

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
FEBRUARY 4, 2021  
7:00 P.M.

**CALL TO ORDER:**

The February 4, 2021 Stratford Borough Agenda Meeting/Redevelopment Workshop.

**PLEDGE OF ALLEGIANCE AND PRAYER:**

**STATEMENT OF ADVERTISEMENT:**

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	STUART PLATT, BOROUGH SOLICITOR
COUNCIL PRESIDENT LINDA HALL	STEVEN BACH, BOROUGH ENGINEER
COUNCILMAN STEPHEN GANDY	RON MORELLO, POLICE CHIEF
COUNCILMAN PATRICK GILLIGAN	JOHN D. KEENAN JR, ACTING BUSINESS ADMINISTRATOR
COUNCILMAN PATRICK GREEN	MICHAELA BOSLER, ACTING BOROUGH CLERK
COUNCILWOMAN TINA LOMANNO	
COUNCILMAN MICHAEL TOLOMEO	

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

Motion to go to open public portion on agenda items only:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close public portion on agenda items:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**POLICE REPORT:**

**ENGINEER REPORT:**

**APPROVAL OF MINUTES:**

JANUARY 7, 2021	REORGANIZATION MEETING
JANUARY 7, 2021	AGENDA MEETING/REDEVELOPMENT WORKSHOP
JANUARY 7, 2021	EXECUTIVE SESSION
JANUARY 12, 2021	REGULAR MEETING
JANUARY 12, 2021	EXECUTIVE SESSION

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
REPORT #2	UPCOMING INTRODUCTIONS OF ORDINANCES

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REPORT #3                    ONLINE TAX AND SEWER PAYMENTS  
REPORT #4                    RABIES CLINIC

**RESOLUTIONS:**

RESOLUTIONS 2021:039 THROUGH 2021:043 WILL BE DONE AS A CONSENT AGENDA  
Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.

- RES. 2021:039            APPROVING RAFFLE LICENSE RL701 FOR STRATFORD STRIKERS TSE BASEBALL
- RES. 2021:040            APPROVING BUSINESS LICENSE FOR NEW IMAGE BARBER SHOP
- RES. 2021:041            CANCEL ESCHEATED COURT CHECKS
- RES. 2021:042            REFUND OVERPAYMENT OF CONSTRUCTION PERMIT FEES
- RES. 2021:043            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 matter for executive session will pertain to matters relating to litigation, contract negotiations, or the Attorney-Client Privilege re: Berlin Rd Redevelopment Agreement*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**COUNCIL COMMENTS:**

**GOOD AND WELFARE:**

Motion to open the meeting to the public for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close the public portion for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**EXECUTIVE SESSION:**

Motion to go into Executive Session:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to leave Executive Session:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**ADJOURN:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**RESOLUTION 2021:039**

**APPROVING RAFFLE LICENSE RL701 FOR STRATFORD STRIKERS TSE BASEBALL**

**WHEREAS**, the Stratford Strikers TSE Baseball has applied for and received an identification number 483-5-42885 allowing the Stratford Strikers TSE Baseball the ability to apply for a raffle license requesting proper approval; and

**WHEREAS**, the Stratford Strikers TSE Baseball has properly completed the raffle license application and at least 7 days have elapsed between the time the application was filed and the time that the application was submitted to the Governing Body for approval and for the Governing Body to issue their Findings and Determination; and

**WHEREAS**, the application, Findings and Determination form and a check payable to the Legalized Games of Chance Control Commission (LGCCC) in the amount of \$20.00 will be forwarded to the LGCCC within three days of the Governing Body's action; and

**WHEREAS**, that 15 days will elapse between the time the municipality forwards the application to the LGCCC and the date the license is issued to the applicant; and

**WHEREAS**, the Borough Clerk has reported that the legal preliminaries have been strictly complied with; and

**WHEREAS**, the issuing of such licenses is contingent on the LGCCC not returning the application for any reason;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council be and is hereby authorized to issue a Raffle license numbered RL701 to the Stratford Strikers TSE Baseball for the raffle taking place on March 13, 2021.

BY: \_\_\_\_\_  
JOSH KEENAN, MAYOR

ATTEST: \_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 4, 2021.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2021:040**  
**APPROVING NEW BUSINESS LICENSE FOR NEW IMAGE BARBER SHOP**

**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 ordinance of the Borough of Stratford.

**BE IT FURTHER RESOLVED**, that approval of the following business' licenses has been granted by Mayor and Council.

**BE IT FURTHER RESOLVED**, the parking lot of the business must be striped and must be ADA compliant prior to the issuance of the license:

New Image Barber Shop  
404 N. White Horse Pike  
Mercantile, Sign

BY: \_\_\_\_\_  
JOSH KEENAN, MAYOR

ATTEST: \_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 4, 2021.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2021:041  
CANCEL ESHEATED COURT CHECKS**

**WHEREAS**, the Municipal Court of the Borough of Stratford has issued checks in the total amount of \$77.60 from the Court General Account; and

**WHEREAS**, the Municipal Court of the Borough of Stratford has issued checks in the total amount of \$750.00 from the Court Bail Account; and

**WHEREAS**, these checks have not been cashed or claimed and are over one year old, and are considered escheated; and

**WHEREAS**, the Municipal Court Administrator is seeking to return the total amount of these escheated checks to the Borough of Stratford;

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Borough Council of the Borough/Township of County of Camden, State of New Jersey that the Municipal Court Administrator is hereby authorized to return \$77.60 from the Court General Account, and \$750.00 from the Court Bail Account to the Borough of Stratford.

BY: \_\_\_\_\_  
JOSH KEENAN, MAYOR

ATTEST: \_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 4, 2021.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2021:042**  
**REFUND OVERPAYMENT OF CONSTRUCTION PERMIT FEES**

WHEREAS, the Borough of Stratford has payment for construction permit fees from Paris Clifcon in the amount of \$585.00; and

WHEREAS, the actual cost of the construction permit was \$579.00;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize refunds for overpayments of construction permit payment to Paris Clifcon in the amount of \$6.00.

BY: \_\_\_\_\_  
JOSH KEENAN, MAYOR

ATTEST: \_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 4, 2021.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

**RESOLUTION 2021:043**  
**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 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: Berlin Rd. Redevelopment*

\_\_\_\_\_ (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 4, 2021 that an Executive Session closed to the public shall be held on February 4, 2021 at

approximately 7:00 p.m. in the Justice Facility, 315 Union Avenue, Stratford, NJ or through telecommunications 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.

BY: \_\_\_\_\_  
JOSH KEENAN, MAYOR

ATTEST: \_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK

I, Michaela Bosler, Acting Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on February 4, 2021.

\_\_\_\_\_  
MICHAELA BOSLER,  
ACTING BOROUGH CLERK