

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, MARCH 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 – ABSENT  
TINA LOMANNO, COUNCILWOMAN – PRESENT  
MICHAEL TOLOMEO, COUNCILMAN – PRESENT  
JAMES KELLY, COUNCILMAN – PRESENT  
DONNA 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 is the Borough could ban homeowners from converting their garage into living space. Mr. Keenan stated the Borough cannot pass an ordinance to control what someone does with their private property. Mr. Keenan sated the new townhomes will have Homeowner Associations that will prevent such conversions in their bylaws.

Mr. Gentless about sewer upgrades needed for the Berlin Road Townhouse project. Mr. Keenan stated the developer will contribute \$25,000 toward the engineering expenses and upgrades needed to the pumping station.

Mr. Gentless asked if the Laurel Mills Shopping Center owner was aware that the Borough authorized a redevelopment study on his property. Mr. Keenan stated his is aware. Ms. Platt stated the topic is up for discussion during Executive Session and it would not be appropriate to discuss the issue or release any information at this time.

There were no further comments.

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 Ronald Morello provided the following information:

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Feb. 2 Officers removed a 45-year male under the influence and in possession of drugs. He was taken to the county jail.

Feb. 6 Removed violent female from Tim Hortons who was throwing furniture. The suspect was identified via video and arrested and charged two days later.

Feb. 7 Speeding vehicle in ice storm crashed at Atlantic Avenue and Princeton where it also damaged other vehicles. The driver was charged with careless driving.

Feb. 12 Officers responded to a home on Laureba Ave where a person was found bleeding from an attempted suicide. The person was taken to Jefferson Hospital.

Feb. 12 Police responded to assist a person with a cutting disorder who had injured themselves beyond their ability to stop the bleeding. The person was taken to the hospital for surgical repair.

Feb. 16 Male was going door to door stealing door bell cameras and he was charged with theft and receiving stolen property.

Feb. 18 Responded to a home on Warwick Road for a suicidal man had overdosed. Narcan was administered and taken to Jefferson Hospital where he was repeatedly combative with staff culminating in an escape on Feb. 22. He was later transported to Cherry Hill Crisis.

Feb. 20 House fire on Evergreen Avenue.

Feb. 23 Resident fell victim to cyber harassment after paying someone they met online to perform sex act who then tried to extort money for the victim. The case is still pending.

Police Department purchased additional tasers and have at least one on the street at all times. Police received grant money to purchase a flashing led pedestrian sign that will soon be installed by the DPW. Police applied for \$38,000 DWI Task Force and \$17,000 Pedestrian Enforcement grants. Officer Small has resigned to go to another department and we wish him well.

**ENGINEER REPORT:**

Mr. Bach stated his written report was submitted to Council. Mr. Bach stated Green Tree Road contracts have been executed and there will be a pre-construction meeting March 10. A CDBG grant application for ADA upgrades to several municipal facilities is being prepared. NJDOT Municipal Funding FY2021 project, Homestead Phase II, Central and Kirkwood avenues will be going out for public bid after minor revisions requested by DOT are made.

Council had no questions.

**APPROVAL OF MINUTES:**

February 3, 2022      AGENDA MEETING  
February 3, 2022      EXECUTIVE SESSION MEETING  
February 8, 2022      REGULAR MEETING

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

**OLD BUSINESS:**

REPORT #1 Upcoming Public Hearings of Ordinances: ORD. 2022 03 ORDINANCE AMENDING TITLE 17 OF THE BOROUGH OF STRATFORD CODE ENTITLED "ZONING" Mr. Bray stated this ordinance restricts townhomes to their original footprint and height.

**NEW BUSINESS:** Upcoming Introduction of Ordinances:

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**ORD. 2022:04** ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, APPROVING THE APPLICATION FOR TAX ABATEMENT SUBMITTED BY STRATFORD DEVELOPMENT ASSOCIATES, LLC AND AUTHORIZING THE BOROUGH OF STRATFORD THROUGH ITS PROPER OFFICERS AND OFFICIALS TO ENTER INTO A WRITTEN AGREEMENT WITH THE APPLICANT FOR THE ABATEMENT OF LOCAL REAL ESTATE PROPERTY TAXES. Mr. Bray stated this approved the five-year tax abatement for the Berlin Road Redevelopment Project.

**ORD. 2022:05** ORDINANCE AMENDING ORDINANCE 2017:07 OF THE BOROUGH OF STRATFORD ENTITLED “REGISTRATION OF DEFAULTED MORTGAGE PROPERTY”. Mr. Bray stated this revises the Borough vacant property registration requirements.

**RESOLUTIONS:**

No one from Council removed or added to the consent agenda. Resolutions 2022:046 through 2022:057 were approved as a consent agenda.

- RES. 2022-046            AUTHORIZE APPLICATION FOR PEDESTRIAN SAFETY GRANT – SAFE PATHS TO SCHOOLS
- RES. 2022-047            AUTHORIZE APPLICATION FOR DWI TASK FORCE GRANT
- RES. 2022-048            AUTHORIZE VEHICLE AUCTION VIA GOVDEALS.COM
- RES. 2022-049            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 Attorney Client Privilege – Laurel Mills LLC*
- RES. 2022-050            APPOINT TRASH & RECYCLING LABORER
- RES. 2022-051            APPOINT POLICE OFFICER
- RES. 2022-052            APPOINT POLICE OFFICER
- RES. 2022-053            APPOINT SPECIAL LAW ENFORCEMENT OFFICER
- RES. 2022-054            AUTHORIZE 2022 CDBG APPLICATION - ADA ACCESSIBLE ENTRANCE IMPROVEMENTS
- RES. 2022-055            AUTHORIZE SUBMISSION OF MUNICIPAL ALLIANCE STRATEGIC PLAN
- RES. 2022-056            APPROVE SPECIAL EVENT PERMIT – John Paul II Carnival May 25-27, 2022
- RES. 2022-057            APPROVE WAIVER OF CLAIMANT CERTIFICATION PURSUANT TO NJAC

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

**COUNCIL COMMENTS:**

Councilman Gilligan – Welcome aboard to newly hired police officers Ronald Morello and Dylan Jess, looking forward to seeing them serve the Borough in the years to come.

Councilman Gandy – Congratulations to our new officers Morello and Jess and well as the new SLOE Zachary Collins. I’ve watched them grow up in the Borough and I am excited to see them join the department. I’d like to recognize the OEM, rescue squad, fire department and police department. On Feb 20 a dwelling fire on Evergreen Avenue. While the home was damaged, no residents were injured. A firefighter was injured while performing their duty. Please show your support for the fire department by participating in its hoagie sale.

Councilman Kelly – Welcome to our new police officers. I applaud these young men for choosing this difficult profession. Thanks to the fire fighters for their efforts during the recent house fire on Evergreen Ave.

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Councilman Tolomeo – Welcome to the three new police officers, they will make a fine addition to the department. Hope our police, fire, ambulance and DPW employees please stay safe and keep up the good work. There has been a lot of compliments for our new trash and recycling department, please stay safe and hydrate as the weather gets warmer.

Councilwoman Hall – Congratulations to our new police officers they will be a great addition to the department. Thanks to Officer Small for his service to Stratford and good luck in you new position. Thanks to all of the emergency services for their efforts during the Evergreen Ave. fire.

Councilwoman Lomanno – Welcome to our new police officers. I’ve know some of them for years and it is nice to see them grow up in town and now be able to give back the town. Thanks to Officer Small for his years of service. Thanks to the fire department for all that it does for the town and residents.

**GOOD AND WELFARE:**

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

John Gentless, 111 Union Ave – Mr. Gentless asked about the paving project on Kirkwood Avenue. Mr. Bach stated it is Kirkwood from Columbia to Union. Mr. Gentless asked if it includes curbs and sidewalks. Mr. Bach said select curbs but no sidewalks. Mr. Gentless stated a resident’s home has a steep sloped area. Mr. Keenan stated the project should not disturb the retaining wall. Mr. Gentless asked when Council would return to in person meetings. Mr. Bray stated the Administrative Office of the Courts has its own Covid rules that have not changed and therefore meeting in person still presents several practical issues the Borough would not be able to overcome. Mr. Bray sated he spoke with court personnel and they will notify the Borough in advance of any changes. Mr. Gentless asked if the redevelopment study for Berlin Road Phase II is ongoing. Mr. Bach said it is. Mr. Gentless asked if it was being paid by federal CARES Act money. Mr. Keenan said it is. Mr. Gentless asked if the CARES ACT funding imposes any requirements on the Berlin Road Phase II area. Mr. Keenan said it does not. Mr. Gentless asked if there is any update on the former Bradlees site. Mr. Keenan said there is not. Mr. Gentless ask if there is any information on changing the name of Saratoga Park. Mr. Kelly said it is very early and nothing has been done.

Mike Mancini, 3 Winding Way Road – Mr. Mancini stated there is not any access traffic or children in the public schools as a result of the Borough’s recent redevelopment projects. Mr. Mancini stated many of the children would be under school age and the remainder would be spread among the 12 grades. Mr. Mancini stated students also come existing homes that are sold to new families.

Mr. Gentless asked if there would be any council action after the Executive Session meeting or outside members in attendance. Ms. Platt said no.

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

**EXECUTIVE SESSION:**

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

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

Council entered Executive Session at 7:32 p.m. Council returned from Executive Session at 8:08 p.m.

Motion was made by Councilman Tolomeo, seconded by Councilman Kelly, with all Council voting aye to come out of Executive Session.

**ADJOURN:**

A motion was made by Councilman Gilligan, seconded by Councilman Gandy with all Council voting aye to adjourn at 8:09 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk