

**STRATFORD BOROUGH REGULAR COUNCIL MEETING  
TUESDAY, OCTOBER 11, 2016  
7:00 PM**

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

PLEDGE OF ALLEGIANCE:

PRAYER:

ROLL CALL:

MAYOR JOSH KEENAN  
BEN ANGELI, COUNCIL PRESIDENT - ABSENT  
HOLLY TATE, COUNCILWOMAN  
JOHN DUDLEY, COUNCILMAN  
DAVID GRAY, COUNCILMAN  
FRANK HARTMAN, COUNCILMAN  
PATRICK GREEN, COUNCILMAN  
ALBERT J. OLIZI, JR., SOLICITOR  
JOHN D. KEENAN, JR., BOROUGH CLERK  
POLICE CHIEF RONALD MORELLO  
JAMES MALEY, REDEVELOPMENT SOLICITOR  
STEVEN BACH, PLANNER - ABSENT

PUBLIC  
PORTION:

Lou Marchuk of Pennsylvania Avenue spoke about notice of meetings. Redevelopment Attorney Jim Maley responded to his question.

Agnes Moore of Laureba Avenue inquired to the Special Emergency Appropriation on the agenda. The Clerk explained. She also inquired to where on the Bradlees' site could a business be located. Mr. Maley responded.

Councilwoman Tate explained Rowan and Kennedy have no interest in the site financially or for building anything themselves but the developer is interested in the other parcel owned by Rowan. Councilwoman Tate spoke about the apartments and low student count from review. She also informed the public of the state mandate for affordable housing.

Harry Berry of Cornell Avenue inquired to why the ordinance has condemnation. Jim Maley explained in the event the buyer does not settle, the borough would be in a situation where nothing happens with the owner, this would give the Governing Body the power.

Mr. Olizi, the Borough Solicitor added it was an extra weapon to use.

Harry Berry inquired to a study. Mr. Maley explained when someone comes in with a plan on what they want to build the borough will do a study.

Lou Marchuk inquired to wetlands.

MINUTES:

September 08, 2016 Agenda Meeting  
On motion of Councilwoman Tate, seconded by Councilman Dudley with all ayes on the vote.

September 13, 2016 Regular Meeting  
On motion of Councilman Gray, seconded by Councilman Dudley with all ayes on the vote.

## REPORTS:

**FINANCE & REVENUE:** Councilman Patrick Green read the Finance Report for September, 2016 as submitted by the CFO as follows:

BALANCE SEPTEMBER 1, 2016	1,532,190.02
Total Receipts	749,159.23
Total Disbursements	1,552,489.38
BALANCE SEPTEMBER 30, 2016	728,859.87
SCHEDULE OF ACCOUNT BALANCES SEPTEMBER 30, 2016	
Municipal Alliance	37,975.15
Animal Control	23,951.07
General Capital	321,298.92
Developers Escrow	39,617.50
POAA	190.00
Special Law Enforcement Trust	14,814.84
UCC/LEA Trust	88,650.86
Uniform Fire Safety	3,596.60
Tax Title Lien	345,211.64
Trust Other	56,728.62
Parks Open Space	29,452.50
Unemployment Trust	29,505.05
Utility	83,310.27
Utility Capital	6,722.46
Utility CD	511,987.06
Outstanding Debt	
Borough	3,089,138.00
Utility	153,900.00

**EMERGENCY SERVICES:** Councilman Frank Hartman read the Emergency Services reports as follows for September, 2016 as follows:

The Fire Department responded to twenty-two (22) Alarms and held two (2) drills. With a year to date of 274 Alarms, 19 Drills, and 4640 Man Hours.

The Ambulance Volunteer Crew responded to twelve (12) Alarms and no drills.

The Paid Crew responded to 103 Alarms

**POLICE:** Councilman Ben Angeli – Absent – Councilwoman Tate read the Police Activity report for September 2016 as submitted by the Chief as follows:

29	Adult Arrests	3	Juvenile Arrests
--	Assaults to Police	3	Simple Assault Complaints
7	Criminal Mischief Complaints	8	Harassment Complaints
122	Other Investigations & Complaints	2	Burglaries
0	Robberies	16	Thefts \$4,604
\$11,104.	Stolen Property Recovered	1	Motor Vehicle Theft
11	DWI Arrests	7	Narcotics Arrests
477	Traffic Summonses Issued	22	Motor Vehicle Accidents
1	Injuries from Car Accidents -1 pedestrian		
22	Alarm Activations	88	Total Crime Reports Taken
694	Total Calls for Police Service		

#### CODE ENFORCEMENT

29 Properties Inspected, 16 Warning Letters Issued, 11 Code Summonses Issued

**PUBLIC EVENTS:** Councilman David Gray reported the Halloween Parade will be held on October 22 along with the Fall Festival. Gathering time will be 11:30-11:45 a.m. and step off time will be Noon. There are 5 categories and after judging the kids trick or treat at the vendor booths. He also reported the Miss Stratford Pageant will be held on November 17, at Yellin School.

**PUBLIC WORKS & LIGHTING:** Councilman John Dudley reported there were 12 call outs for sewer service along with preventative checks throughout the month for manholes and pump stations. They cleaned gutters, repairs to borough hall bathroom, did vacant home checks, sink hole at the senior center parking lot, tend to a bees nest, trash at the parks emptied, storm drains cleared, and landscaping done at the new ramp at borough hall.

**ORDINANCE & PROPERTY:** Councilwoman Holly Tate reported there are two (2) Ordinances and ten (10) Resolutions for tonight's meeting. She thanked the DPW for repairs done to buildings.

**OLD BUSINESS:**

Ord. 2016:12 Ordinance 2016:12 – Redevelopment Plan pursuant to NJSA 40A:12A-7 for a condemnation area in need of redevelopment known as the Bradlees/Juster Site (Block 62, Lot 2, 2B, 2C, 4, 7 and 18).  
Open to the Public by Councilman Dudley, seconded by Councilman Hartman. Public Hearing: Lou Marchuk of Pennsylvania Avenue spoke about a 1978 plan he forwarded to Councilman Ben Angeli and Engineer Steve Bach related to the jug handle being owned by the State and filed at the Camden County Court House.  
Closed to the Public by Councilwoman Tate, seconded by Councilman Dudley.  
Action to be taken at a Special Meeting on Wednesday, October 12, 2016 at 6:00 pm.

**NEW BUSINESS:**

Ord.2016:13 Ordinance 2016:13 – Special Emergency Appropriation – \$50,000. – Public Hearing 11/9/16  
The Ordinance was read by title. A motion was made to approve on first reading by Councilwoman Tate, seconded by Councilman Dudley with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Gray	yes	Councilman Hartman	yes
Councilman Green	yes	Councilman Angeli	absent

**MOTION CARRIED**

Res.2016:142 Resolution 2016:142 – Curfew for Halloween  
On motion of Councilman Dudley, seconded by Councilman Gray with all ayes on the vote.  
**RESOLUTION 2016:142**  
BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, upon the recommendation of the Stratford Police Department, a Juvenile Curfew, up to 18 years of age, is to be in effect for the period from Thursday, October 27, 2016 through and including, Monday, October 31, 2016;  
BE IT FURTHER RESOLVED, the Juvenile Curfew is also declared to be 7:00 PM from the aforesaid dates.  
I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on October 11, 2016.  
John D. Keenan, Jr., RMC

Res.2016:143 Resolution 2016:143 – NJ DCA Best Practices  
On motion of Councilwoman Tate, seconded by Councilman Gray with all ayes on the vote.  
**RESOLUTION 2016:143**  
WHEREAS, the NJ Department of Community Affairs requires municipalities to complete a Best Practices submission: and  
WHEREAS, the 2016 submission is required to be submitted by October 21, 2016,  
NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize the Borough Clerk and CFO to complete and submit the NJ DCA Best Practices for the Borough of Stratford for 2016.  
I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on October 11, 2016.

Res.2016:144 Resolution 2016:144 – Award County Co-Op for Natural Gas  
On motion of Councilman Gray, seconded by Councilman Dudley with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Gray	yes	Councilman Hartman	yes
Councilman Green	yes	Councilman Angeli	absent

MOTION CARRIED

#### **RESOLUTION 2016:144**

WHEREAS, Camden County, as lead agency for the South Jersey Power Cooperative has received bids for the procurement of natural gas per ITB A33-16; and

WHEREAS, the recommended winner is South Jersey Energy Company of Folsom, NJ for the supply and delivery of natural gas per the details of Bid A-33/2016 for a term of 12 months commencing on December 16, 2016,

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford to award the natural gas bid A-33/2016 to South Jersey Energy Company of Folsom, NJ commencing on December 16, 2016 for a 12 month term.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on October 11, 2016.

Res.2016:145 Resolution 2016:145 – Increase Hi-Nella Sewer Rate Fee  
On motion of Councilwoman Tate, seconded by Councilman Dudley

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Gray	yes	Councilman Hartman	yes
Councilman Green	yes	Councilman Angeli	absent

MOTION CARRIED

#### **RESOLUTION 2016:145**

WHEREAS, the Borough of Stratford has offered a contract for services to the Borough of Hi-Nella for sewerage connection to our municipal sewer system for over 50 years; and

WHEREAS, in order to offer such a service the Borough of Stratford has to maintain their pumping station and the main lines in excellent condition; and

WHEREAS, the Borough of Stratford has to fund the cost of such maintenance; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the Borough Clerk to give Hi-Nella the proper notice per our agreement with them to raise the rate effective January 01, 2017 to \$100.00 per unit.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on October 11, 2016.

#### **CFO RESOLUTIONS:**

Res.2016:146 Resolution 2016:146 – Maintenance Liens – Grass Cutting

#### **RESOLUTION 2016:146**

WHEREAS, there exists vacant property in the Borough of Stratford; and

WHEREAS, the last known record owner has been duly notified to maintain the property; and

WHEREAS, Stratford Contracted Services/Stratford employees to be utilized to maintain the property; and

WHEREAS, the following amount is due for services rendered for August, 2016:

	09/26/2016
12 Bucknell Ave	35.00
3 Buttonwood Court	-
27 Bryn Mawr Avenue	35.00
29 Bryn Mawr Avenue Boarded up house	250.00
325 Chestnut Avenue	35.00
116 Columbia Avenue	35.00
329 Columbia Avenue	35.00
109 Cornell Avenue	35.00
7 Duke Avenue	-
24 Elinor Avenue	35.00

11 W. Harvard Avenue	Boarded up house	250.00
20 Holly Road		55.00
111 Jefferson Avenue		35.00
137 Laureba Avenue		-
146 Laureba Avenue		20.00
11 Oxford Avenue		35.00
103 Parkview Road		35.00
121 Parkview Road		75.00
37 Pennsylvania Avenue		35.00
98 Saratoga Road		75.00
112 Stratford Avenue		35.00
124 Stratford Avenue		35.00
123 Suburban Terrace		-
129 Suburban Terrace	Boarded up house	\$75.00 + 20.00
16 Sunnybrook Road		-
25 Temple Avenue		35.00
9 Temple Avenue		-
10 Timber Creek Road		35.00
205 Union Avenue		35.00
209 Vassar Avenue		35.00
3 Warwick Road		35.00
103 Webster Avenue		-
15 Wright Avenue		-

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a lien on the above noted property for the work completed by the Borough on behalf of the property owner.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body of the Borough of Stratford at a meeting held on October 11, 2016.

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

Res.2016:147 Resolution 2016:147 – Maintenance Liens – Abandoned & Vacant Properties

**RESOLUTION 2016:147**

**ABANDONED/VACANT PROPERTY PROGRAM**

WHEREAS, there exists abandoned/vacant properties in the Borough of Stratford; and  
 WHEREAS, legal services have been duly rendered per the Shared Service Agreement with the Borough of Somerdale related to the Abandoned Property Act; and  
 WHEREAS, the following amounts have been accrued:

27 Bryn Mawr Ave.	\$ 57.03
310 Columbia Ave.	55.47
109 Cornell Ave.	27.67
306 Cornell Ave.	27.22
17 Curtis Ave.	362.80
37 Pennsylvania Ave.	27.22
112 Stratford Ave.	34.73
123 Suburban Terr.	34.73
16 Sunnybrook Rd.	79.00
3 Swarthmore Ave.	34.73
205 Union Ave.	42.66
22 W. Vassar Ave.	77.67
209 Vassar Ave.	77.67
3 Warwick Rd.	362.80
56 Warwick Rd.	34.73
<b>TOTAL</b>	<b>\$1336.11</b>

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a tax lien on the above noted properties.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body of the Borough of Stratford at a meeting held on October 11, 2016.  
*John D. Keenan, Jr., R.M.C.*

Res.2016:148 Resolution 2016:148 – Chapter 159 – DWI Grant \$26,657.12

**RESOLUTION 2016:148**

WHEREAS, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

**SECTION 1.**

NOW, THEREFORE, BE IT RESOLVED that the Borough of Stratford hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget for the year 2016 in the amount of twenty-six thousand six hundred fifty-seven dollars and twelve cents (\$26,657.12) Reserve for DWI Grant which item is now available pursuant to the provision of statute; and

BE IT FURTHER RESOLVED, that a like sum of twenty-six thousand six hundred fifty-seven dollars and twelve cents (\$26,657.12) be and the same is hereby appropriated under the caption of:

**RESERVE FOR DWI GRANT**

**SECTION 3.**

BE IT FURTHER RESOLVED, that the above is the result of monies received from the State of New Jersey and was deposited into the proper account.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council at their Regular Meeting held on the 11<sup>th</sup> day of October, 2016.

*John D. Keenan, Jr., RMC*

Res.2016:149 Resolution 2016:149 – Chapter 159 – Body Armor Replacement Fund \$1,863.38

**RESOLUTION 2016:149**

WHEREAS, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

**SECTION 1.**

NOW, THEREFORE, BE IT RESOLVED that the Borough of Stratford hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget for the year 2016 in the amount of one thousand eight hundred sixty-three dollars and thirty-eight cents (\$1,863.38) Reserve for Body Armor Replacement Fund which item is now available pursuant to the provision of statute; and

BE IT FURTHER RESOLVED, that a like sum of one thousand eight hundred sixty-three dollars and thirty-eight cents (\$1,863.38) be and the same is hereby appropriated under the caption of:

**RESERVE FOR BODY ARMOR REPLACEMENT FUND**

**SECTION 3.**

BE IT FURTHER RESOLVED, that the above is the result of monies received from the State of New Jersey and was deposited into the proper account.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was adopted by Mayor and Council at their Regular Meeting held on the 11<sup>th</sup> day of October, 2016.

*John D. Keenan, Jr., RMC*

Res.2016:150 Resolution 2016:150 – Remove Senior Deduction B. 114, L. 1.02 C0060/ B.1.02, L. 5  
WHEREAS, all eligibility requirements for a SENIOR CITIZEN tax deduction for the year 2016 have not been met due to the sale of the property by the following residents:

BLOCK	LOT	NAME	ADDRESS	AMOUNT
102	5	Bernadette Pierce	9 Rolling Road	250.00
114	1.02C0060	Marie Cirillo	11B Sunnybrook Rd	250.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford that this tax deduction be removed from the tax duplicate.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on October 11, 2016.

Res.2016:151 Resolution 2016:151 – Change Sewer Billing from Duplex to Single Family B.17, L.1  
On motion of Councilman Hartman, seconded by Councilman Dudley with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Gray	yes	Councilman Hartman	yes
Councilman Green	yes	Councilman Angeli	absent

MOTION CARRIED

#### RESOLUTION 2016:151

WHEREAS, a new resident, Lewis Levinson of 20 Columbia Avenue, Block 17, Lot 1, sewer account #253-0 was billed for a duplex sewer payment; and

WHEREAS, Mr. Levinson is using this residence as a single family home; and

WHEREAS, is requesting the removal of one billed unit of \$50.00 from his account;

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Stratford that the amount of the sewer bill be changed to a single family dwelling.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on October 11, 2016.

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

Borough Clerk

BUSINESS South Jersey Pretzel, 912A N. White Horse Pike

LICENSE: On motion of Councilman Gray, seconded by Councilman Dudley with all ayes on the vote.

United Check Cashing, LLC, 71 S. White Horse Pike

On motion of Councilman Hartman, seconded by Councilman Dudley with all ayes on the vote.

RAFFLE PTA Our Lady of Guadalupe - #634

LICENSE: On motion of Councilwoman Tate, seconded by Councilman Dudley with all ayes on the vote.

APPROVAL Be it resolved to approve payment of bills numbered from #29812 through #29897;  
OF BILLS: Animal Control Checks #1680 through #1683; Manual Checks #19754 through #19756;  
Payroll Checks #45383 through #54386 and #45462; and various electronic wires.

On motion of Councilwoman Tate, seconded by Councilman Dudley with all ayes on the roll call vote as follows:

Councilwoman Tate	yes	Councilman Dudley	yes
Councilman Gray	yes	Councilman Hartman	yes
Councilman Green	yes	Councilman Angeli	absent

MOTION CARRIED

#### COUNCIL

COMMENTS: Councilman Hartman expressed his disappointment in the attendance by residents after so many on facebook expressed their concerns about various topics.

GOOD AND  
WELFARE:

Agnes Moore of Laureba Avenue spoke about some additional ideas for holidays which would involved businesses and schools for projects like a scarecrow contest, and Santa contests. She also recommended a larger facility for the meeting when we honor the police.

Lou Marchuk of Pennsylvania Avenue stated he was disappointed in the attendance at the meetings by residents. He inquired to executive meetings which the Solicitor responded to his question.

Jen Tully of Winding Way Road spoke about getting 48 hours notice. The Clerk explained the timeline.

Mike Mangano of Union Avenue inquired to the County Cooperative. The Clerk explained the various cooperatives the borough uses, as well as the schools use.

Harry Berry of Cornell Avenue spoke about the sound system at the July 4<sup>th</sup> event being bad. The Clerk explained it was cost prohibitive. He had questions about the Hi-Nella sewer fee which the Clerk answered.

ADJOURN: On motion of Councilwoman Tate, seconded by Councilman Dudley with all ayes on the vote. The meeting was adjourned.

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