

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
FEBRUARY 03 2022
7:00 P.M.

CALL TO ORDER:

The February 3, 2022 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 PATRICK GILLIGAN	STEVEN BACH, BOROUGH ENGINEER
COUNCILMAN STEPHEN GANDY	RON MORELLO, POLICE CHIEF
COUNCILWOMAN LINDA HALL	JOHN D. KEENAN JR, ACTING BUSINESS ADMINISTRATOR
COUNCILWOMAN TINA LOMANNO	BILL BRAY, BOROUGH CLERK
COUNCILMAN MICHAEL TOLOMEO	
COUNCILMAN JAMES KELLY	

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:

December 28, 2021	SPECIAL MEETING
January 6, 2022	REORGANIZATION MEETING
January 11, 2022	REGULAR MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS:

REPORT #1 UPCOMING PUBLIC HEARINGS OF ORDINANCES
ORDINANCE 2022:1 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

ORD. 2022:02 - 2022 SALARY ORDINANCE

STRATFORD BOROUGH COUNCIL
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NEW BUSINESS:

REPORT #2

UPCOMING INTRODUCTION OF ORDINANCES
ORD. 2022 03 ORDINANCE AMENDING TITLE 17 OF THE BOROUGH OF STRATFORD CODE
ENTITLED "ZONING"

RESOLUTIONS:

RESOLUTIONS 2022:033 THROUGH 2022:042 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. 2022-033 | AUTHORIZE TRANSFER OF VARIOUS EQUIPMENT AND SUPPLIES |
| RES. 2022-034 | AUTHORIZE EXECUTION OF CERTIFICATES OF COMPLETION FOR STRATFORD SQUARE |
| RES. 2022-035 | APPROVE REMOVAL OF DISABLED HOMEOWNER TAX DEDUCTION |
| RES. 2022-036 | RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETING ACT, NJSA 10:4-12
<i>The matters for executive session will pertain to matters relating to Attorney Client Privilege – Laurel Mills LLC</i> |
| RES. 2022-037 | AUTHORIZE VETERANS TAX DEDUCTION |
| RES. 2022-038 | AUTHORIZE EMPLOYEE DENTAL CARE PROGRAM AGREEMENT |
| RES. 2022-039 | AUTHORIZE REFUND OF TAX OVER PAYMENT |
| RES. 2022-040 | AWARD CONTRACT FOR GREEN TREE ROAD RESURFACING |
| RES. 2022-041 | AUTHORIZE EMERGENCY SHELTER AGREEMENT WITH AMERICAN RED CROSS |
| RES. 2022-042 | APPOINT FIREFIGHTER - VOHRINGER |

Motion: _____ Second: _____ RCV: _____

BUSINESS LICENSES:

APPROVE BUSINESS LICENSE APPLICATION – DENA’S AUTO, LLC – 1010 WHITE HORSE PIKE

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 _____

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
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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 2022:033

WHEREAS, the Borough of Stratford Office of Emergency Management has a variety of equipment and supplies; and

WHEREAS, the Borough of Stratford Office of Emergency Management has agreed this equipment and supplies are no longer serving a need; and

WHEREAS, the Borough of Stratford has determined that these items would be better utilized by various other departments and public entities; and

WHEREAS, it is the recommendation of the Director of Emergency Management to transfer these items to these various departments and public entities to ensure they are utilized to the greatest benefit of residents and taxpayers.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize the transfer of the following items from the Department of Emergency Management to the department and or public entity indicated herein.

2004 trailer, VIN#1A9VCLL2041247745 to Parks and Recreation
40 new blankets to Stratford Board of Education
15 blankets to Stratford Fire Department
3 Portable Cots to Stratford Fire Department
25 bottles of hand sanitizer to Stratford Fire Department
2 Motorola Fire Pagers with chargers to Stratford Fire Department
60 N95 Masks to Stratford Ambulance Association
60 N95 PPE respirator filter packs to Stratford Ambulance Association
300 Surgical Masks to Stratford Ambulance Association
300 Surgical Masks to Stratford Police Department
60 N95 Masks to Stratford Police Department
20 Blankets to Stratford Police Department
25 Bottles of hand sanitizer to Stratford Police Department
5 Portable shovels to Stratford Police Department
1 Philips Heartstart AED to Stratford Police Department

CERTIFICATION

I, Bill Bray, 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 3, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:034

WHEREAS, the Borough Council of the Borough of Stratford designated Stratford Square Urban Renewal, LLC as the Redeveloper for Block 62, Lot 2; and

WHEREAS, Stratford Square Urban Renewal, LLC has effectuated the redevelopment of a portion of the property under the terms of its agreement with the Borough of Stratford; and

WHEREAS, the Borough Solicitor of the Borough of Stratford has reviewed the Certificates of Completion for units C, F, G-1 and G-3 and recommends their execution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Stratford that the Mayor and Borough Clerk are hereby authorized to execute the Certificates of Completion

CERTIFICATION

I, Bill Bray, 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 3, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:035

WHEREAS, all eligibility requirements for a DISABLED PERSON tax deduction for the year 2022 have not been met due to the sale of the property by the following residents:

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
101	3	Charlotte Calhoun	5 Knoll Road	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.

CERTIFICATION

I, Bill Bray, 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 3, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:036

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. Re Laurel Mills LLC

_____ (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 via electronic video conference in public session on February 3, 2022 that an Executive Session closed to the public shall be held on February 3, 2022 at approximately 7:00 p.m. 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.

CERTIFICATION

I, Bill Bray, 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 3, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:037

WHEREAS, all the eligibility requirements for a 2022 VETERAN or WIDOW OF A VETERAN property tax deduction have been met by the following residents:

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
41	12	Earl P Foy Jr.	210 Union Ave	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 residents and these deductions be placed on the 2022 tax list.

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a regular meeting of the Governing Body of the Borough of Stratford held on February 3, 2022.

Bill Bray, RMC, CMR
Borough Clerk

RESOLUTION 2022:038
AUTHORIZING EXECUTION OF EMPLOYEE DENTAL CARE BENEFIT PROGRAM
AGREEMENT WITH JOHN D. KERNAN, D.M.D., P.A.

WHEREAS, the Borough of Stratford seeks to continue providing its employees with an optional dental care benefit program; and

WHEREAS, the Borough of Stratford previously entered into said agreement with John D. Kernan, D.M.D., P.A. and wishes to re-enter into said agreement; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize the execution of the agreement between John D. Kernan, D.M.D., P.A. and the Borough of Stratford for optional dental care benefit program for its employees.

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a regular meeting of the Governing Body of the Borough of Stratford held on February 3, 2022.

BILL BRAY, RMC, CMR
BOROUGH CLERK

RESOLUTION 2022:039

WHEREAS, an overpayment was received in the Tax Collector's office for Block 91, Lot 17 - 15 Timber Creek Road;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford the the amount of \$1,820.43 be disbursed to CoreLogic Real Estate Tax Service for the overpayment.

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a regular meeting of the Governing Body of the Borough of Stratford held on February 3, 2022.

BILL BRAY, RMC, CMR
BOROUGH CLERK

RESOLUTION 2022:040

AWARD GREEN TREE ROAD RESURFACING PROJECT

WHEREAS, the Borough of Stratford has received bids for the Green Tree Road Resurfacing Project; and

WHEREAS, the lowest bid is from Lexa Concrete of Hammonton, NJ in the amount of \$95,384.40; and

WHEREAS, the Borough Engineer has reviewed the bid documents and consulted with the Municipal CFO and has concluded to recommend the award to the low bidder; and

WHEREAS, the CFO has provided the Certification of Funds document; and

WHEREAS, the award of said bid is contingent upon the approval of the Borough Solicitor's review; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the award of the bid for the Green Tree Road Resurfacing Project, to Lexa Concrete, 11 Commerce Way, Hammonton, NJ, in the amount of \$95,384.40.

CERTIFICATION

I, Bill Bray, 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 3, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022-041
**RESOLUTION OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN,
STATE OF NEW JERSEY APPROVING AGREEMENT WITH THE AMERICAN RED
CROSS AND STRATFORD BOROUGH FOR EMERGENCY RESPONSE AND
SHELTERING SERVICES**

WHEREAS, the American Red Cross provides emergency services on behalf of individuals, families and communities when disasters strike; and

WHEREAS, the Borough of STRATFORD desires to work in partnership with the Red Cross in the performance of its mission and is authorized by law to do so; and

WHEREAS, the Camden County Area Chapter of the American Red Cross and the Borough of Stratford desire to enter into an agreement to receive emergency response and sheltering services, equipment and set up services as required. And

WHEREAS, both parties are willing to enter into an Agreement to formalize this relationship to service the citizens of Stratford.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of STRATFORD, County of Camden, State of New Jersey, that the Agreement in form attached hereto may be executed by the Borough of Stratford and the Stratford Office Emergency Management Coordinator to memorialize the authorization of American Red Cross Services to Stratford Borough.

CERTIFICATION

I, Bill Bray, 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 3, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:042
APPROVE FIREMEN'S ASSOCIATION APPLICATION FOR MEMBERSHIP

WHEREAS, the Stratford Fire Company shall submit Firemen's Association Application for Membership to the governing body for their approval; and

WHEREAS, an application for Ryan C. Vohringer of Laurel Springs, NJ has been submitted;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford to approve the Firemen's Association Application for Membership for Ryan C. Vohringer.

CERTIFICATION

I, Bill Bray, 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 3, 2022.

BILL BRAY, RMC
BOROUGH CLERK