

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES
THURSDAY, OCTOBER 3, 2019
7:00 P.M.

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

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

STATEMENT OF ADVERTISEMENT: The Mayor read the following statement:

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

ROLL CALL:

MAYOR JOSH KEENAN – PRESENT
COUNCIL PRESIDENT TINA LOMANNO – PRESENT
TOM COLLINS, COUNCILMAN – PRESENT
PATRICK GILLIGAN, COUNCILMAN – PRESENT
PATRICK GREEN, COUNCILMAN – PRESENT
LINDA HALL, COUNCILWOMAN – PRESENT
FRANK HARTMAN, COUNCILMAN – PRESENT
STUART PLATT, BOROUGH SOLICITOR – PRESENT
MARK BASEHORE, 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:

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

- John Gentless – 111 Union Ave. – In regards to Resolutions 2019:213 and 2019:214, questioned if the lots referenced were correct according to most recent tax maps. Questioned which redevelopment project will be discussed in executive session. The Solicitor responded that executive session will be in regards to Berlin Road. Expressed to Council concerns about future of Rowan Medical Campus and potential redevelopment project.

Lomanno 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:

- 9/6 A utility reader meter, by chance came upon a resident of Whitman Avenue who was seriously injured after chopping his hand severely with a table saw. Luckily, the meter reader came upon the subject in time.
- 9/8 Overnight, we had a fatal motor vehicle accident on the White Horse Pike at Wellington Avenue. A speeding west bound motorcycle collided with the rear end of a mini-van near Tomkinson's Towing. The motorcycle was clearly a major contributing factor to the crash. The driver of the mini-van was unlicensed and was arrested and charged with being involved in a fatal accident while unlicensed.
- 9/9 Overnight, a DWI arrest was made of a State Parole Officer after a car stop on Laurel Road. Thereafter, we learned on the following day that our driver was wanted for sexual assault that occurred earlier that night in Gloucester

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County. All evidence we had in this case including the vehicle was turned over to the Gloucester County authorities.

- 9/9 During the morning hours, we were called to a home on Longwood Court for a medical emergency, no breath no pulse. CPR was initiated and the elderly resident was transported to Jefferson where she later expired of natural causes.
- 9/12 During brief windstorm that came through town, a tree along the county right away came down and damaged a passing vehicle. There were no injuries in this case.
- 9/21 Overnight with Somerdale PD, we conducted a successful DWI checkpoint. To our pleasure, only four motorists were arrested that night.
- 9/19 During the morning, we had another sudden death, 99 year old long time resident of Princeton Avenue natural causes
- 9/25 Overnight, 54 year old resident of Hillside Road passed away as a result of a drug overdose. The subject was found deceased in bed, and had been dead for sometime.
- 9/29 During the morning, 32 year old resident of Rolling Road was also found passed away in the home as a result of a drug overdose. In mid-July, officers administered Narcan to the victim when he overdosed. This time it was too late for the person to be brought back.
- 9/28-9/29 On consecutive dates, we were called upon to investigate two cyber type threats made against or by students of Yellin School. Both were fully investigated and found to be either unfounded or just inappropriate. No charges were filed in either case.

Between the 9/15-30th we have had a serious uptick on some high value shopliftings at the CVS. A few were arrested and many more have gotten away or were not detected until their shelves were found empty. We have asked corporate loss prevention to more frequently assign staff to our store.

DPW did a very nice job installing the new LED crosswalk sign we purchased with grant funds. The sign was placed on Vassar Avenue between JPII and Yellin School.

Confirming two officers will be detained for the Halloween Parade and one officer for the Little Miss Stratford pageant.

ENGINEER REPORT: Mark Basehore gave the following report:

Buttonwood Road Stormwater Outfall Structure Repair

Update:

- 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 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

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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:

- 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.
- Our office is coordinating with the Contractor to schedule the preconstruction meeting.

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 11th 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 30th and the bid opening was held on Tuesday, September 10th.

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

Update:

- 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.

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 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.

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- 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.

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 26th. South Jersey Gas is currently replacing their main within this project area and are expected to be completed the week of November 6th. 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.
- 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.

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- 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 26th. Notice to Proceed was issued the week of November 12th.
- 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)

Update:

- Our office will proceed with preparation of bid documents, plans, and specifications for public bidding of this project in 2020.

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

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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.

APPROVAL OF MINUTES:

- SEPTEMBER 5, 2019 AGENDA MEETING/REDEVELOPMENT WORKSHOP
- SEPTEMBER 5, 2019 EXECUTIVE SESSION
- SEPTEMBER 10, 2019 REGULAR MEETING

Hartman abstained from the Agenda Meeting/Redevelopment Workshop and Executive Session of September 5, 2019. Green abstained from the Regular Meeting of September 10, 2019.

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

OLD BUSINESS: NONE

NEW BUSINESS:

REPORT #1 – INTRODUCTION – ORDINANCE 2019:19 – TUESDAY, OCTOBER 8, 2019

- The Clerk intends to have an ordinance introduced for the Regular Meeting of Mayor and Council held on Tuesday, October 10, 2019. This ordinance would amend the Stratford's Fire Safety fees in accordance with Barrington's in anticipation of joining their Fire Safety Alliance by Shared Service Agreement. The Clerk is still waiting for details from Barrington before an ordinance can be drafted up.

REPORT #2 – PROCLAMATION – HONORING STRATFORD OFFICE OF EMERGENCY MANAGEMENT – TUESDAY, OCTOBER 8, 2019

- There will be a proclamation for the Regular Meeting of Tuesday, October 8th, honoring the members of the Stratford Office of Emergency Management.

REPORT #3 – JEFFERSON PILOT

- There will be another resolution for Tuesday will be to renew an agreement with Jefferson Hospital regarding a payment in lieu of taxes for another 3 years.

REPORT #4 – AMEND SHARED SERVICE WITH VOORHEES FOR VARIOUS CONSTRUCTION OFFICIALS

- The Clerk reported Voorhees is drafting up an amended shared service to include all of the Construction Subcode services that they provide for Stratford. The Clerk stated that Stratford already has agreements for Building and Fire, and are looking to add Plumbing as well. The agreement would consolidate all of these different agreements into one agreement, with all services ending on one term date. The Clerk stated that Voorhees has not sent the draft agreement for review, but hopefully have done so before the Regular Meeting.

REPORT #5 – EXTEND TOWING SERVICES

- Chief Morello sent correspondence recommending extending the term for awarded applicant who provides towing services for the Borough. The applicant is still in compliance in accordance with Ordinance 2014:20 which sets forth towing services

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in the Borough. The term for this agreement expires December 31, 2019, and the application provides a one-year extension which would expire December 31, 2020. There will be a resolution on for Tuesday's meeting for Council consideration.

REPORT #6 – SHARED SERVICE WITH RUNNEMEDE FOR STORM DRAIN CLEANING

- The Administrator reported Runnemedede has approved their resolution and shared service agreement to provide us with service to clean our storm system catch basins, which is a requirement for this year after our DEP inspection in the spring. The basins have been inspected by the Sewer Technician and Public Works Supervisor. There are 63 basins that need to be cleaned, which should require about 4 days' work with Runnemedede's assistance.

REPORT #7 – BEST PRACTICES

- The Administrator and CFO have completed the Best Practices questionnaire with the exception of 4 questions which require a little research; 3 are about cyber security and one (unscored) is about our affordable housing obligations over time. The Borough is well over the required point minimum.

REPORT #8 – PUBLIC WORKS LABORER POSITION

- The Clerk reported that there is a vacancy in the Public Works Department. We are looking to do a temp to hire for this position. The ideal candidate has experience in landscaping and possesses a CDL License.

REPORT #9 – VERIZON

- The New Jersey League of Municipalities (NJSLM) has asked Stratford to join with the League in the amicus curiae brief to be filed in Verizon's appeal of the Verizon v. Hopewell decision, originally decided in favor of Hopewell Borough, regarding Verizon's obligation to pay business personal property tax. Stratford also is involved in litigation for the same purpose. The NJSLM is requesting \$2,000.00 in funding to be paid to the League's attorney in support of the brief.

REPORT #10 – SEWER CONNECTION APPLICATIONS

- Sewer connection applications with connection fees have been created or updated for new commercial/industrial, single family residential, and multi-unit residential connections. The Borough Administrator would like these applications to be formally accepted by Council. The commercial/industrial and single family residential have been in place for a long time; the multi-unit would be new.

RESOLUTIONS:

RESOLUTIONS 2019:200 THROUGH 2019:212 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. 2019:200 – APPROVING NEW BUSINESS LICENSE FOR FLOSS GROOMING**

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.

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 October 4, 2019:

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Floss Grooming
222 S. White Horse Pike, G-3
Mercantile

- RES. 2019:201 – ALLOW VETERANS TAX DEDUCTION

WHEREAS, all the eligibility requirements for a 2019 VETERAN property tax deduction have been met by the following residents:

BLOCK	LOT	NAME	ADDRESS	AMOUNT
56	18	Robert F Wilsey	131 Suburban Terrace	250.00

WHEREAS, the deduction has been approved by the Borough Tax Assessor and Tax Collector;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that a tax deduction be granted to the above-mentioned residents and these deductions be placed on the 2019 tax list.

- RES. 2019:202 – APPROVE SPECIAL EVENT LICENSE FOR WALK WITH WILL

WHEREAS, Stratford Education Association has applied to the Borough of Stratford an application for a Special Event License; and

WHEREAS, the Special Event License will be for their carnival to be held on Saturday, October 10, 2019; and

WHEREAS, the various municipal departments have reviewed the application prior to presenting to the Governing Body; and

WHEREAS, the following conditions are being made of the applications which all must be satisfied in compliance with the Borough of Stratford Ordinance 2009:28;

Hours of operation: 4:00 PM – 8:00 PM
Event Name: Walk with Will – 10/10/2019

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to approve the Special Event License with the above conditions for the Walk with Will.

- RES. 2019:203 – SUBMISSION OF STRATEGIC PLAN FOR MUNICIPAL ALLIANCE GRANT

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Stratford Council of the Borough of Stratford, County of Camden, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

WHEREAS, the Stratford Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

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WHEREAS, the Stratford Borough Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Camden;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Stratford, County of Camden, State of New Jersey hereby recognizes the following:

1. The Stratford Borough Council does hereby authorize submission of a strategic plan for the Sterling Municipal Alliance grant for fiscal year FY21____ in the amount of:

DEDR	\$31,746.16
Cash Match	\$7,936.54
In-Kind	\$23,809.62

2. The Stratford Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

- **RES. 2019:204 – AUTHORIZING BOROUGH ENGINEER TO DESIGN SPECIFICATIONS AND RECEIVE BIDS FOR COOLIDGE AVE., HUNT AVE., AND BISHOP TERRACE ROAD IMPROVEMENT**

WHEREAS, the Borough of Stratford has budgeted capital funding and has been awarded a Community Development Block Grant in the amount of \$250,000 for road improvements to Coolidge Ave., Hunt Ave., and Bishop Terrace; and

WHEREAS, the design of plans and specifications, and advertisement for bids is required for this road improvement.

NOW, THEREFORE BE IT RESOLVED by Mayor and Council of the Borough of Stratford to authorize the Borough Engineer to begin the design plans and specifications, and to advertise and receive bids for the Coolidge Ave., Hunt Ave., and Bishop Terrace road improvement.

- **RES. 2019:205 – AUTHORIZING THE BOROUGH OF STRATFORD TO ENTER INTO A CAMDEN COUNTY COOPERATIVE PRICING SYSTEM FOR DEER CARCASS REMOVAL**

WHEREAS, the County of Camden has received bids for Deer Carcass and Removal Services under the Camden County Cooperative Pricing System, System Identifier #57-CCCPS; and

WHEREAS, the only bidder was Deer Carcass Removal Service, LLC of Cream Ridge, NJ for the third (3rd) year option of Bid A25/2019 at the rate cost of \$65.00 per deer carcass removal for the term commencing on or about October 1, 2019 through September 30, 2020; and

WHEREAS, the Borough of Stratford wants to participate in this Camden County Cooperative Agreement for Deer Carcass Removal Service, LLC in the amount of \$65.00 per deer carcass removal; and

NOW, THEREFORE, BE IT RESOLVED, by Council to authorize the participation with the County of Camden Cooperative Agreement for Deer Carcass Removal Service, LLC of Cream Ridge for the amount of \$65.00 per deer carcass removal.

- **RES. 2019:206 – ACCEPTING RESIGNATION OF SPECIAL LAW ENFORCEMENT OFFICER – CLASS III – STEPHEN PACIFICO**

WHEREAS, Stephen Pacifico has been appointed by Mayor and Council and has been serving as a Special Law Enforcement Officer - Class III of the Borough of Stratford; and

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WHEREAS, the Borough of Stratford has received notice of resignation from Stephen Pacifico effective September 26, 2019;

NOW, THEREFORE, BE IT RESOLVED that Mayor and Council of the Borough of Stratford accepts the resignation of Stephen Pacifico effective September 26, 2019.

- RES. 2019:207 – APPOINTMENT OF SPECIAL LAW ENFORCEMENT OFFICER – CLASS II – MICHAEL WILLIAMS

WHEREAS, the Mayor and 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 are required to assist the regular police force of the Borough of Stratford; and

WHEREAS, a Special Law Enforcement Officer – Class II is required to serve the Stratford School District as a School Resource Officer.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford to appoint as Special Law Enforcement Officer – Class II in accordance with N.J.S.A. 40A:14-146.14:

MICHAEL WILLIAMS

BE IT FURTHER RESOLVED that the appointment shall be made contingent on the applicant's satisfactory background check.

- RES. 2019:208 – MAINTENANCE LIENS

WHEREAS, there exists vacant property in the Borough of Stratford; and

WHEREAS, the last known record owner has been duly notified to maintain the property; and

WHEREAS, Stratford Contracted Services/Stratford employees to be utilized to maintain the property; and

WHEREAS, the following amount is due for services rendered for September 2019:

Address	Block/lot	description of svc	date of svc	cost of svc	Total to be liened
115 WELLINGTON AVE	55/2	Lawn maintenance	10/3/2019	45.00	45.00
TOTAL					45.00

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a lien on the above noted properties for the work completed by the Borough on behalf of the property owner.

- RES. 2019:209 – SETTING CURFEW FOR HALLOWEEN

BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, upon the recommendation of the Stratford Police Department, a Juvenile Curfew, up to 18 years of age, is to be in effect for the period from Tuesday, October 29, 2019 through and including Thursday, October 31, 2019;

BE IT FURTHER RESOLVED, the Juvenile Curfew is also declared to be 7:00 PM from the aforesaid dates.

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- RES. 2019:210 – APPROVING APPLICATION FOR HOLIDAY DWI CRACKDOWN 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 Holiday DWI Crackdown 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 Holiday DWI Crackdown Grant in the amount of \$5,500.00 with the New Jersey Department of Highway and Traffic Safety.

- RES. 2019:211 – CHAPTER 159 – DWI CHECK POINT GRANT

WHEREAS, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

NOW, THEREFORE, BE IT RESOLVED that the Borough of Stratford hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget for the year 2019 in the amount of Two thousand dollars and no cents (\$2,000.00) DWI Check Point Grant which item is now available pursuant to the provision of statute; and

BE IT FURTHER RESOLVED, that a like sum of Two thousand dollars and no cents (\$2,000.00) be and the same is hereby appropriated under the caption of:

DWI CHECK POINT GRANT

BE IT FURTHER RESOLVED, that the above is the result of monies received from the State of New Jersey and was deposited into the proper account.

- RES. 2019:212 – 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.

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_____ (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.

 X (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. *Discussion of contract negotiations and redevelopment matters.*

 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 October 3, 2019 that an Executive Session closed to the public shall be held on October 3, 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.

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

- 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, 4, 6, 7 AND 8 ARE TO BE DELINEATED AS AN

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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 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, 4, 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, 4, 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.

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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-Condensation 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 intendment 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 Resolution 2019:213. Gilligan seconded the motion and all members present voted in favor in a Roll Call Vote.

- **RES. 2019:214 – RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF STRATFORD AUTHORIZING AND APPROVING A MEMORANDUM OF UNDERSTANDING ("MOU") BETWEEN 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, 4, 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-Condensation 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 Resolution 2019:214. Lomanno seconded the motion and all members present voted in favor in a Roll Call Vote.

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- RES. 2019:215 – AUTHORIZING AND APPROVING SETTLEMENT OF PENDING TAX APPEAL LITIGATION AFFECTING BLOCK 51, LOT 2

WHEREAS, Mason Holdings, LLC ("Mason") is the owner of the real property located at One White Horse Pike, which property is designated as Block 51, Lot 2 on the Stratford Borough Official Tax Map (the "Property"); and

WHEREAS, Mason has filed a tax appeal with the Tax Court of New Jersey seeking a reduction in the assessed value of the Property for the 2019 tax year; and

WHEREAS, in conjunction with the ensuing litigation the parties have engaged in settlement negotiations; and

WHEREAS, as a result of those settlement negotiations, all controversies between Mason and the Borough have been resolved by and through an agreement of the parties wherein the assessed value of the Property will be reduced for the 2019 tax year; and

WHEREAS, the Tax Assessor has recommended the settlement to the Governing Body; and the Governing Body is of the opinion that the settlement is in the best interests of the Borough;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, County of Camden and State of New Jersey, for the reasons set forth above, that settlement of Mason's 2019 tax appeal as set forth on the Stipulation of Settlement attached hereto as Exhibit "A" is hereby authorized and approved; and

BE IT FURTHER RESOLVED that the Mayor of the Borough of Stratford and/or the Borough Solicitor are hereby authorized to implement this Resolution by executing any documents necessary in connection therewith, including but not limited to the Stipulation of Settlement attached as Exhibit "A" hereto.

Hartman motioned to approve Resolution 2019:215. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

- RES. 2019:216 – AUTHORIZING THE EXECUTION OF SHARED SERVICE AGREEMENT WITH THE BOROUGH OF RUNNEMEDE FOR VACTOR VEHICLE AND OPERATOR SERVICES

WHEREAS, the Borough of Stratford is in need of vactor vehicle and operator services; and

WHEREAS, the Borough of Runnemede has offered a Shared Service Agreement for their vactor vehicle and operator services for the term beginning October 1, 2019 through September 30, 2020; and

NOW, THEREFORE, BE IT RESOVLED, to authorize the proper officials of the Borough of Stratford to execute the Shared Service Agreement with the Borough of Runnemede for Vactor Vehicle and Operator services from October 1, 2019 through September 30, 2020 contingent on the agreement being approved by the Borough Solicitor.

Green motioned to approve Resolution 2019:216. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

COUNCIL COMMENTS:

- Councilwoman Lomanno – Announced ground breaking for Bradlees will be on October 12th at 11:00 am.
- Councilwoman Hall – Announced the following events:

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- October 10th – Walk with Will – 6:30 pm at Parkview School
- October 19th – Little Miss Stratford – 3:00 pm at Yellin School
- October 26th – Halloween Parade – 4:00 pm at Laurel Mills parking lot
- Councilman Collins – None
- Councilman Green – Thanked Chief Morello and Stratford Police Department for professionalism displayed during an emergent situation
- Councilman Gilligan – None
- Councilman Hartman – Expressed excitement for ground breaking event.

GOOD AND WELFARE:

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

- John Gentless – 111 Union Ave. – Suggested asking the apartment complex near Hunt Ave., Coolidge Ave., and Bishop Terrace if they would assist in meeting the Borough’s quota per the affordable housing agreement in exchange for road work. Suggested extending Borough Hall office hours for an additional day off.

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

EXECUTIVE SESSION:

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

Lomanno 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.

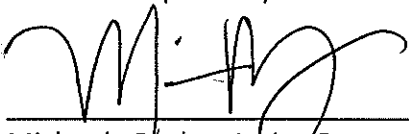
All Council members that were present before the executive session were present upon return to open session.

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

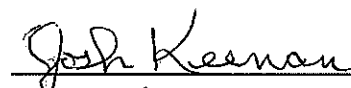
ADJOURN:

Hartman motioned to adjourn the meeting at 8:45 p.m.. Gilligan 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