

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
OCTOBER 6 2022  
7:00 P.M.

**CALL TO ORDER:**

The October 6, 2022 Stratford Borough Agenda Meeting/Redevelopment Workshop.

**PLEDGE OF ALLEGIANCE AND PRAYER:**

**STATEMENT OF ADVERTISEMENT:**

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.

**ROLL CALL:**

MAYOR JOSH KEENAN	STUART PLATT, BOROUGH SOLICITOR
COUNCIL PRESIDENT PATRICK GILLIGAN	STEVEN BACH, BOROUGH ENGINEER
COUNCILMAN STEPHEN GANDY	DET. THOMAS FARRELL, DEPUTY OEM COORDINATOR
COUNCILMAN JAMES KELLY	JOHN D. KEENAN JR, ACTING BUSINESS ADMINISTRATOR
COUNCILMAN MICHAEL TOLOMEO	BILL BRAY, BOROUGH CLERK
COUNCILWOMAN LINDA HALL	
COUNCILWOMAN TINA LOMANNO	

**PROCLAMATION:** GIRL SCOUT TROOP 30174

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:** (5 min per person)

Motion to go to open public portion on agenda items only:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close public portion on agenda items:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**POLICE/ OEM REPORT:**

**ENGINEER REPORT:**

**APPROVAL OF MINUTES:**

Sept. 8, 2022 AGENDA MEETING  
Sept. 8, 2022 EXECUTIVE SESSION MEETING  
Sept 13, 2022 REGULAR MEETING

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**OLD BUSINESS:**

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
ORD. 2022-14	AMEND CHAPTER 15 BUILDINGS AND CONSTRUCTION

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**NEW BUSINESS:**

- REPORT #2                   UPCOMING INTRODUCTION 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

**RESOLUTIONS:**

RESOLUTIONS 2022:142 THROUGH 2022:148 WILL BE DONE AS A CONSENT AGENDA - Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.

- RES. 2022-142               APPROVE DEER CARCASS REMOVAL AGREEMENT WITH CAMDEN COUNTY  
RES. 2022-143               APPOINT SUBSTITUTE CROSSING GUARD  
RES. 2022-144               AUTHORIZE GRANT APPLICATION – YEAR END HOLIDAY DWI CRACKDOWN  
RES. 2022-145               APPOINT FIREFIGHTER – CAMMARATA  
RES. 2022-146               APPROVE CHANGE ORDER #1 – GREEN TREE ROAD RESURFACING  
RES. 2022-147               AWARD ROOT CONTROL CONTRACT  
RES. 2022-148               APPROVE CHANGE ORDER #1 – CENTRAL AVE & KIRKWOOD AVE  
RES. 2022-149               APPOINT PART-TIME CODE ENFORCEMENT OFFICER  
RES. 2022-150               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 – Berlin Road Redevelopment Phase II*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**COUNCIL COMMENTS:**

**GOOD AND WELFARE:** (5 min per person)

Motion to open the meeting to the public for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close the public portion for Good and Welfare:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**EXECUTIVE SESSION:**

Motion to go into Executive Session:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to leave Executive Session:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

STRATFORD BOROUGH COUNCIL  
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**ADJOURN:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**RESOLUTION 2022:142**  
**AUTHORIZING THE BOROUGH OF STRATFORD TO ENTER INTO A THIRD-  
YEAR RENEWAL OPTION UNDER CAMDEN COUNTY COOPERATIVE  
PRICING SYSTEM FOR DEER CARCASS REMOVAL SERVICES**

**WHEREAS**, the County of Camden received bids for Deer Carcass and Removal Services under the Camden County Cooperative Pricing System, System Identifier #57-CCCPS; and

**WHEREAS**, said bid provided for a third-year option renewal at the rate of \$65.00 per carcass removal; and

**WHEREAS**, the Borough of Stratford wants to participate in this Camden County Cooperative Agreement for Deer Carcass Removal Service, LLC in the amount of \$65.00 per deer carcass removal; and

**NOW, THEREFORE, BE IT RESOLVED**, by Council to authorize the participation with the County of Camden Cooperative Agreement for Deer Carcass Removal Service, LLC of Cream Ridge for the amount of \$65.00 per deer carcass removal.

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 2022:143**  
**APPOINTMENT OF CROSSING GUARD**

**WHEREAS**, the Mayor & Borough Council of the Borough of Stratford finds that for the health, safety and welfare of the citizens of the Municipality, that the appointment of Crossing Guards to serve school crossing and other functions that Crossing Guards may serve in accordance with 40A:14-146.14 & 40A:9-154.1

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor & Borough Council of the Borough of Stratford to appoint:

Lauren Laino – Substitute Crossing Guard – effective 9-19-2022

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 2022:144**

**AUTHORIZE APPLICATION FOR 2022 YEAR END HOLIDAY DWI CRACKDOWN GRANT  
WITH THE NJ DEPARTMENT OF HIGHWAY & TRAFFIC SAFETY IN THE AMOUNT OF  
\$7,000.00**

**WHEREAS**, the Borough of Stratford Police Department will apply for the 2022 Year End Holiday DWI Crackdown Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety; and

**NOW THEREFORE BE IT RESOLVED**, by Mayor and Council is supportive of the Stratford Police Department's application for the 2022 Year End Holiday DWI Crackdown Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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**BILL BRAY, RMC  
BOROUGH CLERK**

**RESOLUTION 2022:145**  
**APPROVE FIREMEN'S ASSOCIATION APPLICATION FOR MEMBERSHIP**

**WHEREAS**, the Stratford Fire Company shall submit Firemen's Association Application for Membership to the governing body for their approval; and

**WHEREAS**, an application for Kristopher Cammarata of Stratford, NJ has been submitted;

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford to approve the Firemen's Association Application for Membership for Stratford.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 2022:146**  
**APPROVING CHANGE ORDER #1 – RESURFACING OF GREEN TREE ROAD**

**WHEREAS**, it was necessary to make changes to the contract amount to reflect adjustments to the contract value based on a reduction in materials used; and

**WHEREAS**, Change Order #1 was developed to itemize and authorize those changes.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford, County of Camden, that the following Change Order #1 documenting a decrease in the sum of \$14,972.95 (15.7%) for a total contract cost of \$80,411.45 is hereby authorized.

**BE IT FURTHER RESOLVED**, that the above referenced Change Order is the first Change Order for the Resurfacing of Green Tree Road.

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK



**RESOLUTION 2022:148**  
**APPROVING CHANGE ORDER #1 –**  
**RESURFACING OF CENTRAL AVE AND KIRKWOOD AVE**

**WHEREAS**, it was necessary to make changes to the contract amount to reflect adjustments to the contract value based on an increase in materials used; and

**WHEREAS**, Change Order #1 was developed to itemize and authorize those changes.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford, County of Camden, that the following Change Order #1 documenting an increase in the sum of \$35,468.31 (19.2%) for a total contract cost of \$219,970.21 is hereby authorized.

**BE IT FURTHER RESOLVED**, that the above referenced Change Order is the first Change Order for the Resurfacing of Central Ave and Kirkwood Ave.

**BE IT FURTHER RESOLVED**, the Chief Financial Officer has certified funds are available in the amount of \$35,468.31 in the 2021 NJDOT Grant Budget Line G-02-XX-845-000-000.

**CERTIFICATION**

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 2022:149**  
**APPOINTING PART-TIME CODE ENFORCEMENT OFFICIAL**

**WHEREAS**, the Borough of Stratford has determined that they are in need of a part-time Code Enforcement Official; and

**WHEREAS**, the recommendation has been submitted to the Governing Body of Brian E. Gibson to be appointed as part-time Code Enforcement Official,

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to appoint Brian E. Gibson as a part-time Code Enforcement Official effective November 01, 2022,

**FURTHERMORE, BE IT RESOLVED**, the salary for this position of Code Enforcement Official will be \$8,840.00, based on an hourly rate of \$17.00 for a ten (10) work week, being prorated for the term of this appointment.

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 2022:150**

**RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12**

**WHEREAS**, the Governing Body of the Borough of Stratford is subject to certain requirements of the *Open Public Meetings Act*, NJSA 10:4-6 et seq., and

**WHEREAS**, the *Open Public Meetings Act*, NJSA 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

**WHEREAS**, it is necessary for the Governing Body of the Borough of Stratford to discuss in a session not open to the public certain matters relating to the item or items authorized by NJSA 10:4-12b and designated below:

\_\_\_\_\_ (1) ***Matters required by Law to be Confidential***: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

\_\_\_\_\_ (2) ***Matters Where the Release of Information Would Impair the Right to Receive Funds***: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

\_\_\_\_\_ (3) ***Matters Involving Individual Privacy***: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_\_\_ (4) ***Matters Relating to Collective Bargaining Agreements***: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

\_\_\_\_\_ (5) ***Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds***: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

\_\_\_\_\_ (6) ***Matters Relating to Public Safety and Property***: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.

  X   (7) ***Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege***:  
The topic of discussion is related to Negotiations; Re: *Berlin Road Redevelopment Phase II*

\_\_\_\_\_ (8) *Matters Relating to the Employment Relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

\_\_\_\_\_ (9) *Matters Relating to the Potential Imposition of a Penalty*: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Stratford, assembled via electronic video conference in public session on October 6, 2022 that an Executive Session closed to the public shall be held on October 6, 2022 at approximately 7:00 p.m. for the discussion of matters relating to the specified items designated above. It is anticipated that the deliberations conducted in Closed Session may be disclosed to the public upon the determination of the Governing Body that public interest will no longer be served by such confidentiality.

#### CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on October 6, 2022.

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BILL BRAY, RMC  
BOROUGH CLERK