salary fixed and adopted by the Council in the annual Salary Ordinance.

2.12.230 General responsibilities.

- A. Provides complex and specialized administrative support to Chief of Police, which includes human resource functions, administrative duties; serves as liaison to a department head.
- B. Schedules meetings and ensures that appropriate materials are shared prior to the meeting date; follows up on assigned tasks for completion and ensures that information received meets the requirements of the request.
- C. Serves as office manager, manages the police records function and all personnel assigned thereto.
- D. Performs any and all related duties as required.

SECTION 2. Except as set forth in Section 1 above, the balance of the Code of the Borough of Stratford shall not be affected by this Ordinance.

SECTION 3. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 4. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon posting, publication, and final passage in the manner prescribed by law.

Collins motioned to approve the introduction of Ordinance 2019:21. Gilligan seconded the motion and all members present voting in favor in a Roll Call Vote.

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

This is the first reading and introduction, the public hearing for this ordinance will be on December 10, 2019 at 7:00 p.m..

WHEREAS, it has become necessary to amend certain salaries set forth in ordinance 2019:15

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The time, date, and place proposals must be submitted;
Contract information for obtaining the proposal document;
The name of the agency requesting the proposal; and
A statement that the proposal is being solicited through fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq.

WHEREAS, there are several alternatives in choosing their basis for award under a fair and open process such as:
Choosing the lowest responsible bidder as in traditional bidding
The standard used by both state government and the competitive contracting model
"most advantageous price and other factors considered".
Other fair and open process established by the agency

WHEREAS, the bids do not have to be opened and awarded at the same time, do not have to be opened at a public meeting, and can be awarded at a separate time by resolution by the Governing Body with wording stating to a "fair and open" process or a "non-fair and open process"; and

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

BOROUGH ENGINEER
BOROUGH SOLICITOR
BOROUGH AUDITOR
REDEVELOPMENT PLANNER
RISK MANAGEMENT CONSULTANT

FURTHERMORE, the following services for the 2020 year will also be included and forwarded to the appropriate Boards such as the Joint Land Use Board to take action at their Reorganization Meeting for the following service:

BOARD ENGINEER
BOARD SOLICITOR

- **RES. 2019:234 – REFUND OVERPAYMENT OF TAXES – BLOCK 8, LOT 33**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 8, Lot 33 - 143 Whitman Ave;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$1,353.16 be disbursed to Corelogic Tax Service for the overpayment.

- **RES. 2019:235 – REFUND OVERPAYMENT OF TAXES – BLOCK 46, LOT 6**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 46, Lot 6 - 315 Yale Ave;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$ 1,477.92 be paid to Corelogic Tax Service for the overpayment.

- **RES. 2019:236 – REFUND OVERPAYMENT OF TAXES – BLOCK 56, LOT 26**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 56, Lot 26 - 113 Suburban Terr;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$1,266.95 be disbursed to CoreLogic Real Estate Tax Service for the overpayment.

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- **RES. 2019:237 – REFUND OVERPAYMENT OF TAXES – BLOCK 96, LOT 30**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 96, Lot 30 - 28 Winding Way;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$1,866.96 be disbursed to Corelogic Real Estate Tax Service for the overpayment.

- **RES. 2019:238 – REFUND OVERPAYMENT OF TAXES – BLOCK 108, LOT 1**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 108, Lot 1 - 12 Overhill Road;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$10.58 be disbursed to CoreLogic Real Estate Tax Service for the overpayment.

- **RES. 2019:239 – REFUND OVERPAYMENT OF TAXES – BLOCK 115, LOT 3**

WHEREAS, an overpayment was received in the Tax Collector's office for Block 115, Lot 3 - 42 Sunnybrook Road;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$34.35 be disbursed to Corelogic Tax Service for the overpayment.

- **RES. 2019:240 – BUDGET TRANSFERS**

NOVEMBER 12, 2019

FROM:

Property OE	3,577.00
Street Lighting OE	3,013.00
Fire Hydrants OE	2,704.00
Ambulance OE	2,474.22
Group Insurance OE	3,709.78

TO:

Other Insurance	3,649.00
Telephone OE	4,315.00
Trash Collection OE	6,910.00
Trash Disposal OE	104.00
Court OE	500.00

- **RES. 2019:241 – CALLING FOR STUDY COMMISSION TO REVIEW THE OPEN PUBLIC RECORDS ACT**

WHEREAS, the Borough of Stratford strongly believes in and supports open transparent government, and that citizens and residents have the right to be informed about the workings of government in order to best participate in a democracy; and

WHEREAS, on January 8, 2002 then Acting Governor DiFrancesco signed into law the Open Public Records Act (OPRA) which mandates that government records shall be available, with limited exceptions, for public access and simplifying the procedures for requesting such specific records; and

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WHEREAS, the intent of the law was to provide the public with easy access to government records with an uncomplicated process for obtaining the records and eliminating bureaucratic red tape; and

WHEREAS, over the course of 18 years OPRA has been a positive light, but it has also been fraught with abuse and misuse, and has become an unanticipated financial cost to the taxpayers of New Jersey; and

WHEREAS, the Borough of Stratford has labored under a well-intended law that has spiraled out of control, due to the volume and nature of requests, the cost to taxpayers in responding to the requests, and the potential liability in having to pay disproportionate prevailing party attorney's fees should the requests turn into litigated matters, as well as the liability in determining which documents shall be released, with or without redaction, while attempting to maintain individual privacy; and

WHEREAS, it is not only the volume of OPRA requests that challenge our resources, but it is also the cost associated with reviewing, retrieving, and processing the OPRA request(s) by public entity personnel and counsel and possible defending our action(s) before the Government Records Council or in Superior Court; and

WHEREAS, the Borough of Stratford received and responded to 138 OPRA requests in 2017, 226 OPRA requests in 2018, and to date has received and responded to 115 OPRA requests as of September 1, 2019; and

WHEREAS, due to the often conflicting case law and Government Record Council decisions, as well as the unique characteristics of OPRA request, the Borough of Stratford must often times rely on the municipal attorney to review certain OPRA requests, adding 19% to attorney fees in 2017, adding 16% to attorney fees in 2018, and adding 16% to attorney fees to date in 2019; and

WHEREAS, with limited exceptions OPRA has not been amended to address the clear and apparent advancement in technology that has changed the way government records are created, stored, and/or transmitted; the various interpretive decisions; privacy concerns; abuse for commercial gain; and/or the ever-increasing cost to taxpayers; and

WHEREAS, as the current law approaches its twentieth (20th) anniversary it has outgrown its original intended use and has become ripe for comprehensive review and reform;

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Stratford appeals to the legislature to form a Commission comprised of Mayors, Municipal Clerks, Municipal Managers, Attorneys, Police Chiefs, open government advocates, privacy experts, members of the media, citizens and other appropriate stakeholders, to review and examine the effects of OPRA on local government and the needs to be fulfilled by the law, and use the Commission's findings to perform a comprehensive reform of OPRA; and

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to Senator James Beach, Assemblyman Louis D. Greenwald, Assemblywoman Pamela R. Lampitt, Assembly Speaker Craig Coughlin, Senate President Stephen Sweeney, Senator Weinberg, Executive Director of the Government Records Council, the Governor or the State of New Jersey, the Municipal Clerks Association of New Jersey, and New Jersey State League of Municipalities.

• **RES. 2019:242 –APPOINTMENT OF PART-TIME CODE ENFORCEMENT OFFICIAL – THOMAS STONE**

WHEREAS, the Borough of Stratford has determined that they are in need of a part-time code enforcement official; and

• WHEREAS, the recommendation has been submitted to the Governing Body of Thomas Stone to be appointed as part-time Code Enforcement Official,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint Thomas Stone as a part-time Code Enforcement Official.

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

APPROVAL OF BILLS:

Animal checks	1829	through	1832		
Manual checks	19923	through	19928		
Payroll checks	51443	through	51446	and	51526
Automated checks	33669	through	33787		
Various electronic transfers and potential interim payments to Atlantic City Electric, South Jersey Gas, UGI, and Purchase Power					

Councilwoman Hall abstained from the approval of check 33717.

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

COUNCIL COMMENTS:

- Councilman Green – None
- Councilman Gilligan – Thanked Councilwoman Hall and Lomanno for setting up the events of the last month. Congratulated Mayor Keenan and Councilwomen Hall and Lomanno on the election results.
- Councilwoman Lomanno – Thanked Councilwoman Hall, Councilman Collins, the Acting Clerk, and the Administrator for their help with Little Miss Stratford. Thanked Captain McBride for his service and congratulated him on his retirement.
- Councilwoman Hall – Congratulated Mayor Keenan and Councilwoman Lomanno on election results. Excited to serve for another term on Council. Congratulated Captain McBride on his retirement.
- Councilman Collins – Congratulated Captain McBride in honor of his retirement, Mayor Keenan and Councilwomen Hall and Lomanno on the results of the election, and Tom Stone on being appointed the Code Enforcement Officer. Thanked Councilwomen Hall and Lomanno for their hard work preparing all of the events.
- Mayor Keenan – Thanked all of Council for their hard work.

GOOD AND WELFARE:

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

- Joe Hahn – Buttonwood Rd. – Expressed opinions regarding the Jefferson PILOT agreement.
- John Gentless – 111 Union Ave. – Asked if there is an update regarding the sewer connection fee ordinance. Questioned if Council has considered asking if the apartment complex along Bishop Terrace would contribute to the Borough’s affordable housing obligation.
- Chief Morello – Stated the position referenced in Ordinance 2019:21 is not a new position and is only open for internal applicants only.

Green 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.

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ADJOURN:

Lomanno motioned to adjourn the meeting at 7:31 p.m.. Hall seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:



Michaela Bosler, Acting Borough Clerk



Mayor Josh Keenan