

**STRATFORD BOROUGH REGULAR COUNCIL MEETING
TUESDAY, MARCH 08, 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
HOLLY TATE, COUNCILWOMAN
JOHN DUDLEY, COUNCILMAN
DAVID GRAY, COUNCILMAN - ABSENT
FRANK HARTMAN, COUNCILMAN
PATRICK GREEN, COUNCILMAN
ALBERT J. OLIZI, JR., SOLICITOR
JOHN D. KEENAN, JR., BOROUGH CLERK
POLICE CHIEF RONALD MORELLO

CITIZENSHIP

PROCLAMATION: Joseph Reinert – Celebration of his 107th Birthday
The proclamation was read by the Borough Clerk, and presented by the Mayor to Mr. Reinert's son, Robert Reinert of Bucknell Avenue. The son stated he was grateful for recognizing his father, and his father is doing well.

PUBLIC

PORTION: John Gentless of Union Avenue inquired about one of the resolutions and the executive session. The Solicitor explained to Mr. Gentless the reason for the executive session was permitted.

Joseph Hahn of Buttonwood Road had questions related to the executive session.

Michael Mangano of Union Avenue had some questions related to the annual budget and confirmed the tree grant being applied for was for tree maintenance.

Lou Marchuk of Pennsylvania Avenue had a question about the executive session. He also confirmed the budget meeting had no public attending on February 29, 2016.

John Gentless of Union Avenue had some comments related to the budget meeting.

Councilman Green responded to the inquiry to the increase in the annual budget. The increase to the average home is about \$23.00 for the year.

MINUTES:

Previously Tabled:
January 19, 2016 Special Joint Meeting w/ JLUB
On motion of Councilwoman Tate, seconded by Councilman Angeli with all ayes on the vote.

February 04 2016 Agenda Meeting
On motion of Councilman Gray, seconded by Councilman Dudley with all ayes on the vote with the exception of Councilman Hartman abstaining.

February 09, 2016 Regular Meeting

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

REPORTS:
FINANCE &
REVENUE:

Councilman Patrick Green read the Finance Report for February, 2016 as submitted by the CFO as follows:

BALANCE February 1, 2016	694,895.86
Total Receipts	3,084,390.02
Total Disbursements	2,195,152.35
BALANCE FEBRUARY 29, 2016	1,584,133.53
SCHEDULE OF ACCOUNT BALANCES FEBRUARY 29, 2016	
Municipal Alliance	31,979.87
Animal Control	20,678.67
General Capital	170,215.72
Developers Escrow	40,636.80
POAA	132.00
Special Law Enforcement Trust	14,601.18
UCC/LEA Trust	98,581.97
Uniform Fire Safety	3,596.60
Tax Title Lien	569,302.55
Trust Other	94,094.61
Parks Open Space	29,546.75
Unemployment Trust	27,633.49
Utility	7,875.08
Utility Capital	88,737.36
OUTSTANDING DEBIT:	
Borough	2,922,058.00
Utility	171,000.00

Councilman Green stated the public hearing and final adoption of the 2016 budget would take place at the April 12, 2016 meeting. He stated copies of the budget would be available April 1.

EMERGENCY
SERVICES:

Councilman Frank Hartman read the Fire Company report for February 2016 as submitted by the Fire Chief as follows:

POLICE:

Councilman Ben Angeli read the Police Activity for February, 2016 as submitted by the Chief as follows:

40	Adult Arrests	02	Juvenile Arrests
01	Assaults to Police	05	Simple Assault Complaints
04	Criminal Mischief Complaints	09	Harassment Complaints
121	Other Investigations & Compls.		(1 murder, An act of Domestic Violence)
0	Burglaries	0	Robberies
10	Thefts \$1950.00	\$725.00	Stolen Property Recovered
0	Motor Vehicle Thefts	19	DWI Arrests
10	Narcotics Arrests	402	Traffic Summonses Issued
21	Motor Vehicle Accidents	07	Injuries from Car Accidents (1 Ped)
22	Alarm Activations	96	Total Crime Reports Taken
672	Total Calls for Police Service		
26	Properties Inspected	14	Warning Letters Issued
01	Code Summonses Issued		

PUBLIC
EVENTS:

Councilman David Gray was absent. Councilman Dudley read Public Events in his report.

