

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP MINUTES  
THURSDAY, FEBRUARY 9, 2023  
6:30 P.M.

**CALL TO ORDER:** Borough Clerk Bill Bray called the meeting to order at 6:30 P.M.

**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 - PRESENT  
STUART PLATT, BOROUGH SOLICITOR – PRESENT  
RON MORELLO, POLICE/OEM COORDINATOR – PRESENT  
JOHN D. KEENAN, JR., ACTING BOROUGH ADMINISTRATOR - PRESENT  
BILL BRAY, BOROUGH CLERK – PRESENT

**STATEMENT OF ADVERTISEMENT:** The Borough Clerk read the following statement:

Notice of this meeting has been provided to the Courier Post and The Retrospect and is posted on the Borough Hall Bulletin Board stating the time and the place of the meeting.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

Councilman Gilligan motioned to open the public portion on agenda items only. Councilwoman Lomanno seconded the motion, which passed with all members present voting in favor in a voice vote.

John Gentless, 110 Union Avenue – Mr. Gentless asked what are the project boundaries of Central & Kirkwood Phase III Resurfacing Project. Mr. Keenan stated the project will pick up where Phase II ended and go through the intersection with Harvard Avenue and try to get to Yale Avenue. Mr. Gentless asked when will the Berlin Road Townhouse Project would perform the upgrades to the sewer pump station. Mr. Reilly stated there is no start date set at this time. Mr. Gentless asked what projects the proposed 5-Year Tax Abatement Ordinance would encompass. Mr. Platt stated the law allows for abatements within 30 days of receiving the certificate of occupancy. Mr. Gentless asked what are the requirements. Mr. Platt described the application and approval process.

Mike Mancini, 3 Winding Way Road – Mr. Mancini asked if the proposed Senior Assisted Living Facility is eligible for the proposed tax abatement. Mr. Platt stated it appears that the facility would qualify. Mr. Platt stated it appears the project would qualify as new construction. Mr. Mancini gave council copies of a spreadsheet he created to estimate the taxes the Senior Assisted Living Facility would generate. Mr. Platt stated the CFO could review his spreadsheet and Council would be able to discuss in depth during the public hearing at the next meeting. Mr. Mancini stated he didn't want the school to lose money because of the abatement.

Mr. Gentless complained that the Senior Assisted Living Facility site is being used by Atlantic City Electric as a staging area for its project to rebuild the electrical substation that provides the Borough with electricity. Mr. Platt stated Mr. Gentless could make a complaint to the Borough Code Enforcement Officer who would determine if any enforcement action is needed.

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There were no further comments.

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

**POLICE/OEM REPORT:** Ron Morello provided the following report of the Stratford Borough Police Department Activities for January 2023.

Jan. 3 – Police cited Cornell Manor Apartments for several fire code and property maintenance issues. The new property owners abated the violations and paid over \$7,000 in fines and other fines are pending.

Jan. 5 – A resident of Stratford Arms Apartments reported being scammed out of \$30,000 because of her undocumented status. Police will not be able to retrieve the money but were able to obtain a temporary visa for the victim due to her status as a victim of a qualifying crime.

Jan. 7 – An ER patient had their phone stolen but was able to tackle the 35 year old Winslow man and hold him in place until police arrived. The suspect was charged with theft and disorderly person offenses.

Jan. 9 – a pair of residents on Columbia Avenue reported Amazon packages were taken from their homes. There is no video or suspects in the cases.

Jan. 10 – A Laurel Mills resident had 60,000 frequent flyers miles stolen and used for an international flight. Police will not be able to solve this case.

Jan. 13 -A resident reported received nude pictures of himself that were hacked off his home computer. Police believe a subpoena will help determine the origin of the photos.

Jan. 15 – Cooper was stolen from the cell phone tower behind Good Will. A Magnolia man and a man from Missouri were caught and arrested during a similar robbery in Gloucester Township.

Jan. 18 – Police responded to Brookview Manor for a wellness check where they found a 62-year-old man deceased in his bed due to natural causes.

Jan. 19 – Police responded to Laurel Road for an attempted suicide by a 50-year-old man who had ingested pills. The man’s heart stopped while he attempted to walk to an ambulance and he was rushed to the hospital where he remains in the ICU.

Jan. 23 – A back hoe struck a police car on Vassar Avenue. The company will cover the costs of the repairs.

Jan. 24 – Officers responded to Goodwill for an alarm activation and found the rear door pried open. Police found a 40-year-old Waterford woman inside trying to pry open the safe. The suspect was arrested and charged with burglary and related charges.

Mr. Morello stated the Police Department has approved the business license for Lenny’s Auto but also cited the business for operating without a license. Mr. Morello stated a new Chevy patrol vehicle was delivered. The vehicle is white due to the microchip shortage which led to the discontinuation of the gold colored cruisers. Mr. Morello stated the department applied for or received \$25,000 in grants. Mr. Morello stated at risk of jinxing the team, plans are being finalized for the Eagles Super Bowl Parade.

**ENGINEER REPORT:**

Mr. Reilly stated the written report was submitted to Council. Mr. Reilly stated there will be a pre-construction meeting this week for the Borough Funded Road program which will include Timber Creek Road, Rutgers, Place, Nancy Road and portions of Winding Way Road. Mr. Reilly stated there is a resolution on the agenda to authorize work to prepare the FY2023 DOT Road Resurfacing project for bidding. There were no questions from Council

**APPROVAL OF MINUTES:**

DECEMBER 27, 2022 SPECIAL COUNCIL MEETING

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JANUARY 5, 2023 REORGANIZATION MEETING

JANUARY 10, 2023 REGULAR MEETING

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

**OLD BUSINESS:**

REPORT #1 UPCOMING PUBLIC HEARINGS OF ORDINANCES

**ORD. 23:1** ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

**ORD. 23:2** ORDINANCE TO AMEND Chapter 3.16 - FIVE-YEAR TAX EXEMPTION AND ABATEMENT LAW

**NEW BUSINESS:**

REPORT #2 UPCOMING INTRODUCTION OF ORDINANCES

**ORD. 23:3** AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 15.20 – FLOOD DAMAGE PREVENTION

Mr. Bray stated the state DEP is requiring the adoption of the ordinance which would replace the existing Borough Code. Mr. Bray stated the ordinance allows for the Borough's participation in the National Flood Insurance Program. Mr. Bray stated the Borough has participated since the early 1980s and periodically has been required to update this portion of the Borough Code to remain in the program.

**RESOLUTIONS:**

Mr. Bray reviewed the proposed resolutions. No one from Council removed or added to the consent agenda. Resolutions 23:28 through 23:40 were approved as a consent agenda.

RES. 23-28 AUTHORIZE APPLICATION FOR SAFE AND SECURE GRANT

RES. 23-29 AUTHORIZE REFUND OF TAX OVER PAYMENT

RES. 23-30 AUTHORIZE 2022 RESERVE BUDGET TRANSFERS

RES. 23-31 AUTHORIZE SSA WITH STRATFORD BOE – ROAD SALT

RES. 23-32 AUTHORIZE CONTRACT RENEWAL FOR TAX ASSESSMENT SOFTWARE

RES. 23-33 AUTHORIZE SSA AMENDMENT

RES. 23-34 AUTHORIZE TRANSFER OF GRANT FUNDS TO STRATFORD AMBULANCE ASSOCIATION

RES. 23-35 AUTHORIZE EXECUTIVE SESSION – CONTRACT NEGOTIATIONS/DPW; NEGOTIATIONS-BERLIN ROAD PHASE II; ATTORNEY CLIENT MATTERS

RES. 23-36 AUTHORIZE ACCEPTANCE OF DWI CHECKPOINT GRANT

RES. 23-37 AUTHORIZE RENEWAL OF EMPLOYEE DENTAL PROGRAM AGREEMENT

RES. 23-38 APPROVE SPECIAL EVENT PERMIT – STRATFORD SWIM CLUB FESTIVAL

RES. 23-39 AUTHORIZE GRANT APPLICATION - DISTRACTED DRIVING

RES. 23-40 AUTHORIZE ENGINEERING SERVICES - NJDOT FY23 AID- CENTRAL & KIRKWOOD III

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

**BUSINESS LICENSE:** Mr. Bray stated the application was reviewed by the Stratford Police Department and authorized for approval. Councilman Gandy made a motion to approve the Business License for LENNY'S AUTO REPAIR, LLC – 72 BERLIN ROAD Councilman Tolomeo seconded the motion which was adopted by Council by unanimous roll call vote of members present.

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**COUNCIL COMMENTS:**

Councilman Gandy – Councilman Gandy stated resolution 23-34 allows the Borough to transfer a FEMA grant to the Ambulance Association to fund its operations. Councilman Gandy stated the Borough subscription service program has been accepted by the individual institutions serviced by the Ambulance Association including Laurel Manor, Jefferson Hospital and Rowan University. Councilman Gandy thanked all the Borough's first responders for their service to the community.

Councilman Kelly – Councilman Kelly thanks the Borough police, fire and EMS members for their service to the community.

Councilwoman Hall – Councilwoman Hall stated the Miss Stratford contest is set for March 24 and the Little Miss Stratford contest is set for March 25.

Councilwoman Lomanno – No comments at this time.

Councilman Gilligan – No comments at this time.

Councilman Tolomeo – No comments at this time.

**GOOD AND WELFARE:**

Motion was made by Councilman Tolomeo, 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 Laurel Manor is doing anything. Mr. Keenan stated they are still working on their project. Mr. Gentless asked if there was an update on the Bradlees site. Mr. Platt said no applications have been filed. Mr. Gentless asked if there has been any progress with the Laurel Mills Redevelopment project. Mr. Platt stated the lawsuit is settled and the building must be torn down by April 1. Mr. Platt said the agreement applies to the current and future owners.

Mike Mancini – 3 Winding Way Road – Mr. Mancini stated he would host a demolition party.

Motion was made by Councilman Gandy, seconded by Councilwoman Hall to close the public portion with all Council voting aye.

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

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

Council entered Executive Session at 7:05 p.m. Council returned from Executive Session at 9:29 p.m.

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

**ADJOURN:**

A motion was made by Councilman Tolomeo, seconded by Councilman Gandy with all Council voting aye to adjourn at 9:30 p.m.

Respectfully submitted:

Bill Bray, Borough Clerk