

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, OCTOBER 6, 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 – PRESENT  
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.

Council left the meeting room to present a proclamation to Girl Scout Troop 30174 for their efforts to create and maintain a Community Garden at Borough Hall in 2022.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

Councilman Gilligan motioned to open the public portion on agenda items only. Councilwoman Lomanno 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 Ordinance 15 & 16. Mr. Keenan stated the ordinances amend the language of the Borough’s Industrial Zone and adds warehousing as a use. Mr. Platt stated the redeveloper has requested some additional flexibility for the site. Mr. Bach stated the ordinance adds Industrial uses to a portion of the redevelopment area at the former Bradlees site and sets bulk and design standards for those uses.

Mr. Gentless stated the contractor for the Central Ave and Kirkwood Ave repaving project destroyed the anchor root of some trees in the project area. Mr. Bach stated he will review those issues. Mr. Bach stated surface roots are not anchor roots and sidewalks and curbs can be installed if they only disturb surface roots.

There were no further comments.

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

**POLICE/OEM REPORT:** Det. Farrell provided the following information regarding Stratford Borough Police Department Activities for September 2022.

Sept 1

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Sept 1 – Police responded to Jefferson Tire for a woman locked in the bathroom stating someone was trying to kill her. Woman was transported to Jefferson Hospital.

Sept 1 – Police assisted Lindenwold Police with security at its headquarters after they disbursed a large party.

Sept 2 – Police responded to Laureba Ave where they found an intoxicated male who was reported missing from Lindenwold and transported him to the hospital.

Sept 2 – Police responded to a report of domestic dispute. Police determined the woman has been choked and had her cell phone destroyed. Complaints were signed and police confiscated the male's firearm and firearm ID card.

Sept 3 – Police responded to Berlin Road where they found a female passed out in the middle of the roadway. Police determined the 41-year-old Pine Hill woman under the influence of a unknown drug and transported her to the hospital.

Sept. 4 – Police responded to Jefferson Hospital for a report of a found handgun. Hospital staff found the gun in the possession of a 28-year-old man who was suffering a drug overdose. The firearm had its serial numbers filed off and it was coated in paint. The man was charged with multiple firearms violations and the firearm was sent to a ballistics lab for further identification.

Sept 5 – Police were performing business checks on Route 30 when they observed a man enter a vehicle at Dena's Auto Sales. The suspect admitted to entering four additional vehicles and was arrested and found in possession of 21 bags of heroin.

Sept 9 – Police responded to Hillside Road for a report of a violent juvenile. Police learned the 16-year-old male has multiple mental health issues and had been acting out since the night before. Police attempted to speak with the juvenile who tried to run away and assault police in the ensuing struggle. The juvenile was transported to Jefferson Hospital and charged with assaulting an officer.

Sept 9 – Police responded to Berlin Road and New Road for the report of a man unconscious where they found a 64-year-old Cherry Hill man suffering from a drug overdose. Police administered Narcan and transported the hospital for further treatment. Police also found him possession of two packets of heroin.

Sept 10 – Police responded to Berlin Road for reports of a man walking in and out of traffic. Police found the 60-year-old suspect in the Dollar Tree parking lot and determine him to be under the influence and transported him to Jefferson Hospital.

Sept 12 – Police responded to a domestic assault. Police placed the suspect under arrest and found a final restraining order was already in place and \$5,000 outstanding warrants.

Sept 12 – While performing business checks police heard gunshots in the area of Stratford Arms Apartments and found a vehicle with a broken window and two bullet casings in the roadway. The target is unknown and nothing was taken from the vehicle. The incident is under investigation

Sept 12 – Police responded to a report of domestic abuse and found a female had used a stun gun on a male who was attempting an intervention due to her methamphetamine use. The female suspect was arrested and charged.

Sept 14 – Police found a 36-year-old man suffering an overdose. Police administered Narcan. The man refused transport to the hospital and police left an extra second Narcan dose with him as required by state law.

Sept 15 – Police responded to Brookview Manor Apartments for a woman stuck in a dumpster. Police got the woman out of the dumpster and returned her to her home in Cornel Manor Apartments.

Sept 15- Police took a report of a domestic assault that happened two days prior. The male was charged and issued a temporary restraining order.

Sept 16 – Police responded to the area of Atlantic and Hazel for a female in need of assistance. Police discovered she was the victim of a domestic assault in Lindenwold. Police transferred the victim to the care of Lindenwold Police.

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Sept. 17 – Police found a 32-year-old male from Somerdale unconscious behind the wheel of a vehicle at Laurel Ave and Kirkwood Ave. Police conducted field sobriety test and found him to be under the influence of alcohol and arrested and charged with driving under the influence with a BAC more than twice the legal limit.

Sept 18 – Police responded to Freebyrd Chicken for a motor vehicle accident. The passenger stated the driver suffered a medical incident and they had steered the vehicle into the parking lot. The driver was transported to the hospital for treatment.

Sept 18 – Police responded to a domestic dispute. The female was taken to the hospital for treatment of her injuries and the male was arrested.

Sept 18 - Police responded to Whitehall Apartment for a female suffering from an overdose. The female had ingested too many cannabis edibles and was having issues. She was transported to Jefferson Hospital for treatment.

Sept 19 – Police observed a juvenile in distress near the firehouse. Police determined the youth was dehydrated after a day of bike riding. Police got the juvenile water and transported them to their home.

Sept 19 – Police responded to the area of Yellin School for a female who reported being chased by a number of people. The woman’s husband arrived and it was determined she was experiencing adverse effects of drug use. Her husband took her for treatment.

Sept 20 – Police observed a man sleeping in the driveway of a Wright Avenue home. The 17-year-old male was determined to be intoxicated and he was transported to his home and the custody of his parents.

Sept. 20 – Police responded to Posh Car Wash for the report of an unknown male cutting into its detailing tent where they stole a soda. Police are investigating the incident.

Sept. 24- Police responded to Jefferson Hospital for the report of a drunk driver and found a male experiencing a psychological incident.

Det. Farrell stated the county tracks incidents of overdoses and alert local authorities of spikes, defined as more than 10 in a 12-hour period. Det. Farrell stated the area was under a spike alert all month long.

**ENGINEER REPORT:**

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

There were no more questions.

**APPROVAL OF MINUTES:**

September 8, 2022 AGENDA MEETING

September 8, 2022 EXECUTIVE SESSION MEETING

September 13, 2022 REGULAR MEETING

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

**OLD BUSINESS:**

REPORT #1 Upcoming Public Hearings of Ordinances:

**ORD. 2022-14** AMEND CHAPTER 15 BUILDINGS AND CONSTRUCTION

Mr. Bray stated this ordinance makes several adjustments to the Ordinance adopted in August to adjust construct permit fees.

**NEW BUSINESS:** Report #2 Upcoming Introduction of Ordinances:

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- 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:**

Mr. Bray reviewed the proposed resolutions. No one from Council removed or added to the consent agenda. Resolutions 2022:142 through 2022:150 were approved as a consent agenda.

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

**COUNCIL COMMENTS:**

Councilman Gilligan – Councilman Gilligan congratulated the Girl Scouts on their garden.

Councilman Gandy – Councilman Gandy stated the rise in drug abuse is discouraging and he see it often in the City of Camden. Councilman Gandy stated more should be done with public awareness and treatment to prevent the problem from becoming worse.

Councilman Kelly – Nothing at this time.

Councilman Tolomeo – Councilman Tolomeo stated the new Trash Department is doing a great job. Councilman Tolomeo stated Public Works is also doing great work for the Borough. Councilman Tolomeo stated chipping will end at the end of the month and leaf collection begin in November.

Councilwoman Hall – Councilwoman Hall sated the Halloween Parade in Oct 29 with refreshments afterwards. The Borough will have its house decorating contest as well. Councilwoman Hall thanked the

Councilwoman Lomanno – Councilwoman Lomanno thanks Det. Farrell for his efforts for the Borough and its not going unnoticed.

**GOOD AND WELFARE:**

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Motion was made by Councilman Gilligan, seconded by Councilwoman Lomanno 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 you need a resolution to change the name of a building. Mr. Gentless asked how the Justice Building was changed to Public Safety. Mr. Keenan stated it was changed after the shared court was approved and the court operations moved out of the facility. Mr. Gentless asked if there was any update on the Stratford Ambulance Association. Mr. Keenan stated more information would be available next week. Councilman Gandy stated there will be another meeting next week. Mr. Gentless stated the Borough should keep the ambulance building to be used in a County-wide ambulance service.

There were no more comments.

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

Council entered Executive Session at 7:39 p.m. Council returned from Executive Session at 8:36 p.m.

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

**ADJOURN:**

A motion was made by Councilwoman Lomanno, seconded by Councilwoman Hall with all Council voting aye to adjourn at 8:37 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk