

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, MAY 5, 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  
STEVEN BACH, BOROUGH ENGINEER – PRESENT  
DET. THOMAS FARRELL, POLICE DEPARTMENT – 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 Tolomeo 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 is being amended by Ord. 2022-06. Mr. Bray stated the ordinance cleans up some of the state minimum wage language in the ordinance and revised the fee charged for police extra duty work. Mr. Gentless asked if the Borough creates a shared court what will it pay the borough prosecutor. Mr. Keenan stated that is a personnel matter that will be handled internally. Mr. Gentless asked how the Borough came to a cost for the shared court. Mr. Keenan stated it was part of the negotiations and the agreement will save the borough money and reduce wear and tear on its facilities.

There were no further comments.

Councilman Gandy motioned to close the public portion for agenda items. Councilwoman Hall 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 April, 2022.

April 4 – Officer responded to a man struck by a vehicle on White Horse Pike. Police found the man was only drunk and not struck. The suspect was cited for disorderly conduct and transported to Jefferson Hospital.  
April 5 – Officers responded to TMS Motors for loud noise/music. It was the third notice violation for that location and two people issued citations.

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April 7 – Officer responded to Oak Drive for a drug overdose of a 50-year-old female. Officers are now required to leave Narcan behind when they refuse to go to the hospital.

April 9 – Officers responded to Jefferson Hospital to break up a fight between two patients. No charges in the case.

April 8 & 10 – Officers responded to Bishop Court for a report of small of marijuana smoke coming from an apartment into another. Police try to mediate the dispute but no laws were broken.

April 11 – Officers responded to John Paul II School and found a 40-year-old man passed out behind the wheel of his vehicle in the student pickup lane. He was charged with DUI.

April 12 – Officer responded to a home on Pennsylvania for a man tampering with the front door. Police found a 45-year-old intoxicated man from Camden trying to get inside and he began to make faces into the Ring camera. The suspected had wandered away from Jefferson Hospital. He was cited for disorderly conduct.

April 17 – Officers responded to a home on Cornell Ave for an overdose of a 35-year-old man. He was taken to Jefferson Hospital.

April 18 – Police receive a DNA match for a suspected car theft in 2016. The statute of limitation has expired and the suspect is in prison serving a five-year sentence for similar crimes.

April 22 – A fatal shooting in Lindenwold resulted in the families of two victims responding to Jefferson Hospital where police were called to maintain order.

April 28 – A vehicle was stolen from Parkview Road but was recovered in Atlantic City.

May 26 is DARE graduation and graduates can attend the JP II Carnival at no charge.

Chief Morello stated the shared court is going to work out well and thanked Council and the administration for putting the deal together.

**ENGINEER REPORT:**

Mr. Bach stated his written report was submitted to Council. Green Tree Road construction has begun. Mr. Bach stated he is working with the administration to develop NJDOT FY 2023 Grant recommendations. Mr. Bach stated the Buttonwood Road Stormwater Outfall project is nearly completion.

Councilwoman Lomanno asked Mr. Back to share a project update on Royal Farms.

Mr. Bach state the Royal Farms plans are completed and they are working with outside agencies to secure all necessary approvals. Mr. Bach stated construction could proceed in the near future.

Council had no further questions.

**APPROVAL OF MINUTES:**

April 7, 2022 AGENDA MEETING

April 7, 2022 EXECUTIVE SESSION MEETING

April 12, 2022 REGULAR MEETING

A motion was made by Councilman Tolomeo, seconded by Councilwoman Lomanno with all members present voting aye by roll call, with the exception of Councilman Kelly who abstained from both April 7 meeting minutes and Councilman Tolomeo who abstained on the April 12 minutes.

**OLD BUSINESS:**

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REPORT #1 Upcoming Public Hearings of Ordinances: ORD. 2022:06 AMEND 2022 SALARY ORDINANCE; ORD. 2022-07 AN ORDINANCE TO AMEND CHAPTER 2.12.150 RATES OF COMPENSATION. Mr. Bray stated this revises the Borough rules on Police extra duty assignments and the fees for same.

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

Report #2 Upcoming Introduction of Ordinances:

ORD. 2022-08            ORDINANCE TO AMEND CHAPTER 8.20 BUREAU OF FIRE SAFETY Mr. Bray stated with amends the Borough code regarding Fire Safety. Mr. Keenan stated this amendment is in preparation of the Borough resuming local fire safety code enforcement activities.

REPORT #3            JLUB RES. 2022-11 - BERLIN ROAD PHASE II REDEVELOPMENT STUDY Mr. Bray stated the resolution is based on the JLUB recommendations for the study area. Mr. Keenan stated JLUB reduced the area from 14 parcels to 5 and removed condemnation as an option.

**RESOLUTIONS:**

No one from Council removed or added to the consent agenda. Resolutions 2022:070 through 2022:074 were approved as a consent agenda. Mr. Bray stated Res. 2022-074 has been amended to add that it is also pursuant N.J.S.A. 40a28:12-1(c) which controls shared court operations.

RES. 2022-070            AUTHORIZE TRANSFER OF EQUIPMENT FROM OEM TO VARIOUS DEPARTMENTS

RES. 2022-071            AUTHORIZE GRANT APPLICATION - DMHAS Youth Leadership Grant

RES. 2022-072            AUTHORIZE GRANT APPLICATION FOR COVID MUNICIPAL FINANCE GRANT - EMS

RES. 2022-073            APPOINT CODE ENFORCEMENT OFFICER

RES. 2022-074            AUTHORIZE SHARED SERVICE AGREEMENT AUDUBON BOROUGH – MUNICIPAL COURT

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

**COUNCIL COMMENTS:**

Councilman Gilligan – Nothing at this time.

Councilman Gandy – Thanks to the police department for the fine work they do. Thanks also to fire, EMS and OEM for their efforts as well. Councilman Gandy stated he was honored to represent Council at the annual Fire Department Installation Dinner. Councilman Gandy stated OEM had been very busy and have transfer materials that can be better utilized by other departments and it is also working on a revised Emergency Operations Plan. Councilman Gandy stated they are also working on grants to help support EMS services.

Councilman Kelly – Nothing at this time.

Councilman Tolomeo – Councilman Tolomeo stated Public Works and Trash and Recycling have been doing a great job and the town is looking nice. Councilman Tolomeo stated the yard sale is likely to be moved to the 14<sup>th</sup> due to forecast for rain.

Councilwoman Hall – Councilwoman Hall stated Miss Stratford Catherine Tully is collecting soda tabs as a Ronald Mc Donald House fundraiser. Councilwoman Hall thanked the Borough businesses and welcomed Royal Farms to the borough. Councilwoman Hall stated the property owner/business owner at 22 West Vassar

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Ave, Lyons Recreation, has done a great job improving the property. Councilwoman Hall also stated the Swim club also made improvements last year.

Councilwoman Lomanno – Councilwoman Lomanno thanked Audubon Borough for its assistance with creating the shared court operations. Councilwoman Lomanno stated they are also speaking to Jefferson Hospital to amend its per bed fee that will create new revenue for the borough. Councilwoman Lomanno stated the borough has worked for years to bring another business to the former Bradlees site and welcomed Royal Farms.

**GOOD AND WELFARE:**

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

John Gentless, 111 Union Ave – Mr. Gentless asked if the current fee is \$2.50 per bed. Mr. Keenan stated the current fee is \$2.50 and will rise to \$3. Mr. Gentless asked if there are any updates on the former Bradlees site. Mr. Keenan said there is not. Mr. Gentless asked about the status of Laurel Mills shopping center redevelopment. Mr. Keenan stated the Borough is working with the owner to issue demolition permits, finalize the redevelopment agreement and to authorize condemnation of the property if progress is not made. Mr. Gentless asked about the shared court. Mr. Keenan stated the union part-time employee may be hired by Audubon. Mr. Gentless asked if there was anything new about Saratoga Park. Councilman Kelly stated not at this time.

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

**ADJOURN:**

A motion was made by Councilman Kelly, seconded by Councilman Tolomeo with all Council voting aye to adjourn at 7:30 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk