

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
SEPTEMBER 7, 2023
6:30 P.M.

CALL TO ORDER:

The September 7, 2023 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 STEPHEN GANDY	CRAIG REILLY, BOROUGH ENGINEER
COUNCILMAN JAMES KELLY	RON MORELLO, POLICE/OEM COORDINATOR
COUNCILWOMAN LINDA HALL	JOHN D. KEENAN JR, ACTING BUSINESS ADMINISTRATOR
COUNCILWOMAN TINA LOMANNO	BILL BRAY, BOROUGH CLERK
COUNCILMAN PATRICK GILLIGAN	
COUNCILMAN MICHAEL TOLOMEO	

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:

AUGUST 3, 2023 AGENDA MEETING
AUGUST 8, 2023 REGULAR MEETING
AUGUST 8, 2023 EXECUTIVE SESSION MEETING

Motion: _____ Second: _____ RCV: _____

OLD BUSINESS:

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
ORD. 23-9	2023 REVISED SALARY ORDINANCE

NEW BUSINESS:

REPORT #2	UPCOMING INTRODUCTION OF ORDINANCES
There are none	

STRATFORD BOROUGH COUNCIL
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA
SEPTEMBER 7, 2023
6:30 P.M.

RESOLUTIONS:

RESOLUTIONS 23:116 THROUGH 23:124 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. 23-116 AUTHORIZE ELECTRONIC TAX SALE AGREEMENT
- RES. 23-117 APPROVE CHANGE ORDER #2- ADA IMPROVEMENTS
- RES. 23-118 AUTHORIZE RENEWAL OF STATEWIDE INSURANCE FUND AGREEMENT
- RES. 23-119 AUTHORIZE CHAPTER 159 BUDGET AMENDMENT – CDBG
- RES. 23-120 APPOINT PART TIME DPW EMPLOYEES
- RES. 23-121 APPROVE DESIGNATION OF LABORER 3 – MORRIS
- RES. 23-122 ACCEPT PROSECUTOR’S OFFICE DWI GRANT
- RES. 23-123 ACCEPT 2022 MUNICIPAL AUDIT
- RES. 23-124 AUTHORIZE CANCELLATION OF OUTSTANDING CURRENT FUND CHECKS
- RES. 23-125 AUTHORIZE EXECUTIVE SESSION – LITIGATION – STRATFORD vs LAUREL MILLS LLC

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 _____

RESOLUTION 23:116

**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 7, 2023.

**BILL BRAY, RMC
BOROUGH CLERK**

RESOLUTION 23:117
APPROVING CHANGE ORDER #2 – VARIOUS ADA IMPROVEMENTS

WHEREAS, the Borough of Stratford awarded a contract to Kavi Construction LLC of Berlin, NJ for Various ADA Improvements in the amount of \$143,000.00; and

WHEREAS, the Borough of Stratford previously approved Change Ord #1 which increased the contract cost to \$167,676.70; and

WHEREAS, the Borough Engineer has recommended a Change Order #2 for the project; and

WHEREAS, Change Order #2 was developed to itemize and authorize those changes in the amount of \$520.00.

WHEREAS, Change Order #2 results in a net increase of the contracted amount to \$520.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, County of Camden, that the following Change Order #2 documenting a net increase in the sum of \$520.00 (17.262%) for a total contract cost of \$168,196.70 is hereby authorized.

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 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:118
STATEWIDE INSURANCE FUND
RESOLUTION TO JOIN (RENEW) THE FUND

WHEREAS, a number of local units have joined together to form the Statewide Insurance Fund (“FUND”), a joint insurance fund, as permitted by N.J.S.A. 40A:10-36, et seq.; and

WHEREAS, the Borough of Stratford (“LOCAL UNIT”) has complied with relevant law with regard to the acquisition of insurance; and

WHEREAS, the statutes and regulations governing the creation and operation of joint insurance funds contain elaborate restrictions and safeguards concerning the safe and efficient administration of such funds; and

WHEREAS, the LOCAL UNIT has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

WHEREAS the LOCAL UNIT agrees to be a member of the FUND for a period of three (3) years, effective from January 1, 2024 terminating on January 1, 2027 at 12:01 a.m. standard time; and

WHEREAS, the LOCAL UNIT has never defaulted on claims, if self-insured, and has not been canceled for non-payment of insurance premiums for two (2) years prior to the date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the LOCAL UNIT does hereby agree to join the Statewide Insurance Fund; and

BE IT FURTHER RESOLVED that to the extent required by law, the Local Unit shall provide notice of the Indemnity and Trust Agreement to the Office of the State Comptroller; and

BE IT FURTHER RESOLVED that the LOCAL UNIT will be afforded the following coverage(s):

- Workers’ Compensation & Employer’s Liability
- Comprehensive General Liability
- Automobile Liability and Physical Damage
- Public Officials and Employment Practices Liability
- Property
- Inland Marine Boiler and Machinery
- Crime-Faithful Performance and Fidelity
- Pollution Liability
- Cyber Liability
- Non Owned Aircraft

BE IT FURTHER RESOLVED that the LOCAL UNIT's Fund Commissioner is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying the membership in the FUND as required by the FUND's Bylaws and to deliver same to the Administrator of the FUND with the express reservation that said documents shall become effective only upon the LOCAL UNIT's admissions to the FUND following approval of the FUND by the New Jersey Department of Banking and Insurance.

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 7, 2023.

BILL BRAY, RMC

RESOLUTION 2023:119

**CHAPTER 159 – 2023 CAMDEN COUNTY CDBG GRANT
RECONSTRUCTION OF COOLIGE, WELLINGTON & BRYANT AVENUES
(\$577,100.00)**

WHEREAS, N.J.S.A. 40A:40-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

NOW, THEREFORE, BE IT RESOLVED that the Borough of Stratford hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget for the year 2023 in the amount of Five Hundred Seventy-Seven Thousand, One Hundred Dollars and No Cents (\$577,100.00) for the 2023 Camden County CDBG Grant which item is now available pursuant to the provision of statute; and

BE IT FURTHER RESOLVED, that a like sum of Five Hundred Seventy-Seven Thousand, One Hundred Dollars and No Cents (\$577,100.00) be and the same is hereby appropriated under the caption of:

2023 CAMDEN COUNTY CDBG GRANT

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 at a meeting held on September 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:120

APPOINT PART-TIME EMPLOYEES TO THE PUBLIC WORKS DEPARTMENT

WHEREAS, the Borough of Stratford has created a Department of Public Works Department for the benefit of the residents; and

WHEREAS, the Borough of Stratford is desirous to make appointments for a part time positions to ensure adequate staffing is maintained as herein described:

John Brown – Part-Time Temporary Laborer – Effective Aug. 22, 2023

John Fox – Part Time Trash & Recycling Temporary Laborer – Effective Aug. 23, 2023

Maliky Reyes – Part Time Trash & Recycling Temporary Laborer – Effective Aug. 28, 2023

NOW, THEREFORE, BE IT RESOLVED, by Borough Council approves the above listed appointment to the Department of Public Works, Trash and Recycling.

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 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:121

WHEREAS, the Borough of Stratford Department of Public Works, Sanitation, Sewer and Lighting has a position of Laborer 3; and

WHEREAS, the Public Works Committee has made a recommendation that Michael Keith Morris be designated to the position of full time Laborer 3 for the Department of Public Works, Sanitation, Sewer, and Lighting; and

WHEREAS, the salary for this position will be \$40,000.00 a year based on 2023 salary ranges,

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to designate Michael Keith Morris, a Stratford resident to a full time Laborer 3 position with the Stratford Department of Public Works, Sanitation, Sewer and Lighting effective September 1, 2023.

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 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:122

ACCEPTING PROSECUTOR'S DWI CHECKPOINT GRANT

WHEREAS, the Borough of Stratford Police Department has applied to the Camden County Prosecutor's Office DWI Grant in the amount of \$1,190.00; and

WHEREAS, the Borough of Stratford Police Department would receive said grant in the amount of \$1,190.00;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council to accept the Camden County Prosecutor's Office DWI Grant in the amount of \$1,190.00.

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 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:123
CERTIFICATION OF ANNUAL MUNICIPAL AUDIT FOR CALENDAR YEAR 2021

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the Borough of Stratford pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall be resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Findings and Questioned Costs" or "Findings and Recommendations"; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Findings and Questioned Costs" or "Findings and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the governing body to the penalty provisions of R.S. 52:27BB-52 – to wit:

R.S. 52:27BB-52 – A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office."

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a

certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:124
AUTHORIZING THE CANCELLATION OF OUTSTANDING CURRENT FUND
CHECKS

WHEREAS, the following checks issued from the current account of the Borough of Stratford have been outstanding for more than (1) one year and are now considered stale dated; and

WHEREAS, it is necessary to formally cancel these outstanding checks.

	DATE	CHECK NUMBER	AMOUNT
CURRENT ACCOUNT	05/11/21	35317	\$1,099.15
	07/13/21	35527	\$600.00
	11/09/21	35776	\$250.00
		TOTAL	\$1,949.15

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, hereby authorize the cancellation