

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020  
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:**

JOSH KEENAN, MAYOR – PRESENT  
LINDA HALL, COUNCIL PRESIDENT – PRESENT  
STEPHEN GANDY, COUNCILMAN – PRESENT  
PATRICK GILLIGAN, COUNCILMAN – PRESENT  
PATRICK GREEN, COUNCILMAN – PRESENT  
TINA LOMANNO, COUNCILWOMAN – PRESENT  
MICHAEL TOLOMEO, COUNCILMAN – PRESENT  
CHRIS NORMAN, 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:**

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

- John Gentless – 111 Union Ave. – Questioned what the amendment is being made to the redevelopment study for E. Laurel Rd. The Solicitor responded the resolution amends the planner who will be preparing the study.

Hall 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.

**REPORTS:**

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

JANUARY 2020

Total number of issues inspected or re-inspected: 47

- 8 outstanding issues from previous month

Total number of violations found: 38

- 24 of the issues have been abated

- 10 are pending follow up

Warning letters issued to property owners: 32

Total number of citations issued: 4

Additionally assisted with:

Weekly recycling can inspections

Delivering flyers to residents with electronics out at the curb

STRATFORD BOROUGH COUNCIL  
 REGULAR MEETING MINUTES  
 TUESDAY, FEBRUARY 11, 2020  
 7:00 P.M.

Vacant/foreclosure property notification to Prochamps  
 Office organization and other filing

FINANCE & REVENUE

Councilman Patrick Gilligan read the report as follows:

JANUARY 2020  
 Balance as of 1-1-2020 – \$1,709,637.65  
 Total Receipts – \$1,854,069.52  
 Total Disbursements – \$1,771,965.73  
 Balance as of 1-31-2020 – \$1,791,741.44  
 Total in other Funds - \$2,296,370.46

POLICE

Councilwoman Tina Lomanno read the reports as follows:

JANUARY 2020  
 27 Adult arrests,  
 0 Juvenile arrests,  
 0 assaults to police,  
 4 Simple assaults Complaints,  
 4 Criminal Mischief Complaints,  
 11 Harassment complaints,  
 120 Other investigations and complaints,  
 0 burglaries,  
 0 robberies,  
 17 thefts in the amount of \$26,500.00,  
 \$992.00 in stolen property recovered,  
 1 motor vehicle thefts,  
 7 D.W.I. arrests,  
 6 Narcotics arrests,  
 382 Traffic summonses issued,  
 24 Motor vehicle accidents,  
 3 injuries from accidents, including 1 pedestrian  
 26 Alarm activations,

77 Total crime reports taken  
 605 total calls for police service  
*Submitted by Ron Morello, Chief of Police*

EMERGENCY SERVICES

Councilman Stephen Gandy read portions of the following report.

Fire Department

The Stratford Fire Department responded to 32 Alarms 2 Drills in the month January 2020. The following list is a breakdown of the same:

	MONTH	YEAR TO DATE
Dwelling Fires	0	0
Building Fires	1	1
Investigations	4	4
Out of Town Assists	15	15
Alarm Systems	6	6
Assist Ambulance, Police, Public	3	3
Car Fires	0	0
Wires, Trees Down	2	2

STRATFORD BOROUGH COUNCIL  
 REGULAR MEETING MINUTES  
 TUESDAY, FEBRUARY 11, 2020  
 7:00 P.M.

Rescues & M.V.A.'s	1	1
Brush Fires	0	0
Drills	2	2

Total man hours on the above alarm drills was 313  
*Submitted by Stephen Gagliardi, Deputy Chief*

Ambulance Association

The Stratford Ambulance Association **Paid Crew** responded to **134 Alarms** in the month of **January 2020**, the following is a breakdown of the same:

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

Year to Date Calls

**Paid: 118**

*Submitted by Kristine Shafer, Chief-Stratford Ambulance*

The Stratford Ambulance Association **Volunteer Crew** responded to **23 Alarms** in the month of **January 2020**, the following is a breakdown of the same:

	<u>Volunteer</u>	
	<u>Month</u>	<u>Y.T.D.</u>
1. Assault	0	0
2. Bleeding	0	0
3. Cardiac	1	1
4. CVA	0	0
5. Diabetic	0	0
6. Fall	4	4
7. Fire Call	1	1
8. Haz-Mat	0	0
9. Maternity	1	1
10. Medical Emergency	9	9
11. Medical Alarm	0	0
12. MVA	0	0
13. Overdose	0	0

STRATFORD BOROUGH COUNCIL  
 REGULAR MEETING MINUTES  
 TUESDAY, FEBRUARY 11, 2020  
 7:00 P.M.

14. Ped/MVA	0	0
15. Psych. Emergency	4	4
16. Respiratory	2	2
17. Seizures	0	0
18. Sick Person	0	0
19. Special Assignment	0	0
20. Unconscious Person	1	1

Year to Date Calls

**Volunteer: 23**

*Submitted by Kristine Shafer, Chief-Stratford Ambulance*

**PUBLIC WORKS & LIGHTING** Councilman Michael Tolomeo read the reports as follows:

Sewer Utility

- Call outs for emergency service: 9
- Performed preemptive checks and required maintenance of all manholes and pump stations
- Work orders:
  - Cleared storm drain inlets throughout the Borough (Jan. 15)
  - Removed wasp nest at 11 Columbia Ave.
  - Restored interior window box and sill in OEM Classroom where it had sustained water damage to the masonry coating
- 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

- Cleaning of storm drains
- Chipper out every day
- Ran town and put down two tons of cold patch asphalt in potholes
- Removal of tree in backyard that fell from woods on Winding Way
- Pick up trash at Parks
- Ran four ton of old asphalt to be recycled
- Put lid back on storm drain "out fall" in woods on Winding Way
- Cutting of trees in woods on Sleepy Hollow Road
- January 17, calling for snow – set up of snowplows and salt spreaders. Break down of the same
- Clean up of Longwood and Warwick , car went through wall
- Took down Christmas Tree at War Memorial
- Started limbing up trees – street trees
- Painting of walls at Police Station
- Picked up bucket truck for February tree trimming of street trees

**PUBLIC EVENTS**

Councilwoman Hall reported the Easter Egg Hunt is the next event on Saturday, April 11<sup>th</sup> on Mancini Field. Lunch will be served. SAO Cooperstown is looking to do a social on Saturday, February 22<sup>nd</sup> to help fund their upcoming trip. Tarkill Lacrosse registration is open for the Spring. Councilwoman Hall read a thank you card from Floss's Grooming for their support.

**OLD BUSINESS:**

- ORDINANCE 2020:03 – ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020  
7:00 P.M.

Tolomeo motioned to open the public hearing on Ordinance 2020:03. Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Green motioned to close the public hearing on Ordinance 2020:03. Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Gilligan motioned to adopt Ordinance 2020:03. Hall seconded the motion, which passed with all members present voting in favor in a Roll Call Vote.

**NEW BUSINESS:**        NONE

**RESOLUTIONS:**

RESOLUTIONS 2020:072 THROUGH 2020:080 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. 2020:072 – REMOVE SENIOR TAX DEDUCTION – BLOCK 66 LOT 6

WHEREAS, all eligibility requirements for a DISABLED PERSON tax deduction for the year 2019 have not been met due to the sale of the property by the following residents:

BLOCK	LOT	NAME	ADDRESS	AMOUNT
66	6	Virginia Mailahn	12 Hazel Ave	250.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that this tax deduction be removed from the tax records.

• RES. 2020:073 – REFUND TAX OVERPAYMENT – BLOCK 66 LOT 6

WHEREAS, an overpayment was received in the Tax Collector's office for Block 66, Lot 6 - 12 Hazel Ave;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the amount of \$1,682.21 be disbursed to CoreLogic Real Estate Tax Service for the overpayment.

• RES. 2020:074 – REGIONAL SCHOOL TAX DEFERRAL

WHEREAS, the regulations provide for the deferral of not more than 50% of the annual levy when school taxes are raised for a school year and have not been requisitioned by the school district; and

WHEREAS, the Division of Local Government Services requires that a resolution be adopted by a majority of the governing body prior to February 13th of the year subsequent to the deferral, authorizing an increase in the amount of the deferral; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, to increase the amount of Regional School deferred taxes by \$55,876.00

**STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020  
7:00 P.M.**

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that the amount of Regional School Taxes deferred by increased to \$1,395,078.51

BE IT FURTHER RESOLVED that certified copies of this resolution be filed with the Director of the Division of Local Government Services.

- **RES. 2020:075 – AUTHORIZE APPLICATION FOR PROGRAM YEAR 2020 COMMUNITY DEVELOPMENT BLOCK GRANT, BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY – ADA ACCESSIBLE ENTRANCE IMPROVEMENTS**

WHEREAS, the Camden County Improvement Authority provides funding for certain infrastructure improvements or services under Community Development Block Grant Funding; and

WHEREAS, the Governing Body has chosen to submit an application for Program Year 2020; and

WHEREAS, the Governing Body has agreed to apply for funding for the following project:

ADA accessibility entrance improvements to the Borough Hall, Justice Center, Senior Center and Library buildings

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey that the Mayor is hereby authorized to execute the Project Description Form for Program Year 2020 along with the Community Development Grant Agreement.

- **RES. 2020:076 – AUTHORIZE APPLICATION FOR PROGRAM YEAR 2020 COMMUNITY DEVELOPMENT BLOCK GRANT, BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY – RESURFACING OF COOLIDGE AVENUE FROM BISHOP COURT TO SUBURBAN TERRACE**

WHEREAS, the Camden County Improvement Authority provides funding for certain infrastructure improvements or services under Community Development Block Grant Funding; and

WHEREAS, the Governing Body has chosen to submit an application for Program Year 2020; and

WHEREAS, the Governing Body has agreed to apply for funding for the following project:

Resurfacing of Coolidge Avenue from Bishop Court to Suburban Terrace

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey that the Mayor is hereby authorized to execute the Project Description Form for Program Year 2020 along with the Community Development Grant Agreement.

- **RES. 2020:077 – AUTHORIZING THE BOROUGH ENGINEER TO DESIGN AND PUBLICLY BID THE FY2020 NEW JERSEY DEPARTMENT OF TRANSPORTATION – RECONSTRUCTION OF EVERGREEN ROAD – PHASE II & HOMESTEAD ROAD**

WHEREAS, the State of New Jersey has allocated \$300,000 of Fiscal Year 2020 Municipal Aid Funding to the Borough of Stratford; and,

WHEREAS, the Borough of Stratford wishes to utilize said funding;

WHEREAS, the Borough Engineer has submitted a proposal to the Borough of Stratford with two (2) options regarding breakdown of fees;

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020  
7:00 P.M.

WHEREAS, Option 1 utilizes the newly introduced option provided by the NJDOT for five percent (5%) design fee reimbursement;

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, formally approves Option 1 of the submitted proposal from the Borough Engineer dated January 24, 2020.

- RES. 2020:078 – AUTHORIZE EXECUTION OF 2020 BOROUGH SOLICITOR CONTRACT WITH PLATT & RISO, P.C.

WHEREAS, the Borough of Stratford appointed Stuart Platt of Platt & Riso, P.C. as the Borough Solicitor for 2020; and

WHEREAS, the agreements have been received and reviewed at this time,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of the agreement with Stuart Platt of Platt & Riso, P.C. as Borough Solicitor for the Borough of Stratford for 2020.

- RES. 2020:079 – AUTHORIZE EXECUTION OF 2020 BOROUGH AUDITOR CONTRACT WITH BOWMAN & COMPANY, LLC

WHEREAS, the Borough of Stratford appointed Bowman & Company as the municipal auditors for 2020; and

WHEREAS, the agreements have been received and reviewed at this time,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of the agreement with Bowman & Company as the auditors for 2020.

- RES. 2020:080 – AUTHORIZE EXECUTION OF SHARED SERVICE AGREEMENT FOR CERTIFIED RECYCLING COORDINATOR WITH THE BOROUGH OF MAGNOLIA

WHEREAS, the Borough of Stratford is in need of a Certified Recycling Coordinator to certify the annual recycling report due April 30, 2020; and

WHEREAS, the Borough of Magnolia has a Certified Recycling Coordinator and is willing to provide us with his services; and

NOW THEREFORE BE IT RESOLVED by Mayor and Council to authorize the execution of the Shared Service Agreement between the Borough of Stratford and the Borough of Magnolia for a Certified Recycling Coordinator.

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

- RES. 2020:081 – RESOLUTION AMENDING RESOLUTION 2019:213 – 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

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020  
7:00 P.M.

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-Condensation 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 ("Condensation 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-Condensation 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-Condensation 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 Steven Bach, PE, RA, PP, CME and Candace Kanaplue, PP, AICP of Bach Associates, P.C. 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-Condensation 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-Condensation 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 Steven Bach, PE, RA, PP, CME and Candace Kanaplue, PP, AICP of Bach Associates, P.C. 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.



STRATFORD BOROUGH COUNCIL  
 REGULAR MEETING MINUTES  
 TUESDAY, FEBRUARY 11, 2020  
 7:00 P.M.

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.

Lomanno motioned to approve Resolution 2020:081. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

**APPROVAL OF BILLS:**

Animal checks	1841	through	1842		
Manual checks	19945	through	19948		
Payroll checks	51968	through	51971	and	552042
Automated checks	34005	through	34106		
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation Energy, and South Jersey Gas					

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

**COUNCIL COMMENTS:**

- Councilman Tolomeo – None
- Councilman Gandy – None
- Councilwoman Lomanno – Received a packet from students of John Paul II regarding a request for a proclamation to celebrate Catholic Schools Week
- Councilwoman Hall – None
- Councilman Gilligan – None
- Councilman Green – None

**GOOD AND WELFARE:**

Gandy 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.

- John Gentless – 111 Union Ave. – thanked Chief Morello for his service to the Borough of Stratford.

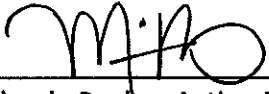
Lomanno motioned to close the Good and Welfare portion of the meeting. Hall seconded the motion and all members present voted in favor in a voice vote.

**ADJOURN:**

Lomanno motioned to adjourn the meeting at 7:18 p.m.. Hall seconded the motion and all members present voted in favor in a voice vote.

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020  
7:00 P.M.

Minutes respectfully submitted by:



Michaela Bosler, Acting Borough Clerk



Mayor Josh Keenan