

STRATFORD BOROUGH COUNCIL
SPECIAL MEETING MINUTES
MONDAY, FEBRUARY 3, 2020
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:

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
STUART PLATT, BOROUGH SOLICITOR – PRESENT
RON MORELLO, POLICE CHIEF – ABSENT
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. Hall seconded the motion, which passed with all members present voting in favor in a voice vote.

- John Gentless – 111 Union Ave. – Suggested the implementation of a PILOT program with the County for their acquisition of the Bradlees site. Questioned if there is a necessity to accept the resignation of a former Councilperson through resolution. The Solicitor advised that such resolution is not necessary.

Gandy 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.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

RESOLUTIONS:

- RESOLUTION 2020:052: APPOINTMENT OF COUNCILMEMBER FOR UNEXPIRED TERM

WHEREAS, Councilman Tom Collins resigned effective January 7, 2020; and

WHEREAS, the Democrat Municipal Chairperson has submitted the following three names to be used to appoint someone for the remainder of the term to expire December 31, 2020:

Terry J. Armbruster
Robert A. Bove

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Michael G. Tolomeo

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to appoint

Michael G. Tolomeo

as the person to fill the council vacancy with a term to expire December 31, 2020.

Hall motioned to approve Resolution 2020:052. Lomanno seconded the motion and all members present voted in favor in a Roll Call Vote.

Oath of office to Councilman Michael Tolomeo was administered by Congressman Donald Norcross. Councilman Michael Tolomeo took his place at the podium.

- **RESOLUTION 2020:053: APPOINTING ACTING MUNICIPAL CLERK FOR A SECOND YEAR TERM – MICHAELA BOSLER**

WHEREAS, the Borough of Stratford is in need of a Municipal Clerk; and

WHEREAS, the Borough of Stratford currently has an Acting Municipal Clerk with a term expiring on March 6, 2020; and

WHEREAS, pursuant to N.J.S.A. 40A:9-133c, an Acting Municipal Clerk may be appointed for two additional one-year terms with approval of the Director of the Division of Local Government Services; and

WHEREAS, the governing body of the Borough of Stratford seeks to appoint Michaela Bosler for an additional one-year term as the Acting Municipal Clerk, pending approval by the Director of the Division of Local Government Services; and

WHEREAS, Michaela Bosler is actively seeking Registered Municipal Clerk certification, has successfully completed all of the required courses, and anticipates testing for the certification at the next available State scheduled date; and

WHEREAS, upon the successful result of testing for the certification of Registered Municipal Clerk and the receipt by Michaela Bosler of her State-issued certificate reflecting her certification, the Mayor and Council of the Borough of Stratford may, at any point in time during the one-year appointment term as Acting Municipal Clerk, appoint Ms. Bosler to the position of Municipal Clerk for a 3 year term;

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the Borough of Stratford to appoint Michaela Bosler to a second one-year term as the Acting Municipal Clerk effective March 7, 2020.

Lomanno motioned to approve Resolution 2020:053. Hall seconded the motion with Hall, Gandy, Gilligan, Green, and Lomanno in favor; none opposed; Tolomeo abstained.

RESOLUTIONS 2020:054 THROUGH 2020:057 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.

- **RESOLUTION 2020:054 - AUTHORIZE EXECUTION OF CONTRACT WITH NASSAU CAPITAL ADVISORS, LLC FOR REDEVELOPMENT FINANCIAL CONSULTANT**

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WHEREAS, the Borough of Stratford appointed Robert S. Powell, Jr. of Nassau Capital Advisors, LLC in response to a request for proposals for Redevelopment Financial Consultant; and

WHEREAS, the agreement has been received and reviewed at this time;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to authorize the execution of the agreement with Robert S. Powell, Jr. of Nassau Capital Advisors for professional services of Redevelopment Financial Consultant.

- **RESOLUTION 2020:055- AUTHORIZING EXECUTION OF EMPLOYEE DENTAL CARE BENEFIT PROGRAM AGREEMENT WITH JOHN D. KERNAN, D.M.D., P.A.**

WHEREAS, the Borough of Stratford seeks to continue providing its employees with an optional dental care benefit program; and

WHEREAS, the Borough of Stratford previously entered into said agreement with John D. Kernan, D.M.D., P.A. and wishes to re-enter into said agreement; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize the execution of the agreement between John D. Kernan, D.M.D., P.A. and the Borough of Stratford for optional dental care benefit program for its employees.

- **RESOLUTION 2020:056 - AUTHORIZING EXECUTION OF LANDSCAPING SERVICES AGREEMENT WITH STERLING ARMS CONDO ASSOCIATION**

WHEREAS, the Borough of Stratford offers the service of lawn maintenance and other landscaping services to the Sterling Arms Condo Association; and

WHEREAS, the Borough of Stratford and Sterling Arms Condo Association wishes to re-enter into said agreement;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize the execution of the landscaping services agreement between the Sterling Arms Condo Association and the Borough of Stratford.

- **RESOLUTION 2020:057 - 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.

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_____ (2) Matters Where the Release of Information Would Impair the Right to Receive Funds: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

_____ (3) Matters Involving Individual Privacy: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

 X (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.
Re: Teamsters Local Unit #676

_____ (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, contract negotiations, or the Attorney-Client Privilege re: Stratford Square and potential litigation with regards to Stratwin, LLC (Berlin Road Redevelopment Project)

_____ (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 February 3, 2020 that an Executive Session closed to the public shall be held on February 3, 2020 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

Gilligan motioned to approve the consent agenda. Lomanno seconded the motion with Hall, Gandy, Gilligan, Green, and Lomanno in favor; none opposed; Tolomeo abstained.

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COUNCIL COMMENTS:

- Councilman Green – Welcomed Councilman Tolomeo.
- Councilman Gilligan – Welcomed Councilman Tolomeo.
- Councilwoman Hall – Congratulated and welcomed Councilman Tolomeo.
- Councilwoman Lomanno – Welcomed Councilmen Tolomeo.
- Councilman Gandy – Congratulated and welcomed Councilman Tolomeo.
- Councilman Tolomeo – None

GOOD AND WELFARE:

Hall 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.

There were no comments from the public.

Lomanno motioned to close the Good and Welfare portion of the meeting. Gandy 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.

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

No action was taken in Executive session.

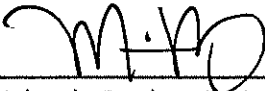
All members that were present before the executive session were present upon return to open session.

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


ADJOURN:

Hall motioned to adjourn the meeting at 9:13 p.m.. Tolomeo 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