

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, NOVEMBER 3, 2022  
7:00 P.M.

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

**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 – PRESENT  
MICHAEL TOLOMEO, COUNCILMAN – PRESENT  
LINDA HALL, COUNCILWOMAN – PRESENT  
TINA LOMANNO, COUNCILWOMAN – ABSENT  
STUART PLATT, BOROUGH SOLICITOR – PRESENT  
STEVEN BACH, BOROUGH ENGINEER – PRESENT  
DET. THOMAS FARRELL, DEPUTY OEM COORDINATOR – PRESENT  
JOHN D. KEENAN, JR., ACTING BOROUGH ADMINISTRATOR - PRESENT  
BILL BRAY, BOROUGH CLERK – PRESENT

**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.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

Councilman Gilligan motioned to open the public portion on agenda items only. Councilman Kelly 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 warehouse was coming to the former Bradlees site. John Keenan state the Borough has not received any proposal. Mr. Gentless sated he was in favor of a retail recreational marijuana business in the Borough. Mr. Gentless stated the marijuana revenue could be used to support ambulance services. Mr. Gentless stated he was in favor of a dedicated tax to support ambulance services in the Borough and supported a referendum to create such a tax.

There were no further comments.

Councilman Tolomeo 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/OEM REPORT:** Det. Farrell provided the following report of the Stratford Borough Police Department Activities for October 2022.

Oct. 2 – Officers responded to Bishop Court Apt where they found a highly intoxicated 37-year-old Camden man who was transported to Jefferson hospital for treatment.

Oct. 3 – Patrolman Ronald Morello observed a vehicle with jacks next to it at Avis Rental and two suspects fled the scene. Pt. Morello contact Communications which led to a motor vehicle stop of a 28-year-old Gloucester Twp man who was identified by Ptl. Morello and subsequently arrested and charged with attempted burglary and possession of burglary tools. Police found the second suspect, a 49-year-old Philadelphia man who was also

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charged. A search of the suspect's vehicle uncovered additional burglary tools, drugs, other stolen items and disguises presumably used during burglaries. The suspects were additionally charged with possession of Ecstasy and Methamphetamine. These arrests have also resulted in a multi-state investigation related to the stolen items found in the vehicle.

Oct. 5 – Officers found a 32-year-old Chesilhurst man walking on White Horse Pike against traffic nearly causing an accident. The suspect was found to be wanted for Criminal Sexual Conduct and to be in possession of heroin. The suspect was lodged in the county jail.

Oct. 8 – Police responded to reports of a 69-year-old man who fled Jefferson Hospital. Police located the man and returned him without incident.

Oct. 8 – Police responded to Whitehall Apartments for an assault where they found a child had assaulted her sibling and grandmother. The suspect who suffers multiple psychiatric issues and the grandmother were taken to the hospital for treatment.

Oct. 10 – Police responded to a 62-year-old man with suicidal thoughts who ran away from Jefferson Hospital. The man was located and returned without incident.

Oct. 10 – Police responded to Jefferson Hospital for an assault. Police found a manager who was struck in the face by an employee they had terminated. The suspect fled but was located by police and charged.

Oct. 15 – Police responded to Bishop Court Apartments for a report of a missing person. A woman stated her fiancée was missing since she got a restraining order against him. Police found the man who was not in need of assistance.

Oct. 18 – Police responded to Whitehall Apartments for a 20-year-old man who had overdosed. Police found the man in the laundry room and administered Narcan. The man was taken to Jefferson Hospital for treatment.

Oct. 20 – Police responded to Tomkins Towing for a burglary alarm. Police found multiple windows broken at the business. Police reviewed security footage and saw a man using a piece of wood to break into the building. Lindenwold Police later found the suspect at WaWA covered in blood. Stratford Police identified the man as the suspect from the video and he was arrested and taken to Jefferson Hospital for treatment. Police found blood at the business and the suspects credit card. Police later responded to a burglary at Harry's Automotive, where someone had tried to drive a vehicle through the garage door. The 34-year-old Trenton man confessed to both burglaries, theft, attempted criminal theft and criminal mischief.

Oct 20 – Police responded to Posh Car Wash for a carjacking. Police said the victim was vacuuming their car when it was stolen at gun point. The vehicle was found abandoned in Camden. DNA and fingerprint evidence were collected from the vehicle and the crime remains under investigation.

Oct. 27 – Police responded to Whitehall Apartments for a hit and run accident involving a school bus. Video showed a red pickup truck striking the flashing stop sign on the side of the bus. The incident remains under investigation.

Oct. 29 – Police responded to Princeton Avenue for an overdose where they found a 29-year-old man unconscious. Police began CPR and two doses of Narcan. The man was taken to Jefferson Hospital for treatment.

**ENGINEER REPORT:**

Mr. Bach stated his written report was submitted to Council.

There were no questions from Council.

**APPROVAL OF MINUTES:**

October 6, 2022 AGENDA MEETING

October 6, 2022 EXECUTIVE SESSION MEETING

October 11, 2022 REGULAR MEETING

October 20, 2022 SPECIAL COUNCIL MEETING

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October 20, EXECUTIVE SESSION MEETING

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

**OLD BUSINESS:**

REPORT #1 Upcoming Public Hearings of Ordinances:

- ORD. 2022-15** AMEND CHAPTER 17.32 - I INDUSTRIAL DISTRICT
- ORD. 2022-16** AMEND STRATFORD SQUARE REDEVELOPMENT PLAN
- ORD. 2022-17** AMEND CHAPTER 8.40 – SOLID WASTE & CHAPTER 1.12 FEES
- ORD. 2022-18** AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO FINANCIAL AGREEMENT WITH STRATFORD SQUARE URBAN RENEWAL CONDOMINIUM ASSOCIATION, LLC

Mr. Bray summarized the purpose of each proposed ordinance.

**NEW BUSINESS:**

Report #2 Upcoming Introduction of Ordinances:

- ORD. 2022-19** AMENDING CHAPTER 2.12, ENTITLED “POLICE DEPARTMENT”

REPORT #3 MAYORAL APPOINTMENT TO PARKS COMMISSION -  
ALEXANDRA MURPHY – TERM EXPIRES 12/31/2026

Mr. Bray read the appointment in the records.

**RESOLUTIONS:**

Mr. Bray reviewed the proposed resolutions. No one from Council removed or added to the consent agenda. Resolutions 2022:168 through 2022:175 were approved as a consent agenda.

- RES. 2022-168 APPOINT DPW LABORER
- RES. 2022-169 AUTHORIZE BOROUGH ADVERTISE & RECEIVE PROPOSALS FOR 2023 PROFESSIONALS
- RES. 2022-170 AUTHORIZE LINE-ITEM TRANSFERS
- RES. 2022-171 ACCEPT 2022 DWI TASK FORCE GRANT FROM NJ DEPT HIGHWAY & TRAFFIC SAFETY
- RES. 2022-172 APPROVE CHP 159 BUDGET AMENDMENT – DWI TASK FORCE GRANT
- RES. 2022-173 AUTHORIZE ACCEPTANCE OF CDBG GRANT AND AUTHORIZE EXECUTION OF AGREEMENT WITH CAMDEN COUNTY
- RES. 2022-174 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 Litigation – Laurel Mills LLC Vs Stratford; Personnel*
- RES. 2022-175 AUTHORIZE TWA PERMIT APPLICATION

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

**BUSINESS LICENSE:** Mr. Bray stated the application was reviewed by the Stratford Police Department and authorized for approval. Councilman Gilligan made a motion to approve the Business License for MED-DOC OFFICE PC – 11 E. LAUREL RD. Councilman Tolomeo seconded the motion which was adopted by Council by unanimous roll call vote of members present.

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**COUNCIL COMMENTS:**

Councilman Gilligan – Councilman Gilligan congratulated Sgt. Michael Meyers on his retirement. Councilman Gilligan stated the prescription drug collection event was successful.

Councilman Gandy – Councilman Gandy congratulated Sgt. Meyers on his retirement.

Councilman Kelly – Councilman Kelly stated there will be a Veterans Day event at the Senior Center next week. Councilman Kelly stated the Halloween parade and events were fantastic.

Councilman Tolomeo – Councilman Tolomeo stated leaf collection will begin this week and chipping will stopped until next year.

Councilwoman Hall – Councilwoman Hall stated the Halloween events were great and thanked all the volunteers and participants. Councilwoman Hall congratulated Sgt. Michael Meyers on his retirement. Councilwoman Hall reminded resident to vote.

**GOOD AND WELFARE:**

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

John Gentless – 110 Union Avenue – Mr. Gentless asked if there would be any action after executive session. Mr. Platt stated none is anticipated but Council reserves the right to do so. There were no more comments.

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

**EXECUTIVE SESSION:** Mr. Platt stated the Executive Session is anticipated to last approximately 15 to 20 minutes and no action is expected afterwards but Council reserves the right to do so.

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

Council entered Executive Session at 7:35 p.m. Council returned from Executive Session at 7:56 p.m.

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

Councilman Gilligan made a motion to approve Res. 2022-176 – APPOINT SLEO. Councilman Kelly seconded the motion which was unanimously approved by the members present.

**ADJOURN:**

A motion was made by Councilwoman Lomanno, seconded by Councilwoman Hall with all Council voting aye to adjourn at 7:58 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk