

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, July 7, 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  
JAMES KELLY, COUNCILMAN – ABSENT  
MICHAEL TOLOMEO, COUNCILMAN – PRESENT  
LINDA HALL, COUNCILWOMAN – PRESENT  
TINA LOMANNO, COUNCILWOMAN – 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

Mr. Bray stated the topic of Laurel Mills Redevelopment was added to the Executive Session Agenda.

**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 what changes are being proposed under Ord. 2022-10. Mr. Bray stated the ordinance revises building permit fees to cover the Borough’s costs as required by state law. There were no further comments. Mr. Gentless asked what is the purpose of Ord. 2022: 11 & 12. Mr. Keenan stated these ordinances designates the Borough EMS responder and establishes a requirement that certain licensed facilities with high demand for EMS services either provide those services or pay a fee to cover the Borough’s cost for providing EMS services. Mr. Gentless asked is the Ambulance Association will continue to operate out of the existing building. Mr. Keenan stated it would be discussed in Executive Session. Mr. Gentless asked what is the project area for the Central and Kirkwood resurfacing project. Mr. Keenan stated it starts are Cooper and Central and goes east toward Webster and Whitman. Mr. Keenan stated it also include one block on Kirkwood between Union and Princeton. Mr. Bach stated the Borough will know when the project starts after contracts are executed, bonds posted and a pre-construction meeting is held. Mr. Gentless asked if anyone outside the Borough would attend the executive session meeting. Mr. Keenan stated a representative from Brandywine will attend.

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

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

**POLICE REPORT:** Chief of Police Morello provided the following report for Police Activity in the month of June, 2022.

- June 6 – 18-year-old male from Camden arrested and charged with stealing a motor vehicle. The suspect was spotted in the stole vehicle on the White Horse Pike.
- June 9 Officers responded to a Jefferson Ave home and found a 65-year-old man deceased from natural causes.
- June 13 A bicycle was stolen from Police Headquarters. Police arrested the suspect on Union Avenue.
- June 15 Laurel Mills resident left a suicide note. Police assisted in the search and he was found safe.
- June 17 20-year-old-man was injured after he walking into a vehicle and had his foot ran over. The pedestrian was charged with improper crossing of the road.
- June 20 Resident with history of failing to care for pets was charged with animal cruelty after leaving a dog in the backseat of a car for 12 hours. The dog died.
- June 21 Officers responded to Harvard Ave for a report of a man breaking into a car and stealing a designer handbag and jewelry. Officers located and chased the 17-year-old suspect along Berlin Road and apprehended him at the Bradlees lot. The suspect was arrested and stolen property was returned.
- June 24 Arrest warrants were issued for a 40-year-old Philadelphia man charged with beating up his girlfriend. He has not yet been arrested.
- June 24 Police stopped a 25-year-old man from Lindenwold for suspect DUI. The suspect placed the car in reverse and struck our patrol car. The driver was charged with DUI and other traffic violations.
- June 29 The Department applied to the State of New Jersey for a \$3,200 bullet-proof vest grant. Police completed the review of an incomplete daycare application and have not yet receive a response to our request for additional documentation.
- Completed a second round of grant application to FEMA for emergency services.

**ENGINEER REPORT:**

Mr. Bach stated his written report was submitted to Council. Mr. Bach stated the 2023 NJDOT grant application was submitted. Bid opening held on June 30 for Central and Kirkwood resurfacing project.

Council had no questions.

**APPROVAL OF MINUTES:**

June 9, 2022 AGENDA MEETING

June 9, 2022 EXECUTIVE SESSION MEETING

June 14, 2022 REGULAR MEETING

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

**OLD BUSINESS:**

REPORT #1 Upcoming Public Hearings of Ordinances: ORD. 2022-08 BOND ORDINANCE Mr. Bray stated the public hearing is set for July 12.

**NEW BUSINESS:** Report #2 Upcoming Introduction of Ordinances:

**ORD. 2022-08** ORDINANCE TO AMEND CHAPTER 8.20 BUREAU OF FIRE SAFETY (revised) Mr. Bray stated this is a revised from the previously introduced ordinance to resume local control of fire safety code enforcement and is using the same ordinance number.

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

**ORD. 2022-10** ORDINANCE TO AMEND CHAPTER 15 - BUILDINGS AND CONSTRUCTION Mr. Bray stated

**ORD. 2022-11** ORDINANCE TO ESTABLISH CHAPTER 8.66 – EMERGENCY MEDICAL SERVICE

**ORD. 2022-12** ORDINANCE TO ESTABLISH CHAPTER 8.58 - EMERGENCY AND AMBULANCE FIRST RESPONDER

Mr. Bray stated these were discussed earlier in the meeting.

**RESOLUTIONS:**

No one from Council removed or added to the consent agenda. Resolutions 2022:098 through 2022:108 were approved as a consent agenda.

RES. 2022-098 AUTHORIZE APPLICATION FOR 2022 DRIVE SOBER OR GET PULLED OVER LABOR DAY CRACKDOWN GRANT

RES. 2022-099 APPROVE CHAP 159 BUDGET AMEND. – 2021 NJDOT MUNICIPAL AID GRANT HOMESTEAD, KIRKWOOD & N. CENTRAL

RES. 2022-100 APPROVE CHAP 159 BUDGET AMEND. – 2022 NJDOT MUNICIPAL AID GRANT CENTRAL AVE & KIRKWOOD AVE, PHASE II

RES. 2022-101 APPROVE CHAP 159 BUDGET AMEND. ALCOHOL, EDUCATION, REHABILITATION GRANT

RES. 2022-102 APPROVE CHAP 159 BUDGET AMEND. AMERICAN RESCUE PLAN FUNDS

RES. 2022-103 APPROVE CHAP 159 BUDGET AMEND. 2022 CLEAN COMMUNITIES GRANT

RES. 2022-104 APPOINT SHARED MUNICIPAL COURT OFFICERS AND PERSONNEL

RES. 2022-105 APPROVE CHAP 159 BUDGET AMEND. FEMA COVID MUNICIPAL FINANCIAL GRANT

RES. 2022-106 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  
*The matters for executive session will pertain to matters relating to Negotiations – EMS Services; Laurel Mills Redevelopment; Stratford Square*

RES. 2022-107 AWARD CONTRACT FY 2021 NJDOT GRANT RESURFACING CENTRAL & KIRKWOOD AVES

RES. 2022-108 ACCEPT 2021 MUNICIPAL AUDIT

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

**COUNCIL COMMENTS:**

Councilman Gilligan – The 4<sup>th</sup> of July celebrations were a success and thanks to Councilwoman Hall for her efforts. We are recruiting crossing guards for the upcoming school year.

Councilman Gandy – Thanks to Councilwoman Hall and the Public Events Committee for a great 4<sup>th</sup> of July. Thanks to our Police, Fire, EMS and DPW volunteers and employees for their efforts for the benefit of the Borough. The Stratford Ambulance Association has some issues that need to be addressed. We’ve been meeting to try to develop solutions. We’ve come up with a plan that is viable and allows us to keep the Ambulance Association under its current structure but requires relocation to the firehouse.

Councilman Tolomeo – Thanks to all of the participants in the 4<sup>th</sup> of July events and parade. Thanks to the fire department, public works, Stratford Athletic Association, Seasons Pizza, police department and EMS for their participation.

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

Councilwoman Hall – Thanks to Council for your remarks and participation in this year’s 4<sup>th</sup> of July events and thanks to all of the volunteers and the various Borough agencies including police, fire, EMS for their efforts to make it a great day. National Night Out is set for Aug 2.

Councilwoman Lomanno – Thank you Councilwoman Hall for you hard work on the parade. It was fun to see our police officers participate in the activities with residents. Thanks also to the Finance staff for a smooth transition after the retirement of our CFO.

**GOOD AND WELFARE:**

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

John Gentless, 111 Union Avenue – Mr. Gentless asked is Freebyrd Chicken is closed. Mr. Keenan stated there is no official word but it seems like it is. Mr. Gentless asked is there is an update on Saratoga Park. Mr. Keenan stated no. Mr. Gentless asked if the Borough Hall was closed for half a day on July 1. Mr. Keenan stated it closed at 2 pm. Mr. Gentless asked if the Borough was compliant with the state cap on sick time payouts. Mr. Keenan stated the Borough is in compliance.

There were no further comments.

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

**EXECUTIVE SESSION:**

Motion was made by Councilwoman Lomanno, seconded by Councilwoman Hall, with all Council voting aye to enter into Executive Session.

Council entered Executive Session at 7:39 p.m. Council returned from Executive Session at 8:56 p.m.

Motion was made by Councilman Gilligan, seconded by Councilman Tolomeo, 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 8:58 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk