

STRATFORD BOROUGH COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, DECEMBER 12, 2023  
6:30 P.M.

**CALL TO ORDER:** The Borough Clerk Bill Bray called the meeting to order at 6:30 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  
STEPHEN GANDY, COUNCIL PRESIDENT – PRESENT  
JAMES KELLY, COUNCILMAN – PRESENT  
LINDA HALL, COUNCILWOMAN – PRESENT  
TINA LOMANNO, COUNCILWOMAN – PRESENT  
PATRICK GILLIGAN, COUNCILMAN – PRESENT  
MICHAEL TOLOMEO, COUNCILMAN - ABSENT  
STUART PLATT, BOROUGH SOLICITOR – PRESENT  
RON MORELLO, POLICE/OEM COORDINATOR – PRESENT

**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 Ave – Mr. Gentless asked if there is anything the Borough can share about Laurel Mills LLC. Mr. Platt stated the Borough is trying to move the project forward. Mr. Platt stated there is nothing more that can be stated publically.

There were no further comments.

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

**REPORTS:**

**POLICE** - Councilman Gilligan stated the DARE programs at John Paul II and Yellin school will be begin again with classroom materials and graduation expenses raised by the police department through donation made via the No Shave November program. Councilman Gilligan stated Stratford PBA Local 30 and other PBA groups are donating to Toys for Tots program again this year on December 15 at Sterling High School. Councilman Gilligan stated anyone who wants to donate can drop off a new unwrapped toy at the Police Department. Councilman Gilligan read the reports as follows:

November 2023:

25 Adult arrests	1 Juvenile arrests,
0 Assaults to Police	4 Simple assaults Complaints,
11 Criminal Mischief Complaints	21 Harassment complaints,
614 Other investigations and complaints	0 Burglary
1 Robberies	9 thefts in the amount of \$2,175.00

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\$2,275 in stolen property recovered  
 5 D.W.I. arrests  
 301 Traffic summonses issued  
 10 injuries from accidents (1 fatal)  
 2 property(ies) inspected, 2 Warning Letters Issued, 2 code summons issued.  
 With 101 Total Crime Reports Taken, and 721 Total Calls for Police Service

Fire Department Councilman Gandy read the report as follows:

The Stratford Fire Department responded to 54 Alarms 3 Drills in the month of November 2023, for a total of 416 Alarms and 26 Drills.

	MONTH	YEAR TO DATE
Building Fires	4	24
Alarm Systems	13	135
Dwelling Fires	5	24
Investigations	3	61
Rescues & M.V.A.'s	13	72
Wires, Trees Down	3	24
Brush Fires	2	6
Car Fires	0	0
Assist Ambulance, Police, Public	12	71
Drills	3	26

Emergency Medical Service: Councilman Gandy read the report as follows:

Total calls for November 2023 – 81                      YDT - 861

Office of Emergency Management Councilman Gandy stated OEM participated in the Bill Scully Scholarship event on Nov. 19. Councilman Gandy stated Deputy OEM Coordinator Tim Hall volunteered for traffic control and provided water to participants. Councilman Gandy stated Deputy Coordinator Tim Hall also attended the Basic Emergency Management course at Vineland Emergency Management Center in November. Councilman Gandy stated all 2023 licensees have opted into the 2024 EMS subscription service including Jefferson Hospital, Rowan University and Laurel Manor Nursing Homes.

ORDINANCE & PROPERTY - Councilman Kelly read the Zoning Code Officer's Inspection Report for the month of November 2023.

Total number of properties inspected/re-inspected: 2

Total number of Warning given: 2

Total number of citations issued: 2

PUBLIC WORKS & LIGHTING Councilman Gilligan read the October reports as follows:

Sewer Utility/Public Works

- 1.) Leaf collection is in full swing, both leaf vacuums are out Monday through Friday.
- 2.) A clutch had to be installed into a Leaf Machines, this task was performed by DPW employees at our shop.
- 3.) New benches installed in front of the Community Center.
- 4.) Storm drain repaired in front of 60 Saratoga Rd, mortar was added to seams of the drainage pipe to stop a leak that was causing a small sinkhole.

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- (5.) Installed plows on two of the pickup trucks just as a precaution.
- (6.) Installed winter flags, also installed Christmas tree and other decorations for the tree lighting ceremony. Performed preemptive checks and required maintenance of all manholes and pump stations

Work requests performed:

- o Installed 2 new benches at the Stratford Community Center
- o Repaired Storm Drain at 62 Saratoga Road
- o Transported all Borough Fire Extinguishers for Inspection and Returned them to their respective locations
- o Cleaned Floor Drains at the Stratford Community Center
- o Set Up Christmas Tree at Yellin School
- o Installed and Removed Signs at the Rail Road track

Regular maintenance activities performed include:

- o Weekly trash pickup and cleanup at Yellin School, Parkview School and Vassar Ave. ball field

PUBLIC EVENTS - Councilwoman Hall thanked all of the residents who came out in the rain for the Annual Tree Christmas Lighting, next year there will be a rain date. Councilwoman Hall thanked Mike Williams and Public works did a wonderful job setting up the trees and replacing the lights. Councilwoman Hall thanked Mayor and Council for its support, Miss Stratford and her court, Bill Bray Borough Clerk, John Keenan Borough Administrator, Stratford Fire Department for giving Santa a ride to the event, Stratford Police and Stratford OEM for organizing the traffic pattern and Director Morello for keeping attendees safe at the event. Councilwoman Hall thanked Mr. Conn and the Yellin Choir for singing songs in the rain and she will treat them to breakfast for their hard work and time. Councilwoman Hall thanked the Stratford Board of Education for hosting the event. Councilwoman Hall thanked all the Stratford residents who donated food and gift cards toward the 14<sup>th</sup> Annual Moms Holiday Food Drive. Councilwoman Hall stated the drive benefited 27 local families. Councilwoman Hall stated anyone who wants to enter the house decorating contest just needs to decorate their home and send her an email.

FINANCE & REVENUE Councilwoman Lomanno gave the following report for November 2023.

BOROUGH FINANCIAL REPORT – November 2023

Balance as of 10-31-2023 – \$1,169,540.51

Total Receipts – \$3,745,630.45

Total Disbursements – \$2,536,867.75

Balance as of 11-30-2023 – \$2,378,303.21

Total in other Funds - \$2,471,533.51

CLERK’S REPORT: Mr. Bray stated he received Councilwoman Hall’s resignation from Council effective 12:01 a.m. on January 1, 2024. Mr. Bray stated he sent a letter to the chair of the Stratford Democratic Party of the vacancy and it will have 15 days to nominate three people to fill the vacancy. Mr. Bray stated Council would select one of the three nominees to serve until November’s general election where voters will select someone to serve the remaining year of the term. Mr. Bray stated the unexpired term would be on both the June primary and November general elections Mr. Bray stated the winner of the election would be sworn in immediately.

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**OLD BUSINESS:**

**PUBLIC HEARING & ADOPTION:**

Councilwoman Hall motioned to open the public hearing on Ordinance 23:12. Councilman Gilligan seconded the motion, which passed with all members present voting in favor in a Voice Vote.

There were no comments.

Councilman Gandy motioned to close the public hearing on Ordinance 23:12. Councilwoman Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote. Councilman Gandy made a motion to adopt 23:12. Councilman Kelly seconded the motion with all members present voting in favor by Roll Call Vote.

**ORDINANCE 2023:12**

**ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 52, LOT 15 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”)**

**WHEREAS**, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, by virtue of Resolution #2021-145 adopted on November 9, 2021, the Mayor and Borough Council of the Borough of Stratford authorized and directed the Stratford Joint Land Use Board (“JLUB”) to undertake the preliminary investigation of property located at Block 52, Lot 15 (“Study Area”) as a Non-Condensation Redevelopment Area; and

**WHEREAS**, in accordance with the Resolution adopted by the Mayor and Borough Council, the JLUB conducted an investigation to determine whether the Study Area should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 52, Lot 15, dated April 2022, prepared by Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP; and

**WHEREAS**, the JLUB conducted a public hearing on April 28, 2022 concerning the designation of the Study Area as a Non-Condensation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the JLUB; and

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**WHEREAS**, the JLUB prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein, including the Study Area appended to the map was a statement setting forth the basis for the investigation; and

**WHEREAS**, at such public hearing, the JLUB heard sworn testimony from its professional planner, Steven M. Bach, PE, RA, PP, CME, who presented substantial credible evidence that Block 52, Lot 15 qualified as an Area in Need of Redevelopment pursuant to LRHL (“ANR Area”); and

**WHEREAS**, at the conclusion of the public hearing as described above, the JLUB adopted Resolution #2022-11, recommending that the Mayor and Borough Council designate the ANR Area on the Official Tax Map of the Borough of Stratford as an Area in Need of Non-Condensation Redevelopment; and

**WHEREAS**, the Mayor and Borough Council agreed with the conclusions of the JLUB that the ANR Area met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

**WHEREAS**, by virtue of Resolution #2022-076, adopted on May 10, 2022, the Mayor and Borough Council determined that the ANR Area qualified as an Area in Need of Non-Condensation Redevelopment; and

**WHEREAS**, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit “A” attached hereto and made a part hereof for the ANR Area on the Official Tax Map of the Borough of Stratford.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

**SECTION 1. Adoption of Redevelopment Plan.** The Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 52, Lot 15 on the Official Tax Map of the Borough of Stratford appended and attached hereto as Exhibit “A”.

**SECTION 2.** The Mayor and Borough Council of the Borough of Stratford hereby declare and determine that the said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7,

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provides realistic opportunities for the redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 *et seq.*

**SECTION 3. Amendment of Zoning Map.** The Zoning Map of the Borough of Stratford shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the ANR Area as an overlay zoning district. The Zoning Map shall include the ANR Area as a Redevelopment Area to which the Redevelopment Plan is applicable.

**SECTION 4.** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5.** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**SECTION 6.** Upon adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board, New Jersey Department of Community Affairs and other agencies as required by law.

**SECTION 7.** This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Department of Community Affairs.

**NEW BUSINESS:**

**ORDINANCE 23-13**

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be during the Regular Council Meeting on December 27, 2023 at 1:00 p.m. Councilman Kelly made the motion to introduce ORDINANCE 23:13, with Councilwoman Hall making a second and the remainder of Council voting aye by roll call vote.

**ORDINANCE 23:13**

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:

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SECTION 1:

The

salaries and salary ranges of the officers and employees commencing as of January 01, 2023 are established as follows:

<b>Borough Administration</b>		
<b>TITLE</b>	<b>ANNUAL COMPENSATION</b>	
Mayor	1- 8,000.00	P/T
Mayor performs marriage or civil union ceremony	150.00 per ceremony	P/T
Council Members (each)	1-6,000.00	P/T
Borough Clerk	70,000.00 – 90,000.00	
Borough Administrator	State Minimum wage-\$65 per hour	
Acting Borough Administrator	State Minimum wage-\$65 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	28,000.00 – 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 – 30,000.00	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

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Code Enforcement Official	State minimum wage - 25.00 per hour	P/T
Site Plan Inspector	State minimum wage - 25.00 per hour	P/T
Municipal Department Head	State Minimum wage - \$65 per hour	F/T P/T
Manager/ employment other vendor	State minimum wage - \$300 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 – 24.00 per hour	P/T
Public Works CDL Compensation	1,500 stipend	
Licensed Sewer Operator	50,000.00 – 80,000.00	
License Sewer Compensation	7,000.00 stipend	P/T
Trash & Recycling CDL Driver	55,000-65,000	
Trash & Recycling CDL Driver Temp.	200.00 – 275.00 per deim	P/T
Trash & Recycling Temporary Laborer	State Minimum Wage - \$24.00	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 – 600.00per 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**



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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	
School Traffic Guards	16.50 – 25.00 per shift	P/T
Special Class II Police Officers	State minimum wage – 45.00 per hour	P/T
Special Class I Police Officer	State minimum wage – 20.00 per hour	P/T
Part time Police Officer/Bailiff/Security	State minimum wage – 20.00 per hour	P/T
Police Officer Seat Belt	70.00 per hour	P/T
Police Officer DWI	75.00 per hour	P/T
Confidential Assistant	30,000.00 – 55,000.00	
Police P/T Secretary	State minimum wage – 20.00 per hour	P/T
Traffic Control, outside employment	\$85.00-\$90.00 per hour	
<b>Fire Department</b>		
Duty Crew Member Stipend	\$72 per shift (5 shift per week max)	P/T
Grant Administrator	4,000 – 14,000	P/T
Call Stipend	10.00 per call	P/T

SECTION 2: This ordinance shall take effect immediately upon passage and publication according to law.

**ORDINANCE 23-14**

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be during the Regular Council Meeting on December 27, 2023 at 1:00 p.m. Mr. Bray stated the Supplemental Debt Statement was filed by the Chief Financial Officer Robin Sarlo. Councilman Gilligan made the motion to introduce ORDINANCE 23:14, with Councilwoman Hall making a second and the remainder of Council voting aye by roll call vote.

**ORDINANCE 23-14**

**BOND ORDINANCE PROVIDING FOR SEWER UTILITY EMERGENCY REPAIRS OF THE BOROUGH OF STRATFORD, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING THE AGGREGATE AMOUNT OF \$130,000.00 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$130,000.00 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THERE OF**

BE IT ORDAINED by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

SECTION 1. The several improvements described in Section 3 of this Bond Ordinance are hereby respectively authorized to be undertaken by the Borough of Stratford, New Jersey as general improvements. For several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for the improvements or purposes, such sums amounting in the aggregate to \$130,000.00. No down payment is required as the purpose authorized herein are deemed self-liquidating and the obligations authorized herein are deductible from the gross debt of the Borough.

SECTION 2. In order to finance the cost of several improvements or purposes not covered by application of the several down payments, negotiable Bonds are hereby authorized to be issued in the

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principal amount of \$130,000.00 to the Local Bond Law. In anticipation of the issuance of the Bonds, negotiable Bond Anticipation Notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. The several improvements hereby authorized and the several purposes for which the Bonds are to be issued, the estimated cost for each improvement and the appropriation therefore, the estimated maximum amount of Bonds or Notes to be issued for each improvement and the period of usefulness for each improvement are respectively as follows:

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PURPOSE	APPROPRIATION & ESTIMATED COST	ESTIMATED MAXIMUM AMOUNT OF BONDS OR NOTES	PERIOD OF AVERAGE PERIOD OF USEFULNESS
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SEE SCHEDULE "A" ATTACHED

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of Bonds or Notes to be issued therefore, as above stated, is amount of the down payment for each purpose.

SECTION 4. All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no Note shall mature alter than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with notes issued pursuant to this Ordinance, and the Chief Financial Officer's signature upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject the provisions of N.J.S.A. 40A:2-8 (a). The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5. The following additional matters are hereby determined, declared, recited and state:

- (a) The purposes described in Section 3 of this Bond Ordinance are not current expenses. They are improvements, and no part of the costs thereof have been or shall be specifically assessed on property specially benefited thereby.
- (b) The average period of usefulness, computed on the basis of the respective amounts of Obligations authorized for each purpose and the reasonable lives thereof within the limitations of the Local Bond Law, is five (5) years or more.
- (c) The Supplemental Debt Statement require by the Local Bond Law has been duly

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Prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of the Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the Gross debt of the Borough as defined by the Local Bond Law is increased by the authorization of the Bonds and Notes provided in this Bond Ordinance by \$130,000.00 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

- (d) \$20,000.00 of expenses listed in and permitted under N.J.S.A. 40A:2-20 are included in the estimated cost herein for the purposes of improvements.

SECTION 6. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the costs of the improvements or to payment of the obligations issued pursuant to this Ordinance. The amount of obligations authorized by not issued hereunder shall be reduced to the extent that such that such funds are so used.

SECTION 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this Bond Ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough is obligated to levy ad valorem taxes upon all the taxable real property within the Borough for the payment of obligations and the interest thereon without limitation of rate or amount.

SECTION 8. This Bond Ordinance shall take effect 20 days after the first publication thereof after final adoption as provided by the Local Bond Law.

**ORDINANCE 23-15**

The Borough Clerk announced this is the first reading and introduction; the public hearing for this ordinance will be during the Regular Council Meeting on December 27, 2023 at 1:00 p.m. Councilman Gandy made the motion to introduce ORDINANCE 23:15, with Councilman Kelly making a second and the remainder of Council voting aye by roll call vote.

**ORDINANCE 2023:15**

**AN ORDINANCE AMENDING CHAPTER 15 OF THE BOROUGH OF STRATFORD ENTITLED FIRE HOUSING CODE INSPECTION OFFICE**

**WHEREAS**, the Borough of Stratford is a municipal corporation organized and operating under the laws of the State of New Jersey; and

**WHEREAS**, pursuant to N.J.S.A. N.J.S.A. 40A:60-7 the Mayor and Borough Council, by ordinance, may create and establish, an inspection and enforcement function of the Borough government; and

**WHEREAS**, the Borough of Stratford has determined that certain amendments to the Code of the Borough of Stratford are required;

**NOW, THEREFORE, BE IT ORDAINED** by Governing Body of the Borough of Stratford that Chapter 15.05 be added to create the Fire Housing Code Inspection Office, and establishing officials responsible for inspecting and issuing “Certificate of Occupancy Transfer, Fire Housing Safety”, in compliance with NFIPA 74 and Municipal Codes. Chapter 15.05 is added to the Code of the Borough of Stratford and is hereby added.

**SECTION 1.**

Section 15.05.010 of the Code of the Borough of Stratford entitled “Fire Housing Code Inspection Office” is hereby established:

**15.05.010 Definitions.**

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- A. The Fire Housing Code Inspection Office administers and enforces authority for matters and violations of this section.
- B. “Certificate of Occupancy Transfer, Fire Housing Inspection” is an inspection conducted by a designated official(s) of the Borough of Stratford for the purpose of ensuring compliance NFIPA 74; regarding the approved and proper operation and placement of Carbon Monoxide Alarms, Smoke Detectors, Fire Extinguishers and proper size and placement of 911 housing numbers in compliance with Section 15.08 of the municipal code.
- C. The Fire Housing Inspection official is a “designated official” as authorized by the municipal administrator of the Borough of Stratford. The designated officials for purposes of this ordinance are as follows, “officials, or agents” of the Stratford Fire Department and or designated Public Safety Officials of the Borough of Stratford, or Code Enforcement Officials of the Borough of Stratford.
- D. “Certificate of Occupancy Transfer” is a document produced by the “designated official” certifying the premises to be transferred has been inspected and is in compliance with applicable fire laws and regulations regarding the approved and proper operation and placement of Carbon Monoxide Alarms, Smoke Detectors and Fire Extinguishers. and proper size and placement of 911 housing numbers in compliance with Section 15.08 of the municipal code.

**15.05.020      Responsibility for obtaining certificate.**

The owner of each dwelling unit subject to this chapter shall be responsible for making written application and fee payment to “The Fire Housing Code Inspection Office” for a certificate of occupancy transfer inspection as described in section 1(b). The designated official shall certify compliance with the Uniform Fire Code of New Jersey Certification Criteria for One and Two Family Homes.

**15.050.030      Inspection criteria of qualified dwellings.**

- A. Proper display of house numbers, in accordance with 15.08 of the municipal code.
- B. Approved, proper functioning and placed Smoke Detectors.
- C. Approved, proper functioning and placed Carbon Monoxide Alarms.
- D. Approved, proper functioning and placed Fire Extinguishers.

**15.05.040      Application fee; inspection and issuance or denial of certificate; re-inspection and fee.**

- A. The application for a certificate of occupancy transfer shall be filed with the “Fire Housing Code Inspection Office”.
- B. The Fire Housing Code Official or his/her representative shall, within 10 (ten) working days of the receipt of a fully completed application for certificate of occupancy and the accompanying fee pursuant to Subsection

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2, make such inspections as required herein and, upon determining that the requirements of 15.04.020 have been complied with, issue a certificate of occupancy certificate.

- C. If, upon completion of the inspection or inspections, the Fire Housing Code Official or his/her representative finds the subject dwelling unit is not in compliance with the Stratford Borough Fire Housing Code, said Official or his/her representative shall notify the applicant in writing of such noncompliance within the said 10 working days. Said notice shall specifically set forth the violation or violations which require correction.
- D. Upon correction of the violation(s), the applicant shall notify the Fire Housing Code Official in writing. Upon receipt of the notification, the Fire Housing Code Official or his/her representative shall re-inspect the dwelling. If all violations have been corrected, a certificate of occupancy transfer will be issued. If all violations have not been corrected, a certificate of occupancy transfer will not be issued. For each subsequent re-inspection, the applicant shall notify the Fire Housing Code Official in writing and shall submit a re-inspection fee of \$100.00. This procedure shall be followed until all violations have been corrected, at which time a certificate of occupancy transfer shall be issued. The Housing Code Official shall furnish copies of all the requirements referred to herein at the time of the application.

**15.050.050    Violations and penalties.**

Any person charged with the responsibility for obtaining a Certificate of Occupancy Transfer pursuant to this chapter who violates the provisions hereof shall be subject, upon conviction thereof, to a fine of not less than \$1000.00 nor more than \$1250.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**15.050.060    Fee Schedule**

10 or more business days prior to settlement or transfer:	<u>\$125.00</u>
4 to 9 business days prior to settlement or transfer:	<u>\$150.00</u>
3 or less business days prior to settlement or transfer:	<u>\$175.00</u>
Re-inspection fee:	<u>\$100.00</u>

**SECTION 2.**

This Ordinance shall take effect upon final passage and publication according to law.

If any part of this Ordinance shall be deemed invalid by an administrative agency or court of competent jurisdiction, such decision shall not affect the legality and enforceability of any other provision hereof.

**RESOLUTIONS:**

Mr. Bray reviewed the proposed resolutions. No one from Council removed or added to the consent agenda. Resolutions 23:181 through 23:184 were approved as a consent agenda.

RES. 23-181    APPROVE PBA CONTRACT 2024-2027

RES. 23-182    AUTHORIZE EXECUTIVE SESSION – Litigation Stratford vs Laurel Mills LLC

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- RES. 23-183 AWARD CONTRACT FOR BEAVER CIRCLE EMERGENCY SEWER REPAIRS  
RES. 23-184 AUTHORIZE CANCELLING TAXES FOR 100% DISABLED VETERAN

Motion was made by Councilwoman Hall, seconded by Councilwoman Lomanno with all members present voting aye by Roll Call Vote.

**APPROVAL OF BILLS:**

Wire checks	501623	through	501635		
Payroll checks	58589	through	58803	and	
Automated checks	38078	through	38185		
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas					

Councilwoman Lomanno motioned to approve the payment of the bills. Councilman Gilligan seconded the motion, with all members present voted in favor in a Roll Call Vote.

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P.O. Type: All	Include Project Line Items: Yes	Open: N	Paid: N	Void: N
Range: First	to Last	Rcvd: Y	Held: Y	Aprv: N
Format: Condensed		Bid: Y	State: Y	Other: Y
Vendors: All	Include Non-Budgeted: Y			Exempt: Y
Rcvd Batch Id Range: First	to Last			

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
1STCO010	1ST COLONIAL COMMUNITY BANK	23-01501	12/05/23	Xmas House Contest: Gift Cards	Open	400.00	0.00		
TIM HORT	57 Cafe & Bake LLC	23-01587	12/11/23	Tree Lighting; Refreshments	Open	490.34	0.00		
		23-01588	12/11/23	Winter Wonderland: Refreshments	Open	130.67	0.00		
						621.01			
ACTIO025	ACTION UNIFORM CO LLC	23-01516	12/05/23	J.Beasley: 3-in-1 Parka	Open	302.00	0.00		
AMAZO015	Amazon Capital Services	23-01309	10/19/23	PD: Veh Rpr Items/CommCntr: Cabl	Open	0.00	0.00		
		23-01384	11/02/23	S.McCart: Space Heater	Open	31.98	0.00		
		23-01392	11/03/23	Vets Park: Military Bannr+Flag	Open	15.99	0.00		
		23-01413	11/09/23	PD: Various Vehicle Items	Open	994.77	0.00		
		23-01414	11/09/23	PD: Veh Item + Equipment	Open	367.39	0.00		
		23-01457	11/15/23	PD: Lysol+E-Citation Ticket Ppr	Open	168.34	0.00		
		23-01462	11/16/23	Boro: Custodial Supplies	Open	113.56	0.00		
		23-01463	11/20/23	Boro: Custodial Supplies	Open	62.17	0.00		
		23-01477	11/27/23	Parks: WW Items/Custod: Drop-Ins	Open	92.57	0.00		
		23-01482	11/28/23	Desk Calendars: 17 x 12 (2)	Open	19.98	0.00		
		23-01485	11/29/23	PD: Streamlight Batterys+Switch	Open	89.68	0.00		
		23-01524	12/05/23	Ba Tang: Pet Waste Bags(20 Roll	Open	91.98	0.00		
		23-01551	12/07/23	BH: Time Cards (200 Pack)	Open	11.48	0.00		
						1,963.95			
NAPA0010	AUTO & TRUCK PARTS OF DEPTFORD	23-01508	12/05/23	DPW: MOTOR OIL 15W40 (55 Gal)	Open	759.79	0.00		
		23-01556	12/08/23	MANUAL TRANSFER PUMP	Open	65.85	0.00		
						825.64			
AUTOZ010	AUTO ZONE, INC.	23-01532	12/06/23	32-13: Brk Pad/Rotor+Hub Assemb	Open	364.37	0.00		
		23-01533	12/06/23	32-9: Bulb	Open	21.99	0.00		
		23-01534	12/06/23	PD: High Temp Socket	Open	9.19	0.00		
						395.55			
AUTOZ02	AUTOZONE, INC.	23-01346	10/25/23	'01 F350 DumpTrk: Brake LineRpr	Open	8.09	0.00		
		23-01535	12/06/23	F350 Pick Up: Repair Parts	Open	753.79	0.00		
		23-01536	12/06/23	F350 Pick Up: Body Mount Set	Open	79.89	0.00		
		23-01537	12/06/23	DPW: Hose/Stabilizr/Brk Cleanr	Open	33.15	0.00		
		23-01538	12/06/23	DPW: Hose Clamps/Flasher	Open	19.66	0.00		
		23-01539	12/06/23	DPW: Antifreeze/Brk Cln/windFlu	Open	165.72	0.00		
		23-01540	12/06/23	Trash Truck: HD Batteries (3)	Open	475.17	0.00		
		23-01552	12/07/23	TRASH TRUCK: NEW BATTERY (1)	Open	0.00	0.00		

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AUTOZ02	AUTOZONE, INC.				Continued				
		23-01553	12/07/23	DPW: Starting Fluid	Open	75.72	0.00		
						1,595.01			
BACHASSO	BACH ASSOCIATES PC								
		23-00208	02/13/23	2022 CDBG-ADA IMPROVEMENTS	Open	900.00	0.00		B
		23-01560	12/08/23	E.Laurel Rd:Redevelop Planning	Open	933.00	0.00		
		23-01561	12/08/23	Eng. Svc. General - OCT.2023	Open	217.50	0.00		
		23-01562	12/08/23	Beaver Cir/Temple Ave Swr Rprs	Open	326.25	0.00		
		23-01563	12/08/23	RESURF COOLDG/WELLINGTN/BRYANT	Open	8,800.00	0.00		
		23-01564	12/08/23	CENTRAL & KIRKWOOD PHASE III	Open	2,550.00	0.00		B
		23-01565	12/08/23	SJGasRdOpen:OH/Sum/Rolling/SBrk	Open	217.50	0.00		
		23-01566	12/08/23	AC Elect Substatn STRATI2022-2	Open	1,799.25	0.00		
		23-01567	12/08/23	LAUREL MANOR: STRATLUB2023-1	Open	105.00	0.00		
		23-01568	12/08/23	CANREA (STRATLUB2023-4) B9,L16	Open	62.50	0.00		
		23-01601	12/12/23	Recreational Storg STRAT2023-6	Open	1,040.00	0.00		
						16,951.00			
BEASL010	BEASLEY, JOHN								
		23-01520	12/05/23	MEDICAL EXPENSE REIM 2023	Open	540.00	0.00		
BEASL020	BEASLEY, SCOTT								
		23-00603	05/22/23	MEDICAREPART B JAN-DEC'23 MARY	Open	989.40	0.00		
BEEGE010	BEE GEE CANDY CO INC								
		23-01514	12/05/23	Tree Lighting: Candy	Open	83.80	0.00		
LARNE020	BETTY M. LARNEY								
		23-00608	05/23/23	MEDICARE PART B JAN-DEC 2023	Open	989.40	0.00		
BOROU015	BOROUGH OF AUDUBON								
		23-00062	01/10/23	Shared Svcs Agreeemnt:Court Svc	Open	17,666.74	0.00		
BRTTECH	BRT TECHNOLOGIES LLC								
		23-00232	02/22/23	Tax Assessor Software 2023	Open	170.00	0.00		
DIETTORC	CAROLE DI ETTORE								
		23-00600	05/22/23	MEDICARE PART B JAN-DEC 2023	Open	989.40	0.00		
CERTI010	CERTIFIED TIRE & AUTO SERV LLC								
		23-01491	11/29/23	DPW: F350 Repairs	Open	1,646.90	0.00		
CHAMP005	CHAMPION DISPOSAL SERVICES LLC								
		23-01492	11/29/23	Dumpstr svc-Wood chips 11/13	Open	225.00	0.00		
CIT00010	CIT								
		23-00074	01/10/23	Pol Upstairs Copier: Lease	Open	69.00	0.00		
		23-00207	02/13/23	Borough Hall Copier: Lease	Open	173.52	0.00		
		23-00327	03/13/23	Pol Clerks Ofc Copier Lease'28	Open	119.00	0.00		
						361.52			
COMCA010	COMCAST								
		23-01509	12/05/23	INTERNET SERVICE DEC 2023	Open	253.74	0.00		



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COMCA010	COMCAST			Continued					
		23-01510	12/05/23	COM CNT:INTERNT 11/21-12/20/23	Open	139.89	0.00		
						<u>393.63</u>			
CONTI010	CONTINENTAL FIRE & SAFETY INC.								
		23-01519	12/05/23	FD: Gear Dryer + Accessories	Open	13,836.00	0.00		
CORELOGI	CORELOGIC TAX SERVICE								
		23-01559	12/08/23	REFUND TAX OVERPAYMENT	Open	6,994.61	0.00		
COSTA010	COSTA, ANTHONY P.								
		23-01594	12/11/23	Laurel Mills 12/01 to 12/07/23	Open	285.00	0.00		
		23-01595	12/11/23	Recreation Storage: 12/1-12/7	Open	228.00	0.00		
		23-01596	12/11/23	Elton Gjerme 26 Evergreen	Open	150.00	0.00		
		23-01597	12/11/23	JLUB Lg Svc: Retainer Oct-Dec	Open	<u>1,248.00</u>	0.00		
						1,911.00			
COVAN005	COVANTA ENERGY LLC								
		23-01522	12/05/23	Trash Tonnage Nov'23(279.28)TN	Open	25,115.67	0.00		
CAMBURND	DANIEL CAMBURN								
		23-00163	02/08/23	2023 Clothing Allowance	Open	436.32	0.00		
DIVAL005	DIVAL SAFETY EQUIPMENT, INC.								
		23-01415	11/09/23	FD:Carbon Cyls+Valv Assemb(15)	Open	19,875.00	0.00		
		23-01605	12/12/23	Fire Extinguisher Inspectns(20)	Open	401.00	0.00		
		23-01606	12/12/23	PD:Rechrng Exting Sterling Arms	Open	<u>32.50</u>	0.00		
						20,308.50			
DRAGE010	DRAEGER INC								
		23-01120	09/11/23	Calibration: Simulator/Probe	Open	224.65	0.00		
ECHEL010	ECHELON FORD INC.								
		23-01544	12/06/23	32-9: Lamp Assembly	Open	665.90	0.00		
		23-01545	12/06/23	32-9:Processor-Lighting Contrl	Open	<u>291.67</u>	0.00		
						957.57			
ELITE020	ELITE HEATING & AIR CONDIT,INC								
		23-01574	12/08/23	Stratford CC:Inspect Heat Unit	Open	255.00	0.00		
		23-01575	12/08/23	Stratford CC:Replc ContrlBoard	Open	<u>1,545.00</u>	0.00		
						1,800.00			
FABRI010	FABRITTIIS, JOHN J								
		23-00613	05/23/23	MEDICARE PART B - JAN-DEC 2023	Open	1,978.80	0.00		
FAIRB005	FAIRBORN EQ MID-ATLANTIC LLC								
		23-01483	11/28/23	FD: Door Repair	Open	1,341.00	0.00		
FIREA010	FIRE AND SAFETY SERVICES								
		23-01578	12/08/23	FD: 6412 Coolant Leak Repaired	Open	988.36	0.00		
		23-01579	12/08/23	FD: Ladder 6414: Repairs	Open	<u>1,836.39</u>	0.00		
						2,824.75			

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FLEMI025	FLEMING, SANDRA	23-00604	05/22/23	MEDICARE PART B:Jan to Dec'23	Open	989.40	0.00		
FPMAIL05	FP MAILING SOLUTIONS	23-00136	01/31/23	2023 Quarterly Meter Rental	Open	165.00	0.00		
FRANK030	FRANKLIN ALARM COMPANY INC	23-01515	12/05/23	MonitorAlarm:Evidence+Court Rm	Open	330.00	0.00		
FRANK050	FRANKLIN TRAILERS INC	23-01603	12/12/23	DPW: Leaf Machine Repair Parts	Open	37.82	0.00		
		23-01604	12/12/23	DPW: Leaf Vac Repair Parts	Open	62.96	0.00		
						100.78			
COURI010	GANNETT NY-NJ LOCALIQ	23-01583	12/11/23	LEGAL AD: TAX SALE 2022	Open	60.60	0.00		
GARDE065	GARDEN STATE SECURITY GROUPLLC	23-01582	12/11/23	Comm Cntr:Alarm System Service	Open	100.00	0.00		
AMER CAR	GARDINER, DAVID	23-01589	12/11/23	BH:Carpet Clean: Boro Offices	Open	250.00	0.00		
HARRY010	HARRY'S TREE SERVICE, LLC	23-01474	11/21/23	13 Park View Rd: Tree Work	Open	1,600.00	0.00		
HERO0005	HERO: OUTFITTERS LLC	23-01488	11/29/23	L.Hall: Fleece Pullovers (2)	Open	216.00	0.00		
		23-01506	12/05/23	V.Jess: Blauer 8144 L/S Polo	Open	70.00	0.00		
		23-01548	12/06/23	Ron Sr: Alterations	Open	154.00	0.00		
		23-01607	12/12/23	J.Beasley: 8370XP Armor skin	Open	117.00	0.00		
						557.00			
HOMED010	HOME DEPOT CREDIT SERVICES	23-01585	12/11/23	Credit Card Purchases:Nov.2023	Open	485.97	0.00		
INDEP015	INDEPENDNT ANIMAL CARE SVC LLC	23-00119	01/26/23	Animal Control Contract 2023	Open	400.00	0.00		
JMKAI010	J.M. KAISER ELEC CONTRACTR INC	23-00517	05/02/23	2023: Traffic signal Repairs	Open	235.00	0.00		
FULLERJ0	JOAN FULLER	23-00605	05/22/23	MEDICARE PART B JAN-DEC 2023	Open	989.40	0.00		
JOHNS020	JOHNSON, BRET	23-00042	01/07/23	2023 Retire Health Care Reimb	Open	3,540.64	0.00		
KANE010	KANE, EDWARD JOSEPH	23-00606	05/22/23	MEDICARE PART B JAN - JUN 2023	Open	1,978.80	0.00		
KAVIC005	KAVI CONSTRUCTION, LLC	23-01424	11/10/23	ADA BATHROOM IMPROVEMENTS	Open	20,375.00	0.00		B

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KDICO010	KDI	23-01593	12/11/23	VOLUME POLCLK OFF TO 12/03/23	Open	269.00	0.00		
KOEHL010	KOEHLER, DONA K	23-00602	05/22/23	MEDICARE PART B: JAN-DEC 2023	Open	989.40	0.00		
LAURE010	LAUREL LAWMOWER SERVICE, INC.	23-01557	12/08/23	DPW:oil for Various Lawn Equip	Open	36.00	0.00		
LEXIS005	LEXISNEXIS RISK SOLUTIONS	23-01602	12/12/23	MONTHLY CONTRACT+SEARCHS 11/23	Open	33.50	0.00		
LIBER030	LIBERTY PARKS&PLAYGROUNDS INC	23-01025	08/15/23	Saratoga Park:Playground Equip	Open	22,248.00	0.00		
HALLLIND	LINDA HALL	23-01513	12/05/23	Reimb:Tree Lighting Craft Kits	Open	203.83	0.00		
MAGNO030	LIVY LLC DBA/MAGNOLIA GARDEN	23-01464	11/20/23	Vets Park:3/4" Gravel(Add'l)	Open	185.00	0.00		
LOMON010	LOMONICO, EDNA	23-00609	05/23/23	MEDICARE PART B JAN-DEC 2023	Open	989.40	0.00		
LOWES010	LOWES COMPANIES INC	23-01527	12/05/23	Credit Card Purchases Nov'23	Open	68.19	0.00		
MAJES005	MAJESTIC OIL CO INC	23-01531	12/06/23	DYED ULS DIESEL FUEL	Open	5,438.38	0.00		
MCBRI020	MCBRIDE, JAMES	23-00610	05/23/23	MEDICARE PART B JAN-DEC 2023	Open	989.40	0.00		
LEMMMICH	MICHAEL LEMMERMAN	23-00218	02/14/23	'23 Cell Phn Fire Chief(Reimb)	Open	100.00	0.00		
MONMO005	MONMOUTH TELECOM	23-01558	12/08/23	Dec 2023 Bill (Nov 2023) Usage	Open	1,360.73	0.00		
MOREL020	MORELLO, RONALD M.	23-01521	12/05/23	Reimb:Replcmnt Flashlight Bulb	Open	73.90	0.00		
NACHB010	NACHBAR, CAROL A	23-00611	05/23/23	MEDICARE PART B JAN-DEC 2023	Open	1,978.80	0.00		
NATIO125	NATIONAL HIGHWAY PRODUCTS, INC.	23-01381	10/31/23	"Slow/Blind child Area" sign	Open	37.50	0.00		
NEWJE010	NEW JERSEY AMERICAN WATER	23-01507	12/05/23	water Usage OCT 13 to NOV 14	Open	421.63	0.00		
		23-01546	12/06/23	HYDRANT SERV: oct'23 96 HYDTS	Open	5,654.40	0.00		

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NEWJE010	NEW JERSEY AMERICAN WATER				Continued				
		23-01547	12/06/23	HYDRANT SERV: Nov'23 96 HYDTS	Open	5,654.40	0.00		
						11,730.43			
NJDEP025	NJ DEPT OF HEALTH & SENIOR SVC								
		23-01495	12/01/23	NOV 2023-MONTHLY DOG LIC RPT	Open	6.00	0.00		
PAULS010	PAUL'S CUSTOM AWARDS& TROPHIES								
		23-01480	11/27/23	Mayor Hall: Name Plates	Open	34.00	0.00		
PBELE010	PB ELECTRONICS								
		23-01410	11/07/23	PD: K Band Radar (2)	Open	1,225.00	0.00		
PHILA035	PHILADELPHIA INDEMNITY INS CO								
		23-01608	12/12/23	VOLUNTEER ACCIDENT INS 2024	Open	300.00	0.00		
RSCOM010	R & S COMPUTER SERVICES								
		23-01584	12/11/23	Monthly Web Updt,Eblast 12/23	Open	464.00	0.00		
ROKIN005	R.O.K. INDUSTRIES, INC								
		23-01455	11/15/23	2023 ELECTRONIC TAX SALE	Open	2,010.00	0.00		
RAUERKRI	RAUER, KRISTINA								
		23-00185	02/10/23	MEDICAL EXPENSE REIMB. 2023	Open	196.00	0.00		
REBEC010	REBECCA, ANDREW J								
		23-01517	12/05/23	MEDICAL EXP REIM 2023	Open	900.00	0.00		
CAMDE210	REPUBLIC SERVICES, INC.								
		23-01554	12/07/23	Resi Single Stream - Nov 2023	Open	3,472.55	0.00		
RIEBE020	RIEBEL, PATRICIA V								
		23-00633	05/25/23	Uniform Reimbursement 2023	Open	168.25	0.00		
GLOUC035	ROWAN COLLEGE OF SOUTH JERSEY								
		23-00741	06/14/23	M.Williams:Intro to Wastewater	Open	1,699.00	0.00		
RYKER010	RYKER, KENNETH								
		23-00612	05/23/23	MEDICARE PART B JAN-JUN 2023	Open	1,978.80	0.00		
SANDO010	SANDOVAL GRAPHICS & PRINT LLP								
		23-01505	12/05/23	Tree Lighting Sign	Open	480.00	0.00		
		23-01599	12/11/23	Parks: Winter Wonderland Sign	Open	131.75	0.00		
		23-01600	12/11/23	Boro Sign: Fit Over Pieces	Open	310.00	0.00		
						921.75			
SCHWA055	SCHWARTZ, AMANDA								
		23-01504	12/05/23	SECRETARIAL SVCS 11/16/2023	Open	50.00	0.00		
SHOPRITE	SOMERSET STORES, LLC								
		23-01503	12/05/23	Tree Lighting: Misc Supplies	Open	75.40	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
SSPRI010	STAINES INC. (S&S Printing)	23-01459	11/15/23	PD: #10 + Case File Envelopes	Open	415.00	0.00		
STAPL010	STAPLES BUSINESS ADVANTAGE	23-01458	11/15/23	PD: Various Office Supplies	Open	395.92	0.00		
		23-01461	11/16/23	Boro: Custodial Supplies	Open	113.38	0.00		
		23-01465	11/20/23	RS:HP12A Toner Cartridg (2 Pk)	Open	157.85	0.00		
		23-01478	11/27/23	Boro: '24 Calendars Swr:Ppr Twl	Open	48.57	0.00		
		23-01523	12/05/23	Boro: HP952/HP87A/Hw Ppr Twls	Open	318.12	0.00		
						<u>1,033.84</u>			
STATE030	STATE OF NEW JERSEY	23-01498	12/04/23	RETIRED EMPLOYEE HEALTH-DEC 23	Open	36,120.14	0.00		
		23-01499	12/04/23	ACTIVE EMPLOYEE HEALTH-NOV 23	Open	26,651.08	0.00		
						<u>62,771.22</u>			
STERL030	STERLING HIGH SCHOOL	23-01489	11/29/23	CLEAN COMMUN STUDENT CLEAN-UP	Open	500.00	0.00		
		23-01497	12/01/23	REGIONAL SCHOOL TAX-DEC 2023	Open	127,216.00	0.00		
						<u>127,716.00</u>			
STRAT010	STRATFORD AMBULANCE	23-01476	11/21/23	FEMA COVID 19 GRANT 4488DR-NJ	Open	11,506.77	0.00		
STRAT030	STRATFORD ATHLETIC ORGANIZATIO	23-00830	07/07/23	SAO:Reimb ABI Mach Lease Pymts	Open	605.23	0.00		
STRAT041	STRATFORD BD OF ED (NON TAX)	23-01494	12/01/23	STRAT SQUARE PILOT FOR SCHOOL	Open	24,532.76	0.00		
STRAT040	STRATFORD BOARD OF EDUCATION	23-01496	12/01/23	LOCAL SCHOOL TAX-DEC 2023	Open	653,571.85	0.00		
STRAT110	STRATFORD FREE PUBLIC LIBRARY	23-01518	12/05/23	4th Quarter 2023 Library Aid	Open	43,453.10	0.00		
STRAT150	STRATFORD LANDSCAPING	23-01493	11/29/23	Vets Park: Rpr Walks + Pavers	Open	1,890.00	0.00		
TANGB010	TANG, BA	23-01502	12/05/23	2023 Medical Expense Reimb.	Open	540.00	0.00		
BREAK010	THE BREAKER GROUP INC	23-00228	02/21/23	POLICE DEPT COMP SVC 2023	Open	808.33	0.00		
		23-00468	04/14/23	Boro: BackUp Stroage 2023	Open	350.00	0.00		
		23-00469	04/14/23	Boro: Managed IT Services 2023	Open	1,100.00	0.00		
						<u>2,258.33</u>			
PLATT005	THE PLATT LAW GROUP, P.C.	23-01569	12/08/23	Laurel Mills Redev Agreement	Open	444.00	0.00		
		23-01570	12/08/23	LGL SVC BERLIN RD -SDA 10' 2023	Open	74.00	0.00		
		23-01571	12/08/23	LGL SVC GENERAL FILE NOV 2023	Open	2,460.00	0.00		
		23-01572	12/08/23	REC STORAG GRP-PROJ 23-0023REC	Open	1,091.50	0.00		

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Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PLATT005 THE PLATT LAW GROUP, P.C.				Continued				
	23-01573	12/08/23	LGL SVC: Tax Appeals NOV. 2023	Open	37.00	0.00		
					4,106.50			
RETRO001 THE RETROSPECT								
	23-01490	11/29/23	LGL ADS:PROF SVCS+ORD 23:10-12	Open	226.17	0.00		
THINK005 THINK PAVERS HARDSCAPING, LLC								
	23-01580	12/08/23	2023 CDBG-COOLIDGE, WELLINGTON	Open	179,608.00	0.00	23-00002	C
BUTLERTI TIM BUTLER								
	23-00110	01/26/23	Uniform Clothing Reimb 2023	Open	523.29	0.00		
VALV0005 VALVOLINE INSTANT OIL CHANGE								
	23-01421	11/10/23	Pol Veh Oil changes: Nov'2023	Open	151.15	0.00		
	23-01541	12/06/23	Pol Veh Oil changes: Dec'2023	Open	337.08	0.00		
					488.23			
VERIZ020 VERIZON WIRELESS SERVICES LLC								
	23-01511	12/05/23	FIRE MDT SVC 11/24-12/23/23	Open	200.07	0.00		
	23-01512	12/05/23	CELL SVC 11/20/23-12/19/23	Open	152.10	0.00		
	23-01555	12/07/23	MDT SVC 11/24/23-12/23/2023	Open	608.18	0.00		
					960.35			
VOORH010 VOORHEES ANIMAL ORPHANAGE								
	23-00040	01/07/23	Animal Shelter Contract 2023	Open	373.75	0.00		
VOORH030 VOORHEES AUTO REPAIR LLC								
	23-01542	12/06/23	32-13:Replc Brake Pads/WhlBear	Open	517.50	0.00		
	23-01543	12/06/23	32-9: Install Headlight Assemb	Open	287.50	0.00		
					805.00			
WBMAS010 W.B. MASON CO INC								
	23-00079	01/13/23	2023 Water for Coolers	Open	31.29	0.00		
	23-00130	01/31/23	2023 Water Cooler Rentals	Open	2.85	0.00		
	23-01460	11/16/23	Boro Hall: Custodial Supplies	Open	21.56	0.00		
	23-01475	11/21/23	PD:Copy Papr 8 1/2 x 11(5 Case	Open	188.80	0.00		
	23-01479	11/27/23	BH: 1/3 Cut File Folders (200)	Open	11.48	0.00		
					255.98			
FLEETPH6 WEX BANK-FLEET PHILLIPS 66								
	23-01550	12/06/23	Gasoline Purchases NOV.2023	Open	2,849.23	0.00		
FLEETWEX WEX BANK-FLEET-WAWA								
	23-01549	12/06/23	Gasoline Purchases NOV. 2023	Open	779.19	0.00		
<b>Total Purchase Orders: 175 Total P.O. Line Items: 0</b>					<b>Total List Amount: 1,338,498.41</b>	<b>Total Void Amount: 0.00</b>		

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Totals by Year-Fund		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
Fund Description	Fund						
CURRENT FUND	3-01	1,031,648.99	0.00	1,031,648.99	0.00	0.00	0.00
TRUST OTHER FUND	3-03	0.00	0.00	0.00	0.00	0.00	5,496.75
SEWER OPERATING F	3-07	<u>10,887.77</u>	<u>0.00</u>	<u>10,887.77</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Year Total:		1,042,536.76	0.00	1,042,536.76	0.00	0.00	5,496.75
GENERAL CAPITAL F	C-04	27,436.69	0.00	27,436.69	0.00	0.00	0.00
SEWER CAPITAL FUN	C-08	<u>326.25</u>	<u>0.00</u>	<u>326.25</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Year Total:		27,762.94	0.00	27,762.94	0.00	0.00	0.00
FEDERAL AND STATE	G-02	258,539.40	0.00	258,539.40	0.00	0.00	0.00
TRUST OTHER FUND	T-03	3,382.81	0.00	3,382.81	0.00	0.00	0.00
ANIMAL CONTROL FU	T-12	<u>779.75</u>	<u>0.00</u>	<u>779.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Year Total:		4,162.56	0.00	4,162.56	0.00	0.00	0.00
Total of All Funds:		<u>1,333,001.66</u>	<u>0.00</u>	<u>1,333,001.66</u>	<u>0.00</u>	<u>0.00</u>	<u>5,496.75</u>

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Project Description	Project No.	Rcvd Total	Held Total	Project Total
10 WEBSTER-USE VARIANCE	10 WEBSTER	62.50	0.00	62.50
26 EVERGREEN RD-ADDITION	26 EVERGRN	150.00	0.00	150.00
AC ELECTRIC SUB-STATION	AC ELEC	1,799.25	0.00	1,799.25
LAUREL MANOR EXPANSION	LAURELMANR	105.00	0.00	105.00
LAUREL MILLS	LAURELMILL	729.00	0.00	729.00
RECREATIONAL STORAGE FACILITY	RECSTORAGE	2,359.50	0.00	2,359.50
SJ GAS-STREET OPENINGS	SJGAS	217.50	0.00	217.50
STRATFORD DEVELOPMENT ASSOC	STRATDEVEL	74.00	0.00	74.00
Total of All Projects:		<u>5,496.75</u>	<u>0.00</u>	<u>5,496.75</u>

STRATFORD BOROUGH COUNCIL  
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TUESDAY, DECEMBER 12, 2023  
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**COUNCIL COMMENTS:**

- Councilman Gandy – Councilman Gandy thanked Councilwoman Hall, Mayor Keenan, Stratford Police, Fire OEM and Public Works for the tree lighting ceremony. Councilman Gandy stated everyone who came out had a nice time. Councilman Gandy wished everyone a Happy Chanukah and Merry Christmas and he is looking forward to good things in the New Year.
- Councilman Kelly – Councilman Kelly stated Councilwoman Hall and Mayor and Council did a great job with the Christmas Tree. Councilman Kelly stated it has been a pleasure to get to know Mayor Keenan and he is a true asset, great job and thanks for everything you've done.
- Councilwoman Hall – Councilwoman Hall wished everyone a merry Christmas and Happy, Healthy New Year. Councilwoman Hall thanks Mayor Josh Keenan for his hard work and dedication he has given over the past 8 years to the Borough. Councilwoman Hall stated she is grateful for everything Mayor Keenan has done and as mayor she will continue all of the project he started and all the great things he has done for our community. Councilwoman Hall stated Mayor Keenan will be tough shoes to fill. Councilwoman Hall stated she is looking forward to serving as mayor in January.
- Councilwoman Lomanno – Councilwoman Lomanno thanked everyone for coming out in the rain for the tree lighting. Councilwoman Lomanno stated a lot of work goes into the tree lighting and it's a great event. Councilwoman Lomanno thanked Councilwoman Hall for her hard working putting together all of the events for the Borough. Councilwoman Lomanno stated she looks forward to everything in store for Mayor Hall and the borough in the future. Councilwoman Lomanno thanked Mayor Keenan for everything he has done for the Borough herself and her family. Councilwoman Lomanno stated Mayor Keenan has made the town a very welcoming place to be for our residents and on Council. Councilwoman Lomanno stated it has been a pleasure to serve alongside Mayor Keenan. Councilwoman Lomanno stated she also wants to recognize Tony Baxter who passed away this year. Councilwoman Lomanno stated his loss was felt by the Borough and her condolences go out to his family. Councilwoman Lomanno also thanked Mike Williams for stepping into his role and for being the 2023 Employee of the Year. Councilwoman Lomanno stated Mr. Williams is doing a great job and everyone notice the things he is doing and the dedication he has for the Borough. Councilwoman Lomanno stated the highlight of 2023 include the demolition of the Laurel Mills Shopping Center and hopefully they will make further progress there; the houses on Berlin road look great and are a tremendous asset to the borough. Councilwoman Lomanno stated she looks forward to 2024 with more new homes and Royal Farms on the horizon.
- Councilman Gilligan – Councilman Gilligan stated all of his fellow Council members statements were very well said. Councilman Gilligan stated it was his pleasure to serve on Council under Mayor Keenan. Councilman Gilligan stated Mayor Keenan guided the Borough with a steady hand and we all owe him a huge thanks. Councilman Gilligan stated he is looking forward to 2024 and her sees bigger and better things happening for the borough. Councilman Gilligan thanked residents for their trust in reelecting him and he will do his best to live up to that. Councilman Gilligan wished everyone a Merry Christmas, Happy New Year, Happy Chanukah and Happy Holidays.

**GOOD AND WELFARE:**

Councilwoman Hall motioned to open the meeting to the public for Good and Welfare. Councilman Gandy seconded the motion, which passed with all members present voting in favor in a voice vote.

John Gentless, 111 Union Ave – Mr. Gentless stated the Borough lists the year end meeting on Dec. 17 and it should be corrected. Mr. Bray stated the Borough's Annual Notice is posted the website with the dates of the



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regular meetings of Mayor and Council. Mr. Bray stated will review the dates listed in the meeting agenda and minutes section and make edits where needed. Mr. Gentless asked about an item on the last meeting's agenda. Mr. Bray stated he doesn't have the agenda with him and Mr. Gentless can call him tomorrow to discuss. Mr. Gentless asked if a maintenance lien was placed on a property. Mr. Keenan stated the amount owed was caused by the prior owner and it was not collected when the property was sold. Mr. Keenan stated it was less than \$200 and was due to a bookkeeping error.

Mayor Keenan stated he wanted to thank everyone with a Ho Ho Ho!

Councilwoman Hall made a motion to close the public portion, with Councilwoman Lomanno making a second, and all Council voting aye.

**EXECUTIVE SESSION:** Mr. Platt stated the Executive Session is anticipated to last approximately 30 minutes and no action is expected afterwards but Council reserves the right to take action if needed.

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

Council entered Executive Session at 7:04 p.m. Council returned from Executive Session at 7:66 p.m.

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

**ADJOURN:**

Councilman Gilligan motioned to adjourn the meeting at approx. 7:27 PM. Councilwoman Hall seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:

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Bill Bray, RMC  
Borough Clerk