

**STRATFORD BOROUGH COUNCIL AGENDA MEETING
THURSDAY, JULY 07, 2016
7:00 P.M.**

CALL TO ORDER:

STATEMENT OF

ADVERTISEMENT: Notice of this meeting has been provided to the Courier Post and Central Record along with being posted on the Borough Hall Bulletin Board stating the time and place of the meeting.

PLEDGE
OF ALLEGIANCE:

ROLL CALL:

MAYOR JOSH KEENAN
BEN ANGELI, COUNCIL PRESIDENT
HOLLY TATE, COUNCILWOMAN
JOHN DUDLEY, COUNCILMAN
DAVID GRAY, COUNCILMAN
FRANK HARTMAN, COUNCILMAN
PATRICK GREEN, COUNCILMAN
ALBERT OLIZI, SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
RONALD MORELLO, POLICE CHIEF
JEFFREY HANSON, ENGINEER

ENGINEER
REPORT:

Jeff Hanson stated the pump station #2 project is done with the exception of punch list items. Family Dollar sidewalk, soil, fertilization and seed completed and a few trees still need to be replaced. Once completed Boos will be released from responsibility. 2016 Road Bids are due on Tuesday at 2pm with a recommendation planned for awarding at the Council meeting that evening. It will include Knoll Road, Knoll Court, Summit and Hillcrest Roads, and the alternate crack sealing. He reported Councilman Dudley was seeking to have an amendment to allow pavers in place of sidewalks to help residents deal with tree roots. The handicapped ramp project should have its railings installed soon and then working on a punch list. Councilwoman Tate inquired to the ramp spacing at the landings. The Engineer stated the ramp is ADA compliant with the slope being 2%. Councilman Angeli expressed his concern on the rolled asphalt curb at the police parking lot. The Engineer stated he would look into it. Councilman Dudley inquired to the new borough hall step treads.

POLICE
CHIEF
REPORT:

The chief read his monthly report:
A call at Cornell Manor related to a girlfriend and boyfriend dispute where a strangling occurred and the boyfriend was removed.
Burglary at Cornell Manor where the rent was taken and considered suspicious.
Strangulation call on Union Avenue involving a father and stepson.
Princeton Avenue graduation party that went late into the night and got out of hand. It was adult issues related to simple on a juvenile.
Burger King strong armed robbery where a homeless man was robbed by two other men from Atco. One man 22 years old from West Atco was located near Weber's and charged with resisting arrest and burglary.
A County Prosecutor grant has been awarded.
Officer Schmidt was honored again for writing over 80 DUI arrests in 2015 for second year in a row.
He stated crossing guards are needed.
SJTP is about done with the install of new equipment required.

African Market business license is ready for approval at the Regular Meeting. The emergency calls from Kennedy are good and the level of seriousness of the calls has lessened.

**PUBLIC
PORTION:**

John Gentless of Union Avenue inquired if the road project would be awarded. The Engineer confirmed it should be awarded. Mr. Gentless inquired to the salary ordinance related to DPW. The Clerk responded.

Pat Walsh of Meadow Lark Road inquired about the affordable housing litigation. The Solicitor stated he was hopeful there would be an answer by the end of the summer. Mr. Walsh also noted the new ADA ramp was twice as long compared to the old one.

Steve Romanowski of Hillcrest Road inquired to the timeframe of the road program. The Engineer explained the award would take place next week, and depending on the contractor's availability would depend on the start date, etc.

Harry Berry of Cornell Avenue inquired about the ADA ramp and thought maybe an elevator would be cheaper.

Harry Berry of Cornell Avenue stated the July 4th Parade was good but the sound system needs help. Mr. Berry questioned Councilwoman Tate and her reports on redevelopment. Councilwoman Tate reminded Mr. Berry he should be familiar with confidentiality since he was a Realtor at one time and with the understanding and agreement that Council is working as one team in trying to do what is best for the residents.

Pat Walsh of Meadow Lark Road inquired to what dollars was being applied for related to the Quaker Store. The Clerk explained a County Open Space Grant application was being made to help continue to maintain the store.

OLD BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT
Councilwoman Tate gave a short report that things are moving forward with the two rehab sites and she will have a report at the Regular Meeting too. She confirmed that she was hopeful to have more information by the end of the summer with items residents should be pleased with.

REPORT #2: 2015-2016 STREET/ROADS PROJECTS
Provided with the Engineer Report.

REPORT #3: ORDINANCES – Public hearing and final action for 2016:07 Salary Ord, 2016:08 Adoption of Zoning Map, Ord. 2016:09 Adoption of Tax Map, 2016:10 Special Emergency Appropriation \$50,000 will take place on July 12, 2016.
Informational

NEW BUSINESS:

REPORT #4: CITIZENSHIP PROCLAMATION
Rev. Martin L. Dawson will be honored this month.

REPORT #5: RESOLUTIONS
Maintenance Liens for abandoned properties; Support for Historic Preservation Commission Open Space Grant Application for funding of improvements to the Quaker Store (this resolution will be acted upon at the Agenda Meeting).

Res.2016:102 A motion was made by Councilman Angeli, seconded by Councilman Dudley to adopt Resolution 2016:102 to support the Historic Preservation Commission’s application to the County Open Space Grant. All Council voted aye.

RESOLUTION 2016:102

WHEREAS, the Stratford Historic Preservation Commission is submitted a grant application for a Camden County Historic Open Space Grant; and

WHEREAS, this application will continue to preserve and improve the Quaker Store which the Stratford Historic Preservation Commission is the custodian; and

WHEREAS, the Stratford Historic Preservation Commission is responsible for saving and making this historic landmark a treasure on the White Horse Pike in Stratford,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to support the Stratford Historic Preservation Commission in their grant application for a Camden County Historic Open Space Grant.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on July 07, 2016.

John D. Keenan, Jr., R.M.C.

Res.2016:103: The Clerk explained there was an added Resolution 2016:103 for adding additional lots # 4, 7 and 18 of Block 62 into the Need for Redevelopment Study. A motion was made by Councilwoman Tate, seconded by Councilman Angeli to adopt Resolution 2016:103 with all Council voting aye by roll call vote.

RESOLUTION 2016:103

**RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD
JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION
TO ESTABLISH A CONDEMNATION REDEVELOPMENT AREA
WITHIN THE BOROUGH OF STRATFORD, CAMDEN COUNTY, NJ**

WHEREAS, N.J.S.A.40A:12A-6, authorizes the governing body of any municipality, by Resolution, to have its Joint Land Use Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Mayor and Council of the Borough of Stratford (“Borough”) considered it to be in the best interest of the Borough to have the Borough’s Joint Land Use Board (“Joint Land Use Board”) conduct such an investigation regarding a parcel delineated on the official Tax Map of the Borough as Block 62, Lots 7 and 18 (the “Study Area”); and

WHEREAS, a redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the use of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”); and

WHEREAS, the present buildings and improvements at the aforementioned Study Area, by reason, for example, of obsolescence and/or general deterioration and/or design and obsolete layout, may be detrimental to the safety and welfare of the community thereby requiring redevelopment to better serve the Borough.

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

1. The Joint Land Use Board is hereby directed to conduct a preliminary investigation to determine whether the aforementioned Study Area, Block 62, Lots 7 and 18 are a Condemnation Redevelopment Area according to the criteria set forth in N.J.S.A. 40A:12A-5.
2. The Joint Land Use Board is hereby directed to prepare a report of its findings and once completed, the Joint Land Use Board is directed to transmit the report to the Mayor and Council of the Borough of Stratford for their review and approval in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
3. This Resolution shall take effect immediately.

July 07, 2016

ATTEST:

John D. Keenan, Municipal Clerk

BOROUGH OF STRATFORD

Josh Keenan, Mayor

REPORT #6:
Res. 2016:104

EXECUTIVE SESSION – RESOLUTION 2016:104

The topic of discussion is related to Attorney/Client Privilege to discuss status related to the Stratford Complaint for Declaratory Judgment Docket No. L2613-15 Civil Action, Relief Pursuant to the Fair Housing Act, NJSA 52:27D-313 and the Mt. Laurel Doctrine. Discussion of personnel. These items are for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege, and #8 matters related to the employment relationship. The approximate time of this session should be 30 minutes. There will be no action after the session. A motion was made by Councilman Angeli, seconded by Councilman Dudley to adopt Resolution 2016:104 with all Council voting aye. A motion was made by Councilman Angeli, seconded by Councilman Dudley to enter into Executive Session with all Council voting aye.

RESOLUTION 2016:104

**A 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:** Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer. **The topic of discussion is related to Attorney/Client Privilege to discuss related to the Stratford Complaint for Declaratory Judgment Docket No. L2613-15 Civil Action, Relief Pursuant to the Fair Housing Act, NJSA 52:27D-313 and the Mt. Laurel Doctrine. Discussion of personnel. This item is for #7 of the Executive Session Resolution for matters relating to litigation, negotiations, and the Attorney-Client Privilege. The approximate time of this session should be 30 minutes. There will be no action after the session.**

 X (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. **Matters related to the employment relationship. There will be no action after the session.**

_____ (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 July 07, 2016 that an Executive Session closed to the public shall be held on July 07, 2016 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.

The following resolution was duly adopted by the Governing Body of the Borough of Stratford at a public meeting held on July 07, 2016.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on July 07, 2016.

John D. Keenan, Jr., R.M.C.

A motion was made by Councilman Angeli, seconded by Councilman Dudley to come out of Executive Session with all Council voting aye.

COUNCIL

COMMENTS: Councilman Gray stated the July 4th event were great and on to Fall events. He added the Laser Show was a nice event to start the holiday weekend.

GOOD

WELFARE: Agnes Moore of Laureba Avenue thanked the Council for the dog signs at Laureba Park. She inquired to why there were more lots being added to the area study. She spoke about an ADA

parking sign on her street. The police chief responded the sign was there for over a year and is compliant.

Councilman Angeli questions Mr. Gentless about the petition for the park and if he was involved. Mr. Gentless responded he had signed it. Councilman Angeli rephrased his question if Mr. Gentless was passing it around for signature by the residents. Mr. Gentless stated he was part of a committee and that he would bring the petition to the Regular Meeting. Councilman Angeli expressed his concern with information provided to residents was not correct such as the park being free. Councilman Angeli noted it was Mr. Gentless' right to do the petition but not providing false information was not right. Councilwoman Tate asked who wrote the petition question. Mr. Gentless stated legal counsel wrote it. She inquired to who the committee members were? Mr. Gentless stated it was himself, Mr. Hahn, Harry Berry, Don Gibson and several others. Councilman Angeli stated anyone who is presenting a petition around town you would think should be proud of the effort, but when the petition was spoke about at last month's meeting, Mr. Gentless did not take ownership of the petition nor add to the conversation to confirm there was even one being passed around town.

At this time the Solicitor stated the courts do not agree with his way of thinking, and he noted the NJSA statute which states the referendum has to be done by Council. He also referenced the two cases Eatontown and Hopewell and for the borough form of government which Stratford is, the referendum does not come from the residents.

ADJOURN: A motion was made by Councilman Hartman, seconded by Councilman Angeli to adjourn the meeting with all Council voting aye.

John D. Keenan, RMC