PUBLIC WORKS & LIGHTING: Councilman John Dudley read the Utility Department report for February, 2016 as follows:
 There were eleven (11) call outs for emergency service, performed preemptive checks of all manholes and pump station; sewer line maintenance performed n/a; work requests performed, removed snow from Borough building and property sidewalks, changed light bulbs at the library; regular maintenance activities performed include, weekly trash pickup and clean up at Yellin, Parkveiw schools and Vassar Avenue ball fields, clearing of storm drains of debris after the rain, bi-weekly town wide metal/appliance collection. He also reported the FEMA reimbursement for the wind storm of June 2015 was received. He stated the FEMA application was being made for the January 2016 snow storm. He reported on the public events in the absence of Councilman Gray. He stated the Easter Egg Hunt is scheduled for March 26.

ORDINANCE & PROPERTY: Councilwoman Tate stated the Bradlees Committee met in February with the owner related to the litigation about affordable housing which is an ongoing negotiation. The Committee met again to re-strategize that side and to comply with the Judge’s order to mediate in good faith. The Incollingo’s Committee met to reconsider the plan submitted by Mr. Sethi. The Committee had met previously in November 2015 but the litigation for affordable housing held up moving forward. The Committee met this week and a letter requesting certain items will be sent to Mr. Sethi. This is an ongoing process but there is movement on both sides with variable options for the near future. She stated the Committee has narrowed the attorneys who replied to the Redevelopment Solicitor RFP to four attorneys to be interviewed. She reported the code officers made 26 inspections, with 14 warning letters and 1 code summons issued. She also reported there were 10 resolutions and 1 ordinance to act on this evening.

OLD BUSINESS:

Ord.2016:04 Ordinance 2016:04 – Vacant and Abandoned Properties
 Public Hearing
 Clerk presented proof of publication. The meeting was opened to the public and after ample time and no questions were asked, the meeting was closed to the public. Motion to finally adopt was made by Councilwoman Tate, seconded by Councilman Hartman, with all ayes on the roll call vote as follows:

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

MOTION CARRIED

ORDINANCE 2016:04

AN ORDINANCE PROVIDING FOR VACANT/ABANDONDED PROPERTIES

WHEREAS, the Borough of Stratford (“Borough”) contains structures which are vacant in whole or large part; and

WHEREAS, in many cases, the owners or responsible parties of these structures are neglectful of them, and not maintaining or securing them to an adequate standard, or restoring them to productive use; and

WHEREAS, it has been established that vacant and abandoned structures cause severe harm to the health, safety, and general welfare of the community, including diminution of neighboring property values, increased risk of fire and potential increases in criminal activity and public health risks; and

WHEREAS, the Borough incurs disproportionate costs in order to deal with the problems of vacant and abandoned structures, including but not limited to, excessive police calls, fire calls, and property inspections; and

WHEREAS, it is in the public interest for the Borough to establish minimum standards of accountability on the owners or other responsible parties of vacant and abandoned structures in order to protect the health, safety and general welfare of the residents of the Borough.

Section 1

This ordinance governs the maintenance of vacant property in the Borough of Stratford amending registration requirements and amending registration fees for owners of vacant properties.

Section 2 – Definitions.

“Owner” shall include the title holder, any agent of the title holder having authority to act with respect to a vacant property, and foreclosing entity subject to the provision of C.46:10B-51 (P.L. 2008, c. 127, Sect. 17) or any other entity determined by the Borough of Stratford to have authority to act with respect to the property.

“Vacant Property” shall mean any building used or to be used which is not legally occupied or at which substantially all lawful construction operations or occupancy has ceased, provided, however, that any property that contains all building systems in working order, is fully compliant with our property maintenance codes and is being actively marketed by its owner for sale or rental, shall not be deemed vacant. Property determined to be “abandoned property” in accordance with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78, et seq. shall also be deemed to be vacant property for the purposes of this ordinance.

Section 3

A. Effective July 1, 2016, the owner of any vacant property as defined herein shall within sixty (60) days after the building becomes vacant property or within thirty (30) days after assuming ownership of the vacant property, whichever is later, file a registration statement for each such vacant property with the Zoning Officer or his designee on forms provided by the Zoning Officer or his designee for such purposes. The registration shall remain valid for one (1) year from July 1 until June 30 of the following year. The owner shall be required to renew the registration annually as long as the building remains vacant property and shall pay a registration or renewal fee in the amount prescribed in this Chapter for each vacant property registered.

B. Any owner of any building that meets the definition of vacant property prior to July 1, 2016, shall file a registration statement for that property on or before July 30, 2016. The registration statement shall include the information required under this Chapter, as well as any additional information that the Zoning Officer or his designee may reasonably require.

C. The owner shall notify the Zoning Officer or his designee within thirty (30) days of any change in the registration information by filing an Amended registration statement on a form provided by the Zoning Officer or his designee for such propose.

D. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough against the owner or owners of the building.

Section 4 – Registration statement requirements; Property Inspection

After filing a registration statement or a renewal of a registration statement, the Owner of any vacant property shall provide access to the Borough to conduct an exterior and interior inspection of the building to determine compliance with the municipal code, following reasonable notice, during the period covered by the initial registration or any subsequent renewal.

A. The registration statement shall include the name, street address, email address and telephone number of a natural person 21 years of age or older, designated by the owner or owners as the authorized agent for receiving notice of code violations and for receiving process, in any court proceeding or administrative enforcement proceeding, on behalf of such owner or owners in connection with the enforcement of any applicable code. This person must maintain an office in the State of New Jersey or reside within the State of New Jersey. The statement shall also include the name, street address, email address and telephone number of the person responsible for maintaining and securing the property, if different.

B. An owner who is a natural person and who meets the requirements of this ordinance as to location of residence or office may designate him or herself as agent.

C. By designating an authorized agent under the provisions of this section the owner consents to receive any and all notices of code violations concerning the registered vacant property and all process in any court proceeding or administrative enforcement proceeding process on the authorized agent. Any owner who has designated an authorized agent's designation for the purposes of this section until the owner notifies the Zoning Officer or his designee of a change of authorized agent or until the owner files a new annual registration statement. The designation of an authorized agent in no way releases the owner from any requirement of this ordinance.

Section 5 – Fee Schedule

The registration fee for each building shall be \$500.00 per year, \$1,000.00 for the second, and \$1,500.00 for the third year and each year thereafter.

Section 6 – Requirements of Owners of Vacant Property

The owner of any building that has become vacant property, and any person maintaining, operating or collecting rent for any such building that has become vacant shall within thirty (30) days:

A. Enclose and secure the building against unauthorized entry as provided in the applicable provisions of the code of the Borough of Stratford.

B. Post a sign affixed to the building indicating the name, address and telephone number of the owner, the owner's authorized agent for the purpose of service of process and the person responsibility for day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 18x24.

C. Secure the building from unauthorized entry and maintain the sign until the building is again legally occupied or demolished or until repair or rehabilitation of the building is completed.

D. Post the property with No Trespassing signs in a nature sufficient to give notice to any person entering upon the property that is against the law to enter the property without permission of the owner.

Section 7 – Administration

The Zoning Officer or his designee may issue rules and regulations for the administration of the provision of this ordinance.

Section 8 – Violations and penalties

A. Any owner who is not in full compliance with this ordinance or who otherwise violates any provision of this ordinance or of the rules and regulations issued herein shall be subject to a fine of not less than \$500.00 and not more than \$1,000.00 for each offense. Fines assessed under this chapter shall be recoverable from the owner and shall be a lien on the property.

B. For purposes of this section, failure to file a registration statement in time, failure to provide correct information on the registration statement, failure to comply with the provisions of this Chapter or such other matters as many be established by the rules and regulations of the Zoning Officer or his designee, shall be deemed to be violations of this ordinance.

Section 9

Nothing in this ordinance is intended nor shall be read to conflict or prevent the Borough from taking action against buildings found to be unfit for human habitation or unsafe structures as provided in applicable provisions of the Code of the Borough of Stratford. Further, any action taken under any such code provision other than the demolition of a structure shall relieve an owner from its obligation under this ordinance.

Section 10

This Ordinance shall take effect immediately.

Section 11

The provisions of this Ordinance are severable. To the extent any clause, phase, sentence, paragraph or provision of this Ordinance shall continue in full force and effect.

Section 12

Any funds collected as vacant property registration fees in excess of the funds necessary

to operate and enforce the provisions of this Chapter shall be set aside in a dedicated fund for the purpose of property rehabilitation within the Borough of Stratford at the discretion of the Governing Body.

BE IT FURTHER ORDAINED that if any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

BE IT FURTHER ORDAINED this Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

Date Introduced: February 9, 2016

Date Adopted: March 8, 2016

Josh Keenan, Mayor

Attest:

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

NEW BUSINESS:

Res.2016:48 Resolution 2016:48 – Authorize 2016-2017 DWI Task Force Application - \$76,200.
On motion of Councilman Angeli, seconded by Councilman Dudley with all eyes on the roll call vote as follows:

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

MOTION CARRIED

RESOLUTION 2016:48

WHEREAS, the Borough of Stratford Police Department desires to make an application for the DWI Task Force funding for 2016-17 in the amount of \$76,200.; and

WHEREAS, the Borough of Stratford has successfully applied for this grant previously; and

WHEREAS, the funding for this grant has proven valuable in the enforcement of driving under the influence,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to endorse the application for the DWI Task Force funding in the amount of \$76,200.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on March 08, 2016 by the Governing Body.

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

Res.2016:49 Resolution 2016:49 – County HIP Application #25-D-115 – B. 33, L. 10
On motion of Councilman Hartman, seconded by Councilman Dudley with all eyes on the vote.

RESOLUTION 2016:49

RESOLUTION DESIGNATING RECIPIENTS FOR THE CAMDEN COUNTY HOUSING REHABILITATION PROGRAM AND AUTHORIZING CAMDEN COUNTY DIVISION OF COMMUNITY DEVELOPMENT AS ADMINISTRATIVE AGENT

WHEREAS, the Stratford Housing Rehabilitation Agency, hereinafter referred to as “Agency” has received and reviewed applications by certain homeowners specified herein for rehabilitation of their dwellings under the Camden County Community Development Block Grant Program; and

WHEREAS, said Agency has determined that said homeowners are eligible under the guidelines of said program; and

WHEREAS, the County of Camden has been authorized by Cooperation Agreements between the County and the various participating municipalities to administer the Housing Rehabilitation Program from funds received under Community Development Block Grant Program;

NOW THEREFORE, BE IT RESOLVED as follows:

1. That the following homeowners are hereby determined eligible for assistance under the Camden County Home Improvement Program:

1. 3 N. Atlantic Avenue E. - File #25-D-115 – B.33, L. 10

That the Camden County Division of Community Development is hereby authorized to process the aforementioned homeowner’s application for rehabilitation of their dwellings as specified herein.

2. That the Camden County Division of Community Development is further authorized to do the following:

a) Execute any and all documents and perform all administrative functions which may be required or desired in order to carry out the terms and conditions of the Community Development Block Grant Program.

b) Make payments to the homeowners and contractors in amounts determined by the County for services performed in rehabilitating the dwellings specified herein.

Josh Keenan, Mayor

ATTEST:

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

The foregoing Resolution was duly adopted at a Regular Meeting of the Borough Council of Stratford held on the 08th day of March, 2016.

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

Res.2016:50 Resolution 2016:50 – Support Open Space Grant – Hockey Courts
On motion of Councilman Angeli, seconded by Councilman Dudley, with all ayes on the vote.

RESOLUTION 2016:50

WHEREAS, the Borough of Stratford Park Commission desires to make an application to the Camden County Open Space Recreational Grant; and

WHEREAS, the Borough of Stratford Park Commission’s grant application will seek funding for renovations to the Vassar Avenue Hockey Rink; and

WHEREAS, the Vassar Avenue Hockey Rink is in need of renovation to make the area desirable for the residents to enjoy once again,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to endorse the Camden County Open Space Recreational Grant to renovate and upgrade the Vassar Avenue Hockey Rinks.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on March 08, 2016 by the Governing Body.

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

Res. 2016:51 Resolution 2016:51 – Authorize 2016 NJDEP CSIP \$25,000. Grant – Tree Maintenance
On motion of Councilman Dudley, seconded by Councilman Angeli, with all ayes on the roll call vote as follows:

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

MOTION CARRIED

CFO RESOLUTIONS

Res.2016:52 Resolution 2016:52 – 2016 Senior Citizen/Disabled Tax Deduction – B.91,L.4; B.56,L.18; B.81, L.11; B87.02, L.11; B.109,L.38; B.3, L.7

RESOLUTION 2016:52

WHEREAS, all the eligibility requirements for a 2016 SENIOR CITIZEN/DISABLED PERSON property tax deduction have been met by the following residents:

BLOCK	LOT	NAME	ADDRESS	AMOUNT
3	7	John Soteros	29 Cooper Avenue	250.00
56	18	Robert Wilsey	131 Suburban Terr	250.00
81	11	Robert Reinert	15 Bucknell Ave	250.00
87.02	11	James Boswell	35 Saratoga Road	250.00

BLOCK	LOT	NAME	ADDRESS	AMOUNT
91	4	Kenneth Albright	6 Green Tree Road	250.00
109	38	David Owen	5 Buttonwood Court	250.00

WHEREAS, the deduction has been approved by the Borough Tax Assessor or Tax Collector;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that a 2016 tax deduction be granted to the above mentioned residents and this deduction be place on the 2016 tax list.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a regular meeting of the Borough Council conducted on March 8, 2016.

John D. Keenan, Jr.

Res.2016:53 Resolution 2016:53 – 2016 Vet/Widow of Vet Tax Deduction – B. 99, L. 13

RESOLUTION 2016:53

WHEREAS, all the eligibility requirements for a 2016 VETERAN OR WIDOW OF A VETERAN property tax deduction have been met by the following resident:

BLOCK	LOT	NAME	ADDRESS	AMOUNT
99	13	George O. Pierce	24 Buttonwood Rd	250.00

WHEREAS, the deduction has been approved by the Borough Tax Assessor and Tax Collector;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that a tax deduction be granted to the above mentioned resident and this deduction be placed on the 2016 tax list.

I, John D. Keenan, Jr., Clerk of the Borough of Stratford, do hereby certify the foregoing resolution was approved at a regular meeting of the Borough Council conducted on March 8, 2016.

John D. Keenan, Jr.

Res.2016:54 Resolution 2016:54 – Introduce 2016 Annual Budget – Public Hearing April 12th 7:00 pm
On motion of Councilman Angeli, seconded by Councilman Hartman with all ayes on the roll call vote as follows:

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

MOTION CARRIED

RESOLUTION 2016:54

WHEREAS, N.J.S.40A:4-8, as amended by Chapter 259, P.L. 1995 provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection in the free public library, if any, located within our municipality and a county library. If there is no county library located within the municipality, then it must be provided to any county library in the county wherein the municipality is located. Further, the public officer delegated the responsibility for delivery of the copies to said libraries has completed a certification forwarded to the governing body that such deliveries were made and copies have been made available by the Clerk to persons requesting them; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED, that the budget shall be read by title only.

ROLL CALL:	YES	NO	ABSENT
Ben Angeli	X		
David Gray			X
Holly Tate	X		
John Dudley	X		
Frank Hartman	X		
Patrick Green	X		

John D. Keenan, Jr. R.M.C
 03/08/2016
 Public Hearing 04/12/2016 - 7PM

Res.2016:55 Resolution 2016:55 – Reject Bids – Removal of Barriers at Municipal Bldg.
 On motion of Councilman Angeli, seconded by Councilman Dudley with all ayes on the roll call vote as follows:

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

MOTION CARRIED

RESOLUTION 2016:55

WHEREAS, the Borough of Stratford received bids for the removal of barriers at the municipal building on March 01, 2016; and
 WHEREAS, the borough engineer has recommended the bids be rejected due to the fact all were over the budgeted amount; and
 WHEREAS, the borough engineer plans to amend the bid and advertise for new bids to be received,
 NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to reject the bids received on March 01, 2016 for the removal of barriers at the municipal building and to authorize the engineer to amend the bid and readvertise it again.
 I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on March 08, 2016 by the Governing Body.
John D. Keenan, Jr., R.M.C.

Res.2016:56 Resolution 2016:56 – Executive Session
 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 and to interview special redevelopment counsel. 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 60 minutes. Action may be taken after this Executive Session. A motion was made to adopt Resolution 2016:56 by Councilman Angeli, seconded by Councilman Dudley with all Council voting aye.

RESOLUTION 2016:56

**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 and to interview special redevelopment counsel. 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 60 minutes. Action may be taken after this Executive 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 March 8, 2016 that an Executive Session closed to the public shall be held on March 8, 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 March 8, 2016.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted on March 8, 2016.

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

Res.2016:57 Resolution 2016:57 – Extend 2016 Budget
 On motion of Councilman Angeli, seconded by Councilman Dudley with all ayes on the roll call vote as follows:

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

MOTION CARRIED

RESOLUTION 2016:57

WHEREAS, the Borough of Stratford adopted a temporary budget for the year 2016 to be able to operate; and

WHEREAS, the Borough of Stratford at this time finds the need to fully extend the 2016 Budget; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the CFO to fully extend the 2016 Budget so the functions being allocated can continue to operate without interruption until the 2016 Budget is adopted and approved.

I, John D. Keenan, Jr., Borough Clerk, hereby certify the above resolution was adopted by the Governing Body on March 08, 2016

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

RAFFLE #628 – Knights of Columbus – Dream Vacation

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

#629 – SAO – Phillies Tickets

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

APPROVAL OF BILLS: Be it resolved to approve payment of bills numbered from #29103 through #29187; Animal Control Checks #1647 through #1649; Manual Checks #19725 through #19728; Payroll Checks #44308 and #44369 through #44372; and Various Wires.

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

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

MOTION CARRIED

COUNCIL

COMMENTS: Councilman Hartman informed the public the Fire Company will be selling Easter Flowers starting March 24.

Councilwoman Tate reported there were 56 vacant homes with 11 non-residential properties and 13 properties on the County Sheriff’s list for sale.

GOOD AND WELFARE:

John Gentless of Union Avenue inquired to Garden State Paving business location. He asked about considering changing the units per acre for Incollingo’s. Councilwoman Tate said no changes being made until consensus met. He stated the Shade Tree grant application was completed and will be giving it to Mayor and Council.

Lou Marchuk of Pennsylvania Avenue commented about agenda changing.

Joseph Hahn of Buttonwood Road inquired about number of affordable housing. The Solicitor responded the number was not set by the court. The Solicitor stated the judge decides how to resolve the cases. He spoke about the findings and a builder’s remedy suit.

He further explained Fair Share's role and all parties will have to sign off on any settlement or resolution.

Michael Mangano of Union Avenue inquired to the shared service with the schools. The clerk explained the agreement which covers Yellin and Parkview. He expressed his concern on the lack of tree trimming since the DPW incident and how unsafe the tree branches made the sidewalk for pedestrians and the street for the cars. He said the curb trees need to be trimmed back.

Carmen Mangano of Evergreen Road also spoke about the trimming of curb trees and how DPW employees had to have their records cleaned up after the incident with the resident. He asked who was trimming trees. John Gentless stated Jake Gambon is trimming the trees. Mr. Mangano explained how his disabled neighbor can not walk on the sidewalks since they are so bad.

John Gentless of Union Avenue recommended we reach out to the owner of the Bishop Court apartments since the owner desires to give us affordable units from his complex.

Rosie Simpkins of Yale Avenue invited the public to come to the Historic Commission meetings.

Joseph Hahn of Buttonwood Road spoke about sidewalks and replacement and the town should have a budget to replace sidewalks.

Executive
Session:

A motion was made by Councilwoman Tate, seconded by Councilman Angeli to enter into executive session with all Council voting aye.

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

It was agreed to hold a special meeting on March 22, 2016 at 6:30 pm to act on the appointment of the Redevelopment Solicitor.

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

John D. Keenan, Jr., RMC