

**STRATFORD BOROUGH COUNCIL
SPECIAL AGENDA MEETING
THURSDAY, SEPTEMBER 08, 2016
6:00 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
 JAMES MALEY, REDEVELOPMENT SOLICITOR
 STEVEN BACH, PLANNER
 JEFFREY HANSON, ENGINEER

ENGINEER
REPORT: The Engineer confirmed the roads for the 2016 Road Program were paved on Friday and restoration and punch list items remained. The Family Dollar site looks better with a new landscaper and just waiting for the replacement shrubbery to be replanted. The pump station #2 is only punch list items. The borough hall ramp is only punch list items to be done in the next few weeks.

POLICE
CHIEF
REPORT: *The Chief stated there was a town wide power outage with traffic lights out resulting from a wire fire in Lindenwold with the Atlantic City Electric lines.*
On Parkview Road in the morning suspicious activity was reported from an off duty police officer and a man was caught breaking in to a home. A rental car was involved and another is still not arrested who was involved.
Best Dollar had an armed robbery involving someone wearing a hood and had a knife. Cash and cigarettes were taken and dropped most of the items outside down Webster Avenue. A local person was arrested with many small crimes in the area related to him.
A police officer jack knifed the speed sign with \$4000. in damage.
Home burglary on Wellington Avenue during the night. Cash, electronics and camera system. There was a person who confessed to this crime and another one in Deptford.
Domestic violence on Whitman Avenue. Person was hit and broke their vertebrae in the neck and is very impaired with serious injuries.
There has been a rash of shed burglaries with lawn equipment taken. A lead from a pawn shop and an arrest was made.
A DWI Grant for \$26,657. has been awarded.
The new server installation is about half completed.
He detailed the funeral for former chief Fuller was completed with full honors.

PUBLIC

PORTION: *Mike Mangano of Union Avenue inquired to what a Chapter 159 was. The Clerk explained the accounting process for grants received after the budget was adopt.*

OLD BUSINESS:

REPORT #1: REHABILITATION/REDEVELOPMENT

Councilwoman Tate spoke about the three rehab sites of Bradlees, Incollingo’s and the former Christian Academy site. She confirmed the Academy site was not a redevelopment site but is proposed to be redeveloped. She stated more information will be forthcoming to her page on the borough website which will include newspaper articles recently about some of the sites. She explained about DEP issues on the Academy site have to be cleared up before design can move forward. The DEP was due at the site today. The structural issue of the mansion seems able to be resolved. The two other sites the committees have a conceptual plan from Mr. Sethi and are hopeful to resolve the affordable housing litigation with the judge. The Bradlees site was discussed in executive session with the first briefing to Council tonight. Tuesday a broad plan will be presented by the developer. There has not been any applications to date. The focus mainly will be retail/commercial but due to affordable housing obligations there will be housing. Both sides have put her in place of the redevelopment process.

REPORT #2: 2015-2016 STREET/ROADS PROJECTS

Was provided by the Engineer in his report.

REPORT #3: ORDINANCES – Ordinance 2016:11 amending sidewalks will have the public hearing and final action at the Regular Council Meeting. *Informational.*

NEW BUSINESS:

REPORT #4: CITIZENSHIP PROCLAMATION

None this month.

REPORT #5: RESOLUTIONS

Maintenance Liens for abandoned properties; Cancel outstanding court checks totaling \$69.68; Refund birth cert overpayment \$5; Chapter 159 for Municipal Alliance Grant \$32,728; Chapter 159 for Open Space-Vassar Avenue Sports Complex \$25,000; Appoint Joseph Garufi as Public Officer related to the Abandoned Properties Rehabilitation Act. *Informational.*

REPORT #6: EXECUTIVE SESSION – RESOLUTION 2016:129 TIME: 6:00 PM

Res. 2016:129 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. The approximate time of this session should be 30 minutes. No action will be taken after the session. A motion was made by Councilman Dudley, seconded by Councilman Gray to go into Executive Session with all Council voting aye.

**RESOLUTION 2016:129
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:*** 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. The approximate time of this session should be 30 minutes. There will be no action after the session.

_____ (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 September 08, 2016 that an Executive Session closed to the public shall be held on September 08, 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 September 08, 2016.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on September 08, 2016.

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

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

COUNCIL

COMMENTS: Councilman Gray spoke about not being able to use Sterling High School for the Miss Stratford Pageant due to the roof project.

Councilman Dudley spoke about how some towns are doing the blue line down the center line of the highway to honor police and other emergency service members.

Councilman Hartman spoke about a rally to be held in Gloucester Township for first responders.

The fire company is still taking donations for the 9-11 memorial.

The Mayor spoke about how thankful Hope Thrift was for a recent fire call.

GOOD

WELFARE: Tom Koehler of Homestead Road spoke about the graffiti on the rear of the building behind him.

Mike Mangano of Union Avenue inquired about tax abatements for the rehabbed homes. The Clerk stated no tax abatements given. He inquired about DEP issues at Bradlees and Councilwoman Tate stated not in the first phase but possibly on the Rowan property.

The Solicitor informed the Council the lawsuit from Mr. Gentless was won by the town.

ADJOURN: Councilwoman Tate made a motion, seconded by Councilman Hartman to adjourn the meeting with all Council voting aye by roll call vote.

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