

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 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  
MICHAEL TOLOMEO, COUNCILMAN – PRESENT  
STUART PLATT, BOROUGH SOLICITOR – PRESENT  
CRAIG REILLY, BOROUGH ENGINEER – PRESENT  
RON MORELLO, POLICE CHIEF – PRESENT  
JOHN FABRITIIS, CFO – PRESENT  
CHRIS CONROY, BOROUGH ADMINISTRATOR – PRESENT  
MICHAELA BOSLER, ACTING BOROUGH CLERK – PRESENT

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

- John Gentless – 111 Union Ave. – In regards to Resolution 2020:126, questioned which employees are being appointed in the resolution. In regards to Resolution 2020:124, questioned if there are any specific redevelopment sites that will be discussed in executive session; asked if there will be any other attendees in this session. Questioned when the sewer connection ordinance will be introduced.

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

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

The Chief reported a three-month recap of the regular monthly law enforcement reports as opposed to the COVID reports that have been given:

3/5 and 3/26 – Two separate motor vehicles accidents struck deer. Rifles were used to put the deer down on both occasions.

3/6 – Overnight individual overdosed at the Stratford Diner. Two doses of Narcan used.

3/12 – Burglary on vacant property on Temple Ave. Officers engaged in foot pursuit. Individual was arrested and charged with drug offences, attempted theft, and burglary.

3/14 – Evening hours individual attempted to enter homes on Hillcrest and Winding Way Rd. Individual was charged with 2 counts of criminal trespassing.

3/15 – Overnight attempted forced entry on front door of Quaker Store. Unknown suspect.

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

3/15 – Overnight intoxicated driver on Laurel Road. Officer Beasley attempted to stop an individual driving 65 mph in a 25-mph zone. As officer approached car, the vehicle took off at a high speed. Officer Beasley made the decision not to engage in a pursuit; no arrests made.

3/17 – Overnight. 9 unlocked vehicles burglarized on Harvard Ave. Similar crimes were committed Waterford and Berlin. Arrests were made in those cases.

3/19 – Overnight individual overdosed at Bishop Court Apartments. Two doses of Narcan administered.

3/21 – Overnight on Parkview Road. Received a call about a racing vehicle. Vehicle was gone by the time officers arrived, but did damage to Parkview School Soccer field

3/25 – Morning hours on Parkview Road. Deceased male found. Non-COVID related death.

4/1 – Overnight at Brookview Manor Apartments officers responded to a call regarding an unconscious individual. CPR was administered, however the person later died at Jefferson Hospital.

4/5 – Afternoon hours, individual who was under the influence of heroin crashed vehicle into the Rowan signs on Laurel Road causing a car fire. Narcan administered. Individual was issued summons for driving under the influence.

4/8 – Afternoon hours double overdose on Warwick Road. Narcan administered on the two individuals.

4/9 – Early morning hours overdose at Bishop Court Apartments. Narcan administered to individual

4/18 – Overnight at Jefferson Hospital an individual entered into the employee entrance and stole property of nurses and doctors. Was ultimately caught and charged with burglary, theft, and violations of the Governor's Executive Orders

4/19 – Overnight attempted burglary at Pikes Pickles through side door.

5/1 – Overnight overdose to the same individual in the Bishop Court apartments. Narcan administered again.

5/13 – Overnight hours on 200 block of Winding Way, a vehicle was gauged with sharp objects and tires were punctures. Suspect was identified and arrested for criminal mischief and harassment

5/13, 5/14, 5/16, 5/18, 5/27 – Series of shoplifting offences; 4 arrested and 2 alluding capture.

5/19 – Motor vehicle accident on White Horse Pike. Intoxicated driver under the influence of heroin.

5/22 – Afternoon hours officers were called to retrieve a patient who walked out against doctors orders. Arrested on Pennsylvania Ave as he attempted to assault officers.

5/27 – Combative Jefferson patient caused damage to admissions window. Individual escaped arrest.

5/28 – Another combative Jefferson patient on Berlin Road and Glendale. Individual was kicking vehicles as they drove by and attempted to assault a Laurel Springs officer. Individual was taken to Jefferson for psych evaluation and was charged with disorderly conduct and resisting arrest.

5/29 – Department increased scheduled patrols in response to current events. Department has an obligation through Mutual Aid program to assist other municipalities.

5/30 – Police vehicle was stationed at Aidi during COVID. Received call of individual punching the vehicle. The vehicle was brought back to the station.

\*Increased DWI patrols over the next few weeks.

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

**FY 2021 NJDOT Municipal Aid Funding – Homestead Road – Phase II, North Central Avenue & Kirkwood Avenue**

Update:

- NJDOT has announced the department would be accepting applications for the NJDOT FY 2021 Municipal Aid program with a deadline of July 1, 2020. A resolution for authorizing our office to submit the application is required for the June Council Meeting.
- As directed by the Borough Administrator, our office has revisited the FY 2019 Capital Road Projects as well as conducted a brief preliminary roadway analysis for the Borough to make a recommendation to Council for the FY 2021 NJDOT Municipal Aid Application. Based on the combination of roadway condition and NJDOT scoring criteria, our office recommends including the remainder of Homestead Road (if necessary), N. Central Avenue and Kirkwood Avenue. We have attached a FY 2020 Road Program Location Map for reference.

**Camden County CDBG 2020 Program Year Application – Resurfacing of Coolidge Avenue (STRAT2020-0)**

Previously Reported:

- CDBG indicated the Program will continue grouping the funding allotments to 5 to 7 larger public infrastructures projects (\$150,000-\$250,000) throughout the County for Program Year 2020 consistent with the Program Year 2019.

**STRATFORD BOROUGH COUNCIL**  
**AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES**  
**THURSDAY, JUNE 4, 2020**  
**7:00 P.M.**

- The Community Development Block Grant (CDBG) program notified the Borough that applications for Year 2020 were due March 2, 2020. Our office recommended the Borough submit for reimbursement for the current project of resurfacing of Coolidge Avenue in addition to any remaining funding required to complete resurfacing Coolidge Avenue from Suburban Terrace to Bishop Terrace (See attached map).
- The application was submitted to Camden County with the approved Borough resolution on March 2.

**Camden County CDBG 2020 Program Year Application – ADA Improvements to Municipal Buildings (STRAT2020-0)**

Previously Reported:

- Our office prepared an additional application that included ADA accessibility entrance improvements to the Borough Hall, Justice Center, Senior Center, and Library Buildings.
- The application was submitted to Camden County with the approved Borough resolution on March 2.

**Buttonwood Road Stormwater Outfall Structure Repair**

Previously Reported:

- Our office has completed the existing base survey and will proceed with preparation of bid documents, plans, and specifications for public bidding of this project in 2020.
- Our has provided a cost estimate for the anticipated improvements for this project to the Borough Administrator. Upon Borough authorization, our office expects to publicly bid this project in April for award of contract at the May Council Meeting condition upon receipt of a favorable low bid.

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

Update

- Our office expects to public bid this project in June for award of contract at the July Council Meeting condition upon receipt of a favorable low bid.

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 of Phase I to Winding Way Road as well as Homestead Road from west of Winding Way Road to Longwood Drive.
- The Borough has been informed that it will be receiving a NJDOT Local Aid grant of \$300,000 towards the construction, inspection, and limited design of this project.
- It is estimated the grant amount will allow for the resurfacing of Evergreen Road from Green Valley Road (end of Phase I) to Winding Way Road and begin resurfacing approximately 500 linear feet of Homestead Road.
- Our office has forwarded a proposal to the Borough for the estimated cost of survey, design, and construction administration associated with the NJDOT FY 2020 Municipal Aid grant.
- Our office has completed the base survey and is proceeding with preparation of bid documents, plans, and specifications for public bidding of the project.
- Our office has forwarded a revised proposal to the Borough for the estimated cost of survey, design, and construction administration associated with the NJDOT FY 2020 Municipal Aid grant to be approved by resolution as required by the NJDOT Municipal Aid agreement.
- Our office as well as representatives of the Borough met with South Jersey Gas regarding upcoming utility work within this project's limits. South Jersey Gas indicated construction should start in the middle of March and is expected to be completed by the end of June. South Jersey Gas also indicated they will prioritize the work they have within this project's limits.

**STRATFORD BOROUGH COUNCIL**  
**AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES**  
**THURSDAY, JUNE 4, 2020**  
**7:00 P.M.**

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

Update:

- The project is substantially complete. Our office is preparing a punchlist and coordinating with the Contractor to complete all outstanding items.
- Our office has processed Payment Application #2 and submitted to the Borough for payment.

Previously Reported:

- NJDOT has announced the department would be accepting applications for the NJDOT FY 2019 Municipal Aid program with a deadline of October 18, 2018. A resolution for authorizing our office to submit the application was passed at the September 11<sup>th</sup> Council Meeting.
- Our office submitted an application for resurfacing of Evergreen Road from Longwood Drive to Winding Way Road.
- The Borough has been informed that it will be receiving a NJDOT Local Aid grant of \$225,000 towards the construction and inspection of this project.
- It is estimated the grant amount will allow for the resurfacing of Evergreen Road from Longwood Drive to approximately midblock between Meadowlark Road and Green Valley Road.
- Our office has revised and submitted the Capital Cost Estimate Memorandum incorporating the NJDOT grant award.
- Our office has forwarded a proposal to the Borough for the estimated cost of survey, design, and construction administration associated with the NJDOT FY 2019 Municipal Aid grant.
- Our office has completed the existing base survey and will proceed with preparation of bid documents, plans, and specifications for public bidding of this project.
- This project was publicly advertised on Friday, August 30<sup>th</sup> and the bid opening was held on Tuesday, September 10<sup>th</sup>.
- The contract was awarded at the September Council Meeting to Landberg Construction, LLC for the Base Bid, Add Alternate Bid #1, and Add Alternate Bid #2 in the amount of \$196,315.05.
- The Contractor has executed the contracts and our office has forwarded the contracts to the Borough for signatures.
- Preconstruction meeting was held on October 31, 2019, with the Contractor, our office, the Borough Administrator, the Police Chief, and a representative of South Jersey Gas present.
- Notice to Proceed was issued to the Contractor for Monday, November 18, 2019.
- Construction has commenced with the removal of trees completed. Roadway resurfacing is expected to be completed as weather permits.

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

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

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

the low bid in the amount of \$221,000.00 for the Base Bid and Add Alternate Bid #1.

- The contract was awarded to Arawak Paving Co. for the Base Bid and Add Alternate Bid #1 contingent upon favorable review by the Borough Solicitor and certification of availability of funds by the Borough CFO.
- A preconstruction meeting was held on Monday, June 4, 2018, at the Borough Municipal Building between Arawak Paving, our office, Stratford Police Chief, Ben Angeli, and a representative of the Stratford Arms Apartments.
- The Notice to Proceed was issued for July 5, 2018.
- Construction is substantially complete.
- Our office has processed Payment Application #1 and submitted to Borough for approval and payment.
- Our office has issued a punchlist to the Contractor.
- The Contractor lowered the speed humps to reflect the construction plans.
- Our office is coordinating with the Contractor regarding Payment Application #2 and Change Order #1.
- The Contractor has addressed all punchlist items.
- Our office is coordinating with the contractor regarding final quantities, final payment, Change Order #1 (final) and closeout documents.
- Our office has solicited quotes from three (3) asphalt testing companies to test the asphalt for this project per NJDOT requirements. Once testing is complete, our office will process closeout documents.
- Asphalt testing has been completed with acceptable results; therefore, our office will process closeout documents.
- Our office has submitted Final Payment and Closeout Documents including Final Change Order to the Borough for processing. Once approved, our office will forward all closeout submittals to NJDOT for project closeout and reimbursement.
- Our office is processing NJDOT project closeout for reimbursement.

**FY 2017 Road Program – Resurfacing of Rolling Road, and Sleepy Hollow Road (STRAT2017-3)**

Previously Reported:

- The project consists of resurfacing Rolling Road and Sleepy Hollow Road with select replacement of concrete curb and driveway aprons in addition to traffic striping of Longwood Drive.
- It is our understanding; the Borough has allocated \$354,220 for roadway improvements for this project.
- The Bid Opening was held on August 31, 2017. There were three (3) bidders, with the low bidder being Landberg Construction, LLC, P.O. Box 280, Mays Landing, New Jersey, in the amount of \$179,889.30 for the Base Bid and Add Alternate Bid #1.
- The contract was awarded for the Base Bid and Add Alternate Bid #1 in the amount of \$179,889.30 to Landberg Construction, LLC, and a preconstruction meeting was held on October 26<sup>th</sup>. South Jersey Gas is currently replacing their main within this project area and are expected to be completed the week of November 6<sup>th</sup>. Roadway resurfacing will commence once South Jersey Gas has finished the main replacement.
- Construction has been substantially complete with only punchlist items remaining to be completed. Our office has prepared a punchlist and is coordinating with the Contractor to address all outstanding items.
- Payment Application #2 and Change Order #1 have been processed by the Borough. Change Order #1 incorporated additional quantities and supplemental items previously approved by Resolutions 2017:218 and 2018:81.
- Change Order #2 (Final) has been forwarded to the Borough for approval by resolution. The final contract value is \$202,477.80.
- Our office has issued a punchlist to the Contractor and is coordinating schedule to complete outstanding items.
- All punchlist items have been addressed. Our office is processing closeout documents.
- Our office is processing closeout documents and will submit to the Borough.

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

Update:

- The preconstruction meeting was held on May 14<sup>th</sup>. Notice to Proceed was issued for May 26<sup>th</sup>.

**STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.**

- The Contractor has indicated construction will commence on Friday, June 5<sup>th</sup> with concrete work along Hunt Avenue.

**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 these roadways. It is noted that the Borough would be responsible to fund approximately \$7,500 of design costs if successful in obtaining the grant.
- The Community Development Block Grant (CDBG) program notified the Borough that applications for Year 2019 were originally due March 1, 2019; however, the deadline was extended to March 11, 2019. Our office submitted the application on Friday, March 8, 2019.
- A Borough resolution was approved and was submitted with this application.
- The Community Development Block Grant (CDBG) program has informed the Borough that it will be receiving a 2019 CDBG Grant Award of \$250,000 towards this project.
- Our office has submitted a proposal to Borough Council for this project.
- Our office will proceed with preparation of bid documents, plans, and specifications for public bidding of this project in 2020.
- South Jersey Gas has indicated they would like to replace a main along Bishop Terrace prior to the Borough's resurfacing project. The expected completion date for South Jersey Gas main replacement is anticipated to be February 1, 2020.
- This project will be publicly advertised the week of February 10<sup>th</sup> and the bid opening will be scheduled for the week of March 2<sup>nd</sup>. The project can then be awarded at the March Council Meeting condition upon receipt of a favorable low bid.
- This project was publicly advertised February 14<sup>th</sup> and the Bid Opening was held on February 27<sup>th</sup>. There were three (3) bidders, with the low bidder being American Asphalt Company, Inc., W. Collingswood Heights, New Jersey in the amount of \$357,602.10 for the Base Bid, \$30,143.50 for Add Alternate No. 1, and \$25,436.80 for Add Alternate No. 2.
- We have confirmed with the Borough Administration that funding is available to award the Base Bid and Add Alternate 1 as well as Add Alternate No. 2.

**APPROVAL OF MINUTES:**

- |                  |                                       |
|------------------|---------------------------------------|
| • APRIL 27, 2020 | SPECIAL MEETING                       |
| • APRIL 27, 2020 | EXECUTIVE SESSION                     |
| • MAY 7, 2020    | AGENDA MEETING/REDEVELOPMENT WORKSHOP |
| • MAY 7, 2020    | EXECUTIVE SESSION                     |
| • MAY 12, 2020   | REGULAR MEETING                       |

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

**OLD BUSINESS:**

- RES. 2020:118 – RESOLUTION TO READ BUDGET BY TITLE ONLY

WHEREAS, N.J.S. 40A:4-8, as amended by L.2015, c. 95, § 14, 2015, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body,

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection, and has been made available to each person upon request; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED, that the budget shall be read by title only.

Gilligan motioned to approve Resolution 2020:118. Tolomeo seconded the motion and all members present voted in favor in a Roll Call Vote.

**2020 BOROUGH OF STRATFORD MUNICIPAL BUDGET – PUBLIC HEARING**

Lomanno motioned to open the public hearing for the 2020 Municipal Budget. Gandy seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments from the public.

Hall motioned to close the public hearing for the 2020 Municipal Budget. Green seconded the motion, which passed with all members present voting in favor in a Voice Vote.

• **RES. 2020:119 – ADOPTION OF THE 2020 BOROUGH OF STRATFORD BUDGET**

BE IT RESOLVED that the attached statements of revenues and appropriations shall constitute the Borough of Stratford Municipal Budget for the calendar year of 2020; and

BE IT FURTHER RESOLVED that said budget was approved for introduction by the Governing Body of the Borough of Stratford on Thursday, May 7, 2020, pursuant to Resolution 2020:104; and

BE IT FURTHER RESOLVED upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public and a public hearing was held on June 4, 2020 where interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Stratford that the budget as submitted and summarized is approved and adopted as the 2020 budget of the Borough of Stratford.

Gilligan motioned to approve Resolution 2020:119. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

**NEW BUSINESS:**

**REPORT #1 – UPCOMING PUBLIC HEARINGS/SECOND READINGS OF ORDINANCES**

- The Clerk reported there are no upcoming public hearings scheduled for Tuesday's Regular Meeting.

**REPORT #2 – UPCOMING INTRODUCTIONS/FIRST READINGS OF ORDINANCES**

- The Clerk reported there are two ordinances scheduled to be introduced at Tuesday's Regular Meeting. Ordinance 2020:05 would be a bond ordinance for the budgeted capital projects. Ordinance 2020:06 would be the ordinance that establishes the sewer connection fee and application process.

**REPORT #3 – PARKS COMMISSION LIAISON**

- The Clerk reported Councilman Gandy, who was appointed as the Park Commission Liaison at the Reorganization Meeting this year, has a scheduling conflict with the Parks Commission Meetings. Mayor Keenan suggested to reassign Councilman

**STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.**

Tolomeo as the Parks Commission Liaison for the remainder of the term. Gandy motioned in to appoint Councilman Tolomeo as Park Commission Liaison for the unexpired term, Lomanno seconded the motion with all members present voting in favor in a Roll Call Vote.

**REPORT #4 – COURT REPORT**

- The Clerk stated the Court Administrator has began to prepare monthly financial reports regarding court expenses and revenues received, and has supplied those reports to the Governing Body for this meeting. The Court Administrator indicated former court administrators had not provided Council with these reports, and her goal is to open up the lines of communication between her department and Council for questions. Councilman Gilligan raised questions about how the information in the spreadsheets was presented in last month's report. The Court Administrator indicated she had acknowledged Council's concern of holding court sessions virtually during COVID-19 and based the spreadsheet on the revenues received per session and the expense of holding one session. The Court Administrator further explained Mayor Keenan expressed that he would like to know how much revenue is being disbursed to the State and County, and she based another spreadsheet on that request. Councilwoman Lomanno questioned if there were discussions about other municipalities joining together for a shared service for their municipal courts. The Solicitor questioned if the Court Administrator could provide a year to year comparison of revenues. Councilwoman Lomanno questioned if the method of collecting fines from individuals has been altered; the Court Administrator responded the court is able to accept payments online and through the mail.

**REPORT #5 – PRIMARY ELECTION**

- The Clerk gave a brief update of the 2020 Primary Election, including procedural and polling location changes due to COVID-19.

**REPORT #6 – AGREEMENTS WITH CAMDEN COUNTY FOR CDBG AND SINGLE STREAM RECYCLING**

- The Administrator advised Mayor and Council two county renewal agreements are due this month. One agreement is for participation in the Community Development Block Grant program; the other is for extension of co-operative agreement for single stream recycling.

**RESOLUTIONS:**

**RESOLUTIONS 2020:120 THROUGH 2020:124 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.

- **RES. 2020:120 – ESTIMATED TAX RATE**

WHEREAS, due to the late adoption of the Borough of Stratford's 2020 Municipal Budget and 2020 Camden County Budget, the Camden County Board of Taxation is unable to certify tax rates for the year 2020; and

WHEREAS, without a 2020 certified tax rate the Tax Collector of the Borough of Stratford will be unable to issue 2020 tax bills on a timely basis;

NOW THEREFORE BE IT RESOLVED, by Mayor and Council of the Borough of Stratford as follows:

1. The Tax Collector of the Borough of Stratford is hereby authorized and directed to prepare and issue estimated tax bills for the Borough of Stratford for the third installment of 2020 taxes. The Tax Collector shall proceed and take such actions as are permitted and required by Chapter 72, Public Laws of 1994 and N.J.S.A. 54:4-66.2 and 54:4-66.3.
2. The entire tax levy for 2020 is hereby set 18,165,582.37. The estimated tax rate for 2020 is hereby set at 4.437.



STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

• **RES. 2020:121 – AUTHORIZING DISPOSAL OF BICYCLES**

WHEREAS, the Stratford Police Department holds bicycles found in the Borough of Stratford; and

WHEREAS, the bicycles have to be held for a specific time before being released for disposal,

WHEREAS, due to the condition of said bikes, there is no value but junk value at this time,

NOW, THEREFORE BE IT RESOLVED, the police have ready bicycles which are able to be disposed of

BE IT FURTHER RESOLVED, by Mayor and Council to authorize the disposal of the following bicycles:

Case #	Color	Brand/Model/Description	Serial #
2017-02526	Blue	Malibu Hopper	#OD0204879
2018-03904	Black	Roadmaster 18" Mountain Bike	Unknown
2019-00406	Blue/White	Shimano Next	#WLC024173
2019-00994	Red	Nishiki SRT Mountain Bike	Unknown
2019-01466	Pink/White	BMX Style	#SNHTC140D3572
2019-01586	Blue	Signal Cross Series 26" 10 Speed	Unknown
2019-02096	White	Mongoose Mountain Bike	#SNFD12A54896
2019-03387	Black/Red	Pacific Evolution	Unknown

• **RES. 2020:122 – APPOINTMENT OF LOCAL REGISTRAR OF VITAL STATISTICS – SHARON McCART**

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

WHEREAS, upon appointment, the Local Registrar shall appoint a Deputy Registrar and may appoint up to two Alternate Deputy Registrars; and

WHEREAS, Sharon McCart is a Certified Municipal Registrar, has completed the required amount of continuing education credits for recertification, and is qualified to fulfill the responsibilities as the Local Registrar for the Borough of Stratford; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council, of the Borough of Stratford, County of Camden, State of New Jersey, authorizes the appointment of Sharon McCart, CMR, as the Local Registrar for a three-year term beginning June 4, 2020;

BE IT FURTHER RESOLVED that the Local Registrar is hereby authorized to appoint the following individuals to the positions of Deputy Registrar and Alternate Deputy Registrar:

Deputy Registrar – Valerie Ciminera, CMR  
Alternate Deputy Registrar – Chris Conroy, CMR  
Alternate Deputy Registrar – Michaela Bosler, CMR

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

• **RES. 2020:123 – APPROVING NEW BUSINESS LICENSE FOR WEBER'S DRIVE IN**

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

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 June 4, 2020:

Weber's Drive In  
105 S. White Horse Pike  
Mercantile, Sign, Food

• **RES. 2020:124 – RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12**

WHEREAS, the Governing Body of the Borough of Stratford is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6 et seq., and

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Governing Body of the Borough of Stratford to discuss in a session not open to the public certain matters relating to the item or items authorized by NJSA 10:4-12b and designated below:

\_\_\_\_\_ (1) Matters required by Law to be Confidential: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

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

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

\_\_\_\_\_ (4) Matters Relating to Collective Bargaining Agreements: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_\_\_ (5) Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

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: General Redevelopment matters and potential litigation

\_\_\_\_\_ (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 June 4, 2020 that an Executive Session closed to the public shall be held on June 4, 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.

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

• RES. 2020:125 – AUTHORIZE EXECUTION OF EMPLOYMENT AGREEMENT WITH TEAMSTERS LOCAL UNION #676

WHEREAS, the Borough of Stratford has negotiated in good faith with Teamsters Local Union #676 for an employment agreement to cover all full time and part time employees of Public Works, Sewer Department, and all clerical employees in Borough Hall, Sewer Utility, Court and Police Department, excluding temporary employees and executive management; and

WHEREAS, the agreement has been created and is ready for execution by Borough Officials; and

WHEREAS, the agreement has a term of January 1, 2020 through and including December 31, 2022;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of employment agreement with the Teamsters Local Union #676 to expire on December 31, 2022.

Gilligan motioned to approve Resolution 2020:125. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

- RES. 2020:126 – APPOINTMENT OF PART TIME, TEMPORARY, AND NON-PERMANENT EMPLOYEES OF THE BOROUGH OF STRATFORD

WHEREAS, the governing body of the Borough of Stratford wishes to confirm the appointment of the existing part-time, temporary, and non-permanent employees of the Borough of Stratford to their current positions; and

WHEREAS, Exhibit A includes the names, departments, job titles, allowable hours, and wage rates of all part-time, temporary, or non-permanent employees of the Borough of Stratford;

WHEREAS, all wage rates established herein are based upon the 2019 salary ordinance, and are subject to change upon the adoption of the 2020 salary ordinances and any amendments made thereof;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford that the appointments of the individuals listed in Exhibit A are hereby confirmed.

Lomanno motioned to approve Resolution 2020:126. Hall seconded the motion and all members present voted in favor in a Roll Call Vote.

**COUNCIL COMMENTS:**

- Councilwoman Hall – Thanked Police, Fire, and Public Works for their hard work during the storms yesterday. Announced that the Fourth of July festivities will be cancelled this year. Thanked the Clerk and Miss Stratford for their work on the Memorial Day video.
- Councilman Gandy – Thanked Police, Fire, and EMS for their service during COVID-19. Thanked Public Works for their hard work during the storms. Reported that the Fire Department had 41 calls for service with 15 volunteer firefighters during the storms. Stated it was nice to neighbors helping neighbors in times like this. Reported that Delmarva Power deserves a shout out for their ability to get power back to the residents.
- Councilman Gilligan – Thanked Police, Fire, and Public Works for their hard work during the storms.
- Councilman Green – Thanked Police, Fire, and Public Works for their hard work during the storms.
- Councilwoman Lomanno – Thanked Police, Fire, and Public Works for their hard work during the storms. Commented that Chief Morello has been a valuable asset to the municipality during these trying times.
- Councilman Tolomeo – Thanked Police, Fire, and Public Works for their hard work during the storms. Commented that it was nice to see all departments working so well together.
- Mayor Keenan – Thanked Councilwoman Hall for putting together the Memorial Day video.

**GOOD AND WELFARE:**

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

- John Gentless – 111 Union Ave. – Questioned if the sewer ordinance will be on the agenda for this month's Regular Meeting. Questioned if the full length of Kirkwood and Central will be included in the NJDOT Grant. Questioned if soil testing was done in the Laurel Mills shopping center. Questioned if anyone knows when the redeveloper will begin developing. Commended the Council for their decision regarding the proposed County project. Questioned whether or not those decisions should have been made during open session.

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, JUNE 4, 2020  
7:00 P.M.

Gandy 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.

**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 reopen the meeting to the public. Lomanno seconded the motion and all members present voting in favor in a voice vote.

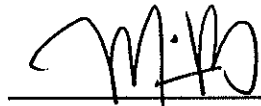
No action was taken in Executive session.

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

**ADJOURN:**

Tolomeo motioned to adjourn the meeting at 8:39 p.m.. Lomanno 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