

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES
THURSDAY, JUNE 9, 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
DONNA PLATT, BOROUGH SOLICITOR – PRESENT
CRAIG REILLY, 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 when past Executive Session Meeting Minutes will be posted on the website. Mr. Bray stated that minutes for Executive Session meetings can be requested via OPRA and would be provided after attorney review. Mr. Platt stated minutes can be approved by council but not yet released to the public due to ongoing negotiations and litigation. Mr. Gentless asked if the Stratford Square businesses are condominiums. Mr. Platt stated the certificates of completion are issued when the units are completed but they are not sold to the individual businesses. Mr. Gentless asked if the liquor license renewal fee is \$2,500. Mr. Bray stated it is. Mr. Gentless asked if Res. 2022-084 is for an immediate hire. Chief Morello stated it is for future hires. Mr. Gentless asked if Res. 2022-084 is for an immediate hire. Chief Morello stated it is for future hires. Mr. Gentless asked what the agreement with Camden County for Prochamps. Mr. Bray stated the County has an agreement with Prochamps to administer the oversight of vacate and abandoned properties. Mr. Gentless asked if Council is authorizing the Redeveloper Agreement for Laurel Mills. Mr. Platt stated it is. Mr. Gentless asked if the Borough was still undertaking a redevelopment study of the area to authorize Eminent Domain. Mr. Platt stated it is. Mr. Gentless asked if any decisions were made in Executive Session regarding Berlin Road Phase 2. Mr. Platt stated no decisions are made in Executive Session and no decisions have been made regarding Berlin Road Phase 2. Mr. Gentless asked is Ryland Homes was in Executive Session. Mr. Platt stated they were not.

There were no further comments.

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

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

May 1 Police responded to a car accident on White Horse Pike involving a stolen vehicle. Driver was arrested and charged accordingly and the vehicle was destroyed.

May 3 Police responded to Bishop Court Apartments for female resident not seen for weeks. Police found 65-year-old deceased of natural causes.

May 9 Elderly victim of telephone scam. Victim was instructed to buy bitcoins and the victim contacted police who are investigating.

May 16 A 40-year-old Sicklerville woman was charged with eluding police for failing to stop on Laurel Road.

May 17 Motorist fled from a Motor Vehicle stop.

May 19 A 35-year-old Lindenwold man charged with criminal sexual contact for groping staff at the hospital.

May 21 A 53-year-old-man from Runnemede charged with weapons offenses for threatening hospital staff with brass knuckles.

May 22 A pair of suspects robbed Winenova of lottery tickets and liquor after breaking the front window. Police have leads in this case.

May 23 Police came upon a suspicious vehicle at Dollar General. Vehicle was discovered to be reported stolen and the driver was arrested and charged.

May 25 Police responded to 60-year-old unconscious female on Arlington Ave having an overdose. Police administered Narcan and she was taken to the hospital and is expected to recover.

May 27 Intoxicated man from Sewell riding an electric bicycle on Laurel Road sidewalk where he struck a telephone pole and sustained serious injuries.

May 28 An intoxicated man on a bicycle failed to make a turn off Yale Ave to Central Ave and collided with a tree near Haggerty field and suffered serious head injuries.

The church carnival was held without incident and another will be held in September.

ENGINEER REPORT:

Mr. Reilly stated his written report was submitted to Council. FY2021 Road Project Green Tree Road is substantially complete and they are working on a punch list. Work has begun on the FY 2023 NJDOT Municipal Aid application for the next phase of improvements on Central and Kirkwood Avenue. FY2021 Central and Kirkwood design is complete and has gone out to Bid for June 30 with an award for July meeting. Buttonwood Stormwater Outfall project is complete.

Council had no questions.

APPROVAL OF MINUTES:

May 5, 2022 AGENDA MEETING

May 10, 2022 REGULAR MEETING

June 2, 2022 REGULAR MEETING

June 2, 2022 EXECUTIVE SESSION MEETING

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

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OLD BUSINESS:

REPORT #1 Upcoming Public Hearings of Ordinances: ORD. 2022:08 ORDINANCE TO AMEND CHAPTER 8.20 BUREAU OF FIRE SAFETY; Mr. Bray stated this revises the Borough statutes in anticipation of the Borough resuming Fire Safety inspections which have been done by the State of New Jersey.

NEW BUSINESS: Upcoming Introduction of Ordinances:

Report #2 Upcoming Introduction of Ordinances:

ORD. 2022-08 BOND ORDINANCE

RESOLUTIONS:

No one from Council removed or added to the consent agenda. Resolutions 2022:080 through 2022:093 were approved as a consent agenda.

- RES. 2022-080 AUTHORIZE BUDGET SELF EXAMINATION
- RES. 2022-081 AUTHORIZE CERTIFICATE OF COMPLETION
- RES. 2022:082 APPROVE LIQUOR LICENSE RENEWAL – RIDHIR, INC dba WINENOVA
- RES. 2022:083 APPROVE LIQUOR LICENSE RENEWAL – LaMartinique Bowling Academy, Inc.
- RES. 2022-084 AUTHORIZING HIRING OF POLICE OFFICERS UNDER SENATE BILL NO. 3672
- RES. 2022-085 AUTHORIZE SHARED SERVICE AGREEMENT WITH CAMDEN COUNTY – PROCHAMPS
- RES. 2022-086 APPOINT CROSSING GUARDS & SPECIAL LAW ENFORCEMENT OFFICERS CLASS II
- RES. 2022-087 AUTHORIZE EXECUTING OF REDEVELOPER AGREEMENT – Laurel Mills
- RES. 2022-088 AUTHORIZE ESTIMATED TAX BILLS
- RES. 2022-089 AUTHORIZE TO READ BUDGET BY TITLE ONLY
- RES. 2022- 090 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 – Stratford Square & Berlin Road Phase 2
- RES. 2022-091 APPOINT OFFICER IN CHARGE
- RES. 2022-092 AUTHORIZE MAINTENANCE LIENS
- RES. 2022-093 AUTHORIZE BACH & ASSOCIATES TO PROVIDE ENGINEERING SERVICES

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

COUNCIL COMMENTS:

Councilman Gilligan – Councilman Gilligan read the following letter from Marlton Lakes Civic Association into the record:

On behalf of all of the residents of Marlton Lakes, the Marlton Lakes Civic Association would like to express our gratitude for your timely response and resolution of the suspicious person report from our community this last Sunday, June 5, 2022. Your quick action, together with that of your brother officers of the Evesham Township Police Department and other cooperating agencies, was very reassuring to members of our community understandably on edge because of recent tragic events elsewhere. Once again, thank you for your dedication and professionalism, and as always-- be safe.

Councilman Gandy – Nothing at this time.

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Councilman Kelly – Nothing at this time.

Councilman Tolomeo – Monday is yard waste pickup and they will come back around on Tuesdays if they don't collect due to high volume. Camden County is hosting a hazardous waste collection on June 25.

Councilwoman Hall – The Borough will be sending out a survey to ask residents if they want to continue with Zoom meetings or in-person meetings.

Councilwoman Lomanno – Nothing at this time.

GOOD AND WELFARE:

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

There were no comments.

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

EXECUTIVE SESSION:

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

Council entered Executive Session at 7:24 p.m. Council returned from Executive Session at 8:34 p.m.

Motion was made by Councilman Kelly, seconded by Councilman Gandy, 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 8:37 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk