

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
SEPTEMBER 8 2022
7:00 P.M.

CALL TO ORDER:

The September 8, 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	

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:

Aug. 4, 2022 AGENDA MEETING
Aug. 4, 2022 EXECUTIVE SESSION MEETING
Aug. 9, 2022 REGULAR MEETING
Aug. 15, 2022 SPECIAL COUNCIL MEETING
Aug. 15, 2022 EXECUTIVE SESSION MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS:

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
ORD. 2022-13	AMEND 2022 SALARY ORDINANCE

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
SEPTEMBER 8 2022
7:00 P.M.

NEW BUSINESS:

REPORT #2 UPCOMING INTRODUCTION OF ORDINANCES
ORD. 2022-14 AMEND CHAPTER 15 BUILDINGS AND CONSTRUCTION

RESOLUTIONS:

RESOLUTIONS 2022:127 THROUGH 2022:13X 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. 2022-127 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 Negotiations – Berlin Road Redevelopment Phase II, Brandywine-Stratford Square; Litigation – Laurel Mills LLC vs Stratford
- RES. 2022-128 AUTHORIZE MAINTENANCE LEIN – Block 116, Lot 14
- RES. 2022-129 APPROVE SPECIAL EVENT- JP II CARNIVAL SEPT. 22-24
- RES. 2022-130 APPROVE MEMBERSHIP IN ESCNJ COOPERATIVE PRICING SYSTEM
- RES. 2022-131 AUTHORIZE PURCHASE OF POLICE VEHICLES
- RES. 2022-132 AUTHORIZE PARTICIPATION IN CCCP FOR ROAD SALT
- RES. 2022-133 APPOINT CROSSING GUARD
- RES. 2022-134 AUTHORIZE PERMIT FEE REFUND
- RES. 2022-135 ACTIVATE NJ CIVIL SERVICE LIST FOR POLICE LIEUTENANT
- RES. 2022-136 APPOINT FIRE OFFICIAL
- RES. 2022-137 AUTHORIZE ELECTRONIC TAX SALE

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 _____

ADJOURN:

Motion: _____ Second: _____ Voice Vote _____

ORDINANCE 2022:13

AN ORDINANCE ESTABLISHING SALARIES AND SALARY RANGES FOR OFFICERS AND EMPLOYEES OF THE BOROUGH OF STRATFORD, CAMDEN COUNTY, STATE OF NEW JERSEY

BE IT ORDAINED by the Mayor and Council of the Borough of Stratford:

SECTION 1:

The salaries and salary ranges of the officers and employees commencing as of January 01, 2022 are established as follows:

Borough Administration

TITLE	ANNUAL COMPENSATION	
Mayor	\$5,253.15	P/T
Mayor performs marriage or civil union ceremony	100.00 per ceremony	P/T
Council Members (each)	4,253.91	P/T
Borough Clerk	70,000.00 – 90,000.00	
Borough Administrator	70,000.00 – 90,000.00	
Acting Borough Administrator	55.00-65.00 per hour	P/T
Deputy Borough Clerk	30,000.00 – 60,000.00	
Tax Collector	40,000.00 – 80,000.00	
Certified Municipal Finance Officer	75,000.00 – 140,000.00	
Tax Assessor	10,000.00 – 25,000.00	P/T
Deputy Tax Assessor	10,000.00 – 13,000.00	P/T
Tax Searcher	700.00 – 1,000.00	P/T
Registrar	5,000 stipend	
Deputy Registrar of Vital Statistics	4,000 stipend	
Clerk Typist/Construction Clerk	21,000.00 – 40,000.00	
Clerk 1	30,000.00 – 45,000.00	
Secretary to Joint Land Use Board	1,650.04 – 3,000.00	P/T
Secretary/Administrator to Park Commission	1,200.00 – 3,000.00	P/T
Zoning Administrative Officer	1,266.06 – 3,000.00	P/T
Zoning Officer	2,600.00 – 4,500.00	P/T
Construction Clerk	State minimum wage – 20.00 per hour	P/T
Construction Code Official	4,500.00 – 20,000.00	P/T
Housing Inspector	State minimum wage – 20.00 per hour	P/T
Plumbing Sub-Code Official HHS	1,000.00 – 5,000.00	P/T
Plumbing Inspector HHS	1,000.00 – 5,000.00	P/T
Fire Sub-Code Official HHS	1,000.00 – 5,000.00	P/T
Fire Inspector HHS	1,000.00 – 5,000.00	P/T
Fire Official	State minimum wage – 15,000	P/T
Mechanical Sub-Code Official	1,000.00 – 5,000.00	P/T
Mechanical Inspector	1,000.00 – 5,000.00	P/T
Building Sub-Code Official HHS	1,000.00 – 8,000.00	P/T
Building Inspector HHS	1,000.00 – 8,000.00	P/T
Electrical Sub-Code Official and Inspector HHS	10,000.00 – 37,000.00	P/T
Accounting Clerk	30,000.00 – 60,000.00	P/T

Account Clerk	State minimum wage – 25.00 per hour	P/T
Code Enforcement Official	State minimum wage - 20.00 per hour	P/T
Site Plan Inspector	State minimum wage - 20.00 per hour	P/T

Public Works/Sewer/Trash & Recycling Departments

Public Works Supervisor	45,000.00 – 75,000.00	
Public Works Assistant Supervisor	35,000.00 – 55,000.00	
Public Works Laborer 1	30,000.00 – 34,500.00	
Public Works Laborer 2	34,500.00 – 39,500.00	
Public Works Laborer 3	39,500.00 – 50,000.00	
Public Works Temporary	State minimum wage – 22.00 per hour	P/T
Public Works CDL Compensation	1,500 stipend	
Licensed Sewer Operator	50,000.00 – 75,000.00	
License Sewer Compensation	6,500.00 stipend	P/T
Trash & Recycling CDL Driver	55,000-65,000	
Trash & Recycling CDL Driver Temp.	200.00 – 250.00 per deim	P/T
Trash & Recycling Temporary Laborer	State Minimum Wage - \$22.00	P/T

Municipal Court

Municipal Magistrate	100.00 – 600.00 per session	P/T
Court Administrator	59,160.00 – 75,000.00	
Municipal Prosecutor	100.00 – 500.00 per session	P/T
Municipal Public Defender	50.00 – 300.00 per session	P/T
Court Sound Recorder Operator	51.77 – 60.00 per session	P/T
Deputy Court Administrator	30,000.00 – 45,000.00	
Court Clerk	30,000.00 – 45,000.00	
Court Temporary	State minimum wage – 22.00 per hour	P/T
Certified Court Temporary	75.00 per session	P/T
Transcript Service	.15 per line	P/T
Special DWI Court Rates		
Judge	100.00 – 600.00 per session	P/T
Prosecutor	100.00 – 500.00 per session	P/T
Public Defender	50.00 – 300.00 per session	P/T
Court Administrator	100.00 per session	P/T
Court Secretary	65.00 – 75.00 per session	P/T
Sound Recorder	51.77 – 60.00 per session	P/T

Police Department

Police Chief	112,001.00 – 180,000.00	
Police Captain	99,000.00 – 130,000.00	
Police Lieutenant	98,000.00 – 130,000.00	
Police Sergeant	95,000.00 – 120,000.00	
Police Patrolman	40,000.00 – 110,000.00	
Police Director	35.00 – 55.00 per hour	P/T
School Traffic Guards	16.50 – 20.50 per shift	P/T

**RESOLUTION 2022:128
MAINTENANCE LIENS**

WHEREAS, there exists vacant property in the Borough of Stratford; and

WHEREAS, the last known record owner has been duly notified to maintain the property; and

WHEREAS, Stratford contracted services or instructed employees to maintain or secure the property; and

WHEREAS, the following amount is due for services rendered:

Address	Block/lot	description of svc	date of svc	cost of svc	Total Lien Value
102 Warwick Road	116/14	Graffiti Clean-Up	8/15/2020	\$281.37	\$281.37
TOTAL					\$281.37

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council to authorize a lien on the above noted properties for the work completed by the Borough on behalf of the property owner.

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 September 8, 2022.

BILL BRAY, R.M.C.
BOROUGH CLERK

RESOLUTION 2022:129
APPROVE SPECIAL EVENT LICENSE – JOHN PAUL II CARNIVAL

WHEREAS, John Paul II School has applied to the Borough of Stratford an application for a Special Event License; and

WHEREAS, the Special Event License will be for their carnival to be held on Thursday, September 22, 2022 through Saturday September 24, 2022; and

WHEREAS, the various municipal departments have reviewed the application prior to presenting to the Governing Body; and

WHEREAS, the following conditions are being made of the applications which all must be satisfied in compliance with the Borough of Stratford Ordinance 2009:28;

Hours of operation: Thursday & Friday, September 22 & 23 - 6:00 PM - 10:00 PM

Saturday, September 24, 2022 – 5:00 PM – 11:00 PM

Event: John Paul II Carnival – 09/22/2022 – 09/24/2022

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to approve the Special Event License with the above conditions for the John Paul II Carnival.

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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:130
RESOLUTION FOR MEMBER PARTICIPATION
IN A COOPERATIVE PRICING SYSTEM
A RESOLUTION AUTHORIZING THE BOROUGH OF STRATFORD
TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Educational Services Commission of New Jersey, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on September 8, 2022 the governing body of the Borough of Stratford, County of Camden, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Borough of Stratford

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the Mayor and Borough Clerk is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:131
AUTHORIZE PURCHASE OF TWO POLICE VEHICLES

WHEREAS, the Borough of Stratford is in need of two police vehicles; and

WHEREAS, the Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09 offers such vehicles; and

WHEREAS, the Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09 with Mall Chevrolet of Cherry Hill, NJ offers 2023 Chevy Tahoe Police Pursuit Package, All Wheel Drive, Empire Beige in Color; and

WHEREAS, the cost under Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09 for two vehicles is \$80,354.00; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stratford to authorize, under the Educational Services Commission of New Jersey Co Op contract ESCNJ 20/21-09, the purchase of two (2) 2023 Chevy Tahoe Police Pursuit Packages for the Police Department.

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in the amount of \$80,354.00 in the General Capital account C-04-22-009-000-002 entitled Police Vehicles/Equipment, which is based on a reasonable estimate of the goods and services required over the contract terms, and the local unit is not obligated to spend that amount.

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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:132
AUTHORIZING THE BOROUGH OF STRATFORD TO ENTER INTO A
CAMDEN COUNTY COOPERATIVE PRICING SYSTEM FOR ROAD SALT
PURCHASING

WHEREAS, the Borough of Stratford is a member of the Camden County Cooperative Pricing System ID#57-CCCPS for road salt purchasing; and

WHEREAS, the county opened bids (B-19/2022) for road salt on August 9, 2022; and

WHEREAS, the lowest responsible bidder was Atlantic Salt, Inc. for item #1 at the unit price of \$76.00 per ton and item #2 at \$96.00, with a one (1) year-option to renew; and

WHEREAS, the Board of Chosen freeholders authorized and awarded the bid to the lowest responsible bidder; and

WHEREAS, in past years Stratford has utilized the County Purchasing cooperative for road salt successfully,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the entering into the Camden County Cooperative Pricing System ID#57-CCCPS for road salt purchasing.

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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:133
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:

Cheyenne Jess – Crossing Guard

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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:134
REFUND OF CANCELLED CONSTRUCTION PERMIT FEE

WHEREAS, the Borough of Stratford has received payment for construction permit 22-178 from C.R. Electrical Contractors in the amount of \$127.00; and

WHEREAS, the contractor has decided not to perform the work and to cancel the permit; and

WHEREAS, the contractor has requested a refund of the permit fee; and

WHEREAS, cancelled construction permits may be refunded to the requestor with the exception of the DCA Training fee of \$4.00, and 25% of the permit fee of \$30.75.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Borough Council, that the Chief Financial Officer is hereby authorized to refund cancelled construction permit 22-178 to C.R. Electrical Contractors in the amount of \$92.25.

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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:135

**ACTIVATE THE 2022 NEW JERSEY CIVIL
SERVICE LIST FOR POLICE LIEUTENANT**

WHEREAS, the Borough of Stratford Police Department is in need of a Police Lieutenant;
and

WHEREAS, there has been a New Jersey Civil Service Test for Police Lieutenant, Title
Code 0272; and

WHEREAS, the Borough of Stratford desires the New Jersey Civil Service Commission
to certify the test results for the Police Lieutenant, Title Code 0272,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the New
Jersey Civil Service Commission to certify and activate the test results of the 2022 promotional
list for Police Lieutenant, Title Code 0272 for the Borough of 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 September 8, 2022.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 2022:136

APPOINTMENT OF BOROUGH OF STRATFORD FIRE OFFICIAL

WHEREAS, the Borough of Stratford is in need of a Borough Fire Official; and

WHEREAS, the State of NJ, Department of Community Affairs, Division of Fire Safety has certified Brian E. Gibson as a Fire Official, #192289; and

WHEREAS, the State of NJ, Department of Community Affairs, Division of Fire Safety has provided the Borough of Stratford assistance and guidance is returning the duties of Fire Official from the State Office to the Borough of Stratford Office,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the Borough of Stratford to appoint Brian E. Gibson, with certification #192289, as the Borough of Stratford Fire Official effective October 01, 2022 through December 31, 2022,

FURTHERMORE, BE IT RESOLVED, the salary for this position of Fire Official will be \$13,260.00, 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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 2022:137

**AUTHORIZE EXECUTION OF ELECTRONIC TAX SALE SERVICES AGREEMENT WITH
REALAUCTION.COM LLC**

WHEREAS, the Borough of Stratford wishes to enter into an agreement with RealAuction.com LLC for internet based electronic processing of bid information related to the sale of the municipal tax sale;
and

WHEREAS, these services are necessary for health, safety, and welfare of the Borough of Stratford;
and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to authorize the execution of the agreement with RealAuction.com LLC for electronic tax sale services.

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 September 8, 2022.

BILL BRAY, RMC
BOROUGH CLERK