

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES
THURSDAY, APRIL 08, 2021
7:00 P.M.

CALL TO ORDER: Acting Borough Administrator John Keenan, Jr. called the meeting to order at 7:00 P.M.

STATEMENT OF ADVERTISEMENT: The Acting Borough Administrator 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
TINA LOMANNO, COUNCILWOMAN – PRESENT
MICHAEL TOLOMEO, COUNCILMAN – PRESENT
JAMES KELLY, COUNCILMAN – PRESENT
STUART PLATT, BOROUGH SOLICITOR – PRESENT
STEVEN BACH, BOROUGH ENGINEER – PRESENT
LEAH FUREY-BRUDER, AFFORDABLE HOUSING PLANNER - PRESENT
RON MORELLO, POLICE CHIEF – PRESENT
JOHN D. KEENAN, JR., ACTING BOROUGH ADMINISTRATOR - PRESENT

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Gilligan 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.

No one from the public spoke.

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

POLICE REPORT:

Chief of Police Ronald Morello informed the public about an officer stopping a driver for speeding and found in the driver's possession was a large amount of a controlled substance such as pills and heroin and cash of \$4,500 with the intent to distribute, and the cash was seized for forfeiture. A report of a stolen bike and ipad from a person at Haggerty Field. The bike was found listed on Facebook by a Laurel Springs resident for sale, the bike was recovered and returned to the owner. A male exposed himself to a lady on Coolidge Avenue and the vehicle was identified and a 40 year old from Pine Hill was arrested. On Longwood Drive a 65 year old resident died of natural causes. At CVS received \$3,000 in counterfeit money, which has been happening in the County. A 30 year old resident was arrested striking someone over the head. Officer was assaulted at Jefferson Hospital and a healthcare employee. A 23 year old Gloucester Twp. resident was arrested. State of NJ changed the cannabis law where a parent can now be informed if a child is found in possession. There is a resolution for grant applications this evening.

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ENGINEER REPORT:

Mr. Bach reported his firm has made the 2021 CDBG applications for reimbursement for Coolidge Avenue Project, and for ADA improvements to municipal buildings. Evergreen Phase 2 is substantially completed and the contractor is working on the punch list. Evergreen Phase 1 is complete and closed out with documents having been provided. Close out documents for 2019 CDBG Coolidge have been submitted.

AFFORDABLE HOUSING PLANNER REPORT:

Leah Furey-Bruder stated in 2016 the borough settled litigation related to Fair Share Case and amendments were made and a consent order issued. The next step is to implement documents to be sure the borough follows the regulations and being in compliance. The new Ordinances and Resolutions will detail developer fees and funding and housing required by the law. She stated Ordinance 2021:07 related to the R-4 overlay where multifamily residential would be located to ensure opportunity required by the affordable set aside per the settlement and plan. This would be high quality development as possible. The Ordinance 2021:08 is for the affordable housing and sets regulations and how the housing units are administered based on Statewide rules. There also is an update on mandatory developer fees since there is no COAH. The Resolutions appoint a Municipal Housing Liaison who must be a municipal employee and will be the Registered Municipal Clerk. Also noted will be a marketing plan which once it is created has to be promoted in a certain way. There is also a Trust Spending Plan.

Solicitor Stuart Platt thanked Ms. Furey-Bruder for her work on the Ordinances and Resolutions to help Stratford be in compliance.

APPROVAL OF MINUTES:

March 04, 2021 Agenda Meeting/Redevelopment Workshop

March 04, 2021 Executive Session

March 09, 2021 Regular Meeting

A motion was made by Gandy, seconded by Kelly with all Council voting aye by roll call vote.

OLD BUSINESS: None

NEW BUSINESS:

Report #1: Upcoming Public Hearing for an Ordinance is set for Ordinance 2021:05 for Smoking and Vaping on Public Property, and Ordinance 2021:06 the 2021 Salary Ordinance

Report #2: Upcoming introductions of Ordinances are set for Ordinance 2021:07 Amend Chapter 17.21 the R-4 Affordable Housing Residential District in its Entirety, and Ordinance 2021:08 Amend Chapter 17.05 Affordable Housing to Replace Section 17.05.10 with a new section, and update section 17.05.020.

RESOLUTIONS:

Resolutions 2021:63 through 2021:70 will be done as a consent agenda.

No one from Council removed or added to the consent agenda.

Motion was made by Hall, seconded by Tolomeo with all Council voting aye by roll call vote.

RES. 2021:063 AUTHORIZE CHANGE ORDER #1 (FINAL) FY 2019 CAMDEN COUNTY CDBG PROGRAM AND PAYMENT CERTIFICATION #2 (FINAL).

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- RES. 2021:064 AUTHORIZATION TO APPLY FOR STATE OF NJ DIV. of CRIMINAL JUSTICE, BODY WORN CAMERA GRANT \$112,000.00
- RES. 2021:065 AUTHORIZATION GOV DEALS AUCTION FOR 2009 FORD CROWN VICTORIA VIN#2FAHP71V49X128036
- RES. 2021:066 AUTHORIZATION GRANT APPLICATION TO NJ OFFICE OF HIGHWAY TRAFFIC SAFETY \$6,000.00 CLICK IT or TICKET CAMPAIGN 2021
- RES. 2021:067 AUTHORIZING EXECUTION OF SHARED SERVICE AGREEMENT w/ SOMERDALE BOROUGH FOR THE DISPOSAL OF SOLID WASTE
- RES. 2021:068 REFUND TAX OVERPAYMENT B. 105, L. 5 \$536.98
- RES. 2021:069 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
The matters for executive session will pertain to matters relating to litigation Camden County v. Borough of Stratford.
- RES. 2021:70 Appoint Cheryl Perkins as Accounting Clerk and QPA

COUNCIL COMMENTS:

Council President Linda Hall thanked the fire, police and ambulance departments for assistance in the Bunny Parade for Easter Holiday event. She announced the Home Decorating Contest Winners too. She stated SAO Opening Day was Saturday at 9am.

Councilman Gandy thanked Councilwoman Hall for her time and effort in the Bunny Parade and the fire, police and ambulance do a great job for the community.

Councilman Gilligan had nothing to report.

Councilwoman Lomanno thanked the public events committee for the Bunny Parade.

Councilman Tolomeo had nothing to report.

Councilman Kelly thanked the people who worked on the Bunny Parade.

Councilwoman Lomanno inquired about the Cannabis Ordinance which JLUB had reviewed. The Solicitor Stuart Platt explained information about the 180 day time period. If the town does nothing the entities can come into town and open cannabis related businesses based on existing zoning codes. The town could also create an Ordinance for no action and the result is the town can not opt out for 5 years. Another option is to opt out and restrict all or some uses, but once you opt out you can always opt back in. The next option is to opt out, but not permanently opting out, which allows the town time to study the 4 types of licenses and how those licenses work, etc. Last choice is to opt in and create an Ordinance to detail what types of licenses and users will be permitted and where they can occur in the town related to what zones, distances to schools, day care, parks etc. and set design standards and bulk standards. There is tax revenue as well.

Councilwoman Lomanno stated she felt opting out until we know better info is best, and commented the revenue may not be the cash cow people think it could be.

Councilman Gandy stated there is a lot of information and not sure about the revenue being very much, and all

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this has to be assessed. He also stated the location of the businesses is very important, like not near homes. Councilwoman Hall, Tolomeo, Gandy, Gilligan, Lomanno all stated they feel the town should opt out at this time with the option to opt back in later.

Mr. Platt stated he will begin work on the Ordinance for Opting Out for Tuesday night's meeting.

GOOD AND WELFARE:

Motion was made by Gandy, seconded by Tolomeo to open the meeting to the public for Good and Welfare with all Council voting aye.

John Gentless of Union Avenue inquired about creating a committee to review the cannabis. He inquired about the pot hole on Atlantic near the Ambulance Building. The Acting Borough Administrator stated it was filled with asphalt millings. He inquired about the utility openings on Buttonwood Road. Mr. Bach confirmed they were temporary patches and final restoration would be happening. He spoke about the sand blowing from LukOil onto D'Amico's, and about the demolition of the Tomlinson Mansion. The Solicitor explained the Construction Official duties and the town cannot stop it if the documents are in order. It was also explained that the owner is working with the Council and local historians. The Solicitor confirmed with Mr. Gentless the Mayor and Council are not complicit.

Motion was made by Hall, seconded by Lomanno to close the public portion with all Council voting aye.

EXECUTIVE SESSION:

Motion was made by Councilman Gilligan, seconded by Councilman Tolomeo, with all Council voting aye to enter into Executive Session. Mr. Platt did state there was not planned any action to be taken after this Executive Session was completed.

The Solicitor explained the Executive Session and minutes will be taken and released later. He explained everything in these sessions is not to be shared, or listened by other family members. This session will be about 15-30 minutes.

Motion was made by Councilman Gandy, seconded by Councilwoman Lomanno, with all Council voting aye to come out of Executive Session.

ADJOURN:

A motion was made by Gilligan, seconded by Gandy with all Council voting aye to adjourn.

Respectfully submitted:

John D. Keenan, Jr., Acting Borough Administrator