

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

CALL TO ORDER: Borough Clerk Bill Bray called the meeting to order at 7:00 P.M.

STATEMENT OF ADVERTISEMENT: The Borough Clerk read the following statement:
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.

PLEDGE OF ALLEGIANCE: Mayor Keenan led the Pledge and said an opening prayer.

ROLL CALL:

JOSH KEENAN, MAYOR – PRESENT
PATRICK GILLIGAN, COUNCIL PRESIDENT – PRESENT
STEPHEN GANDY, COUNCILMAN – PRESENT
LINDA HALL, COUNCILMAN – PRESENT
TINA LOMANNO, COUNCILWOMAN – PRESENT
MICHAEL TOLOMEO, COUNCILMAN – PRESENT
JAMES KELLY, COUNCILMAN – PRESENT
STUART PLATT, BOROUGH SOLICITOR – PRESENT
STEVEN BACH, BOROUGH ENGINEER – PRESENT
RON MORELLO, POLICE CHIEF – PRESENT
JOHN D. KEENAN, JR., ACTING BOROUGH ADMINISTRATOR - PRESENT
BILL BRAY, BOROUGH CLERK – PRESENT

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Councilman Gilligan motioned to open the public portion on agenda items only. Councilman Gandy seconded the motion, which passed with all members present voting in favor in a voice vote.

John Gentless, 111 Union Avenue – Mr. Gentless asked the Borough Solicitor to explain Res. 2022-034. Mr. Platt stated the Certificates of Completion are issued by the municipality when a portion of a redevelopment project is completed and has met the requirements of the redevelopment agreement. Mr. Gentless asked if these portions are under a tax abatement. Mr. Platt stated yes. Mr. Gentless asked if the Borough was still in litigation over the site. Mr. Platt stated the litigation is still active. Mr. Gentless asked for an explanation of Res. 2022-033 and Res. 2022-041. Councilman Gandy stated Res. 2022-033 authorizes the transfer of surplus items from Emergency Management to other Borough Departments that can better utilize the equipment and materials. Councilman Gandy stated Res. 2022-041 authorizes the execution of an existing agreement with the Red Cross that had lapsed. Councilman Gandy stated the agreement authorizes the Red Cross to operate in the Borough in the event of a large emergency. Mr. Gentless asked if the OEM Office is being closed. Councilman Gandy said no it is not. Mr. Gentless asked about Ord. 2022-03. Mr. Keenan stated the change will forbid townhomes from being expanded beyond their current footprint or height. Mr. Gentless asked if any investigations have been done regarding the dry cleaner that was once located at the Laurel Mills Shopping Center. Mr. Bach said there have not.

There were no further comments.

Councilwoman Lomanno motioned to close the public portion for agenda items. Councilman Tolomeo seconded the motion, which passed with all members present voting in favor in a voice vote.

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POLICE REPORT:

Chief of Police Ronald Morello provided the following information:

- Jan. 1 – Responded to a suicidal female who escaped from Jefferson Hospital ER. Hospital Security regain custody and was later sedated.
- Jan. 3 – Attempted break in at Tejas Grill. Suspect fled when the alarm was activated.
- Jan. 4 – During snowstorm 6 MVAs including one where the vehicles were locked together after the crash
- Jan. 6 – Violent patient at Jefferson Hospital under the influence of PCP. Officers subdued him and he was later sedated. Suspect returned four days later with similar result.
- Jan. 10 – Arrest warrant issued for and ex-boyfriend who recorded and posted videos of sex act with a resident of Old Stratford without their knowledge.
- Jan. 12 – Female patient at Jefferson Hospital refused to be discharged and had barricaded herself in a room. Officers responded and the patient was discharged without incident.
- Jan. 15 – Catalytic Convert theft from Avis Rental Car on the White Horse Pike.
- Jan. 16 – Responded to an Old Stratford Home where a juvenile called about their mother being assaulted by a male cohabitant. Suspect was located later, charged with aggravated assault and sent to the county jail.
- Jan. 21 – 35-year-old Berlin man charged with two December burglaries, he is wanted by police and not yet in custody.
- Jan. 22 – Laurel Springs mother charged with disorderly conduct for bringing 12-year-old child to town to fight another child.
- Jan. 24 – Potentially live WWII shell located in a home, and turned over to county bomb squad for disposal.
- Jan. 25 – Report of a fight at Dollar General. Intoxicated man was carrying a baby and a bystander prevent the child from being injured further. The Good Samaritan will be issued a proclamation.
- Jan. 27 – Vehicle offered for sale without a dealer’s license, potential buyer stole the vehicle during test drive. The vehicle has not been located.
- Jan. 30 – Long-time resident died in their home on Longwood Drive.
- Jan. 31 – Careless Driver drove into WorkNet on White Horse Pike, 2nd of third time a vehicle has hit this business.

There are two grants police are seeking for districted driving enforcement and to purchase AEDs for EMS. Chief Morello stated the equipment being transferred from OEM will allow other first responders to utilize the surplus equipment. Chief Morello stated the Red Cross contract will allow the Borough to work with the agency in case an emergency shelter is needed.

ENGINEER REPORT:

Mr. Bach stated his written report was submitted to Council. Mr. Bach stated Green Tree Road award resolution is on the agenda. Mr. Bach stated Buttonwood Storm Outflow repair is underway.

Council had no questions.

APPROVAL OF MINUTES:

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

Councilman Tolomeo stated he would abstain from the December 28 and January 6 meeting minutes because he was absent.

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A motion was made by Councilwoman Hall, seconded by Councilman Gandy with all members present voting aye by roll call.

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) Mr. Bray stated this ordinance is adopted annually as part of the budgeting process.

ORD. 2022:02 - 2022 SALARY ORDINANCE Mr. Bray stated this ordinance is adopted annually and set the salary ranges for Borough Employees.

NEW BUSINESS: Upcoming Introduction of Ordinances: ORD. 2022 03 ORDINANCE AMENDING TITLE 17 OF THE BOROUGH OF STRATFORD CODE ENTITLED "ZONING" Mr. Bray stated this ordinance modifies Borough Zoning as discussed earlier.

RESOLUTIONS:

Mr. Bray asked if any member of Council wanted a separate vote on any resolution. Councilman Gandy asked for Resolution 2022-042 to be read into the record.

**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.

No one from Council removed or added to the consent agenda. Resolutions 2022:033 through 2022:042 were approved as a consent agenda.

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| 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 |

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RES. 2022-042 APPOINT FIREFIGHTER - VOHRINGER

Motion was made by Councilwoman Hall, seconded by Councilwoman Lomanno with all members present voting aye by roll call vote.

BUSINESS LICENSES:

Mr. Bray stated the Stratford Police Department has reviewed and approved the application from Dena's Auto, LLC located at 1010 White Horse Pike.

Motion to approve the Business Licensed was made by Councilman Gilligan, seconded by Councilman Kelly with all Council voting aye.

COUNCIL COMMENTS:

Councilman Gilligan – Borough Council will present a proclamation to the Good Samaritan on Tuesday. If someone knocks on your door, call the police before you post on social media about the incident. Anyone soliciting should have a borough issued license.

Councilman Gandy – Thanks to police, fire, ambulance and OEM for their service to the community. Congratulation to Fire Fighter Ryan Vohringer. Congratulations to the recently sworn in officers of the Fire Department and thanks for their service in Stratford and surrounding communities.

Councilwoman Hall – Thanks to Public Works, Police, Fire, Ambulance and Trash departments for their work during recent snow storms. Thanks to resident who helped out their residents clean up after the snow. Call Borough Hall for contact information of local residents you can hire if you need help with snow.

Councilwoman Lomanno – Thanks to our Emergency Services, Police, Fire, Public works who helped keep things moving during the recent snowstorms. Everyone, please stay safe.

Councilman Tolomeo – I hope everyone is staying safe and please stay off the roads during snowstorms. Please get your cars off the street during snowstorms to help our plows clear the streets. Cars parks on the street hamper efforts to plow snow.

Councilman Kelly – Please get your cars off the street when it snows. Thanks to police, fire and EMS services.

GOOD AND WELFARE:

Motion was made by Councilman Gandy, seconded by Councilman Tolomeo to open the meeting to the public for Good and Welfare with all Council voting aye.

John Gentless, 111 Union Ave – What happened with the Longwood Drive street opening. Mr. Keenan stated it was an emergency repair on a Saturday and the water company later paid the \$5,000 fee for opening a recently paved street. Mr. Gentless asked if a garage on Coolidge Ave. has a hearing before the Land Use Board. Mr. Keenan said the garage has its permits and doesn't need to appear before the JLUB. Mr. Gentless asked what parks and recreation are going to do with the trailer from OEM. Councilman Kelly stated there are numerous items that need to be transported during the year as well as a need for additional storage. Mr. Gentless asked if there are plans to rename Saratoga Park. Councilman Kelly stated there have been no official actions taken. Councilman Kelly stated there has been very early discussions on the issue but nothing to report.

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There were no comments.

Motion was made by Councilwoman Hall, seconded by Councilman Tolomeo to close the public portion with all Council voting aye.

EXECUTIVE SESSION:

Mr. Platt stated there will be no formal action after Executive Session.

Motion was made by Councilman Gilligan, seconded by Councilman Tolomeo, with all Council voting aye to enter into Executive Session.

Council entered Executive Session at 7:34 p.m. Council returned from Executive Session at 7:59 p.m.

Motion was made by Councilwoman Lomanno, seconded by Councilman Gilligan, with all Council voting aye to come out of Executive Session.

ADJOURN:

A motion was made by Councilman Kelly, seconded by Councilwoman Hall with all Council voting aye to adjourn at 8:01 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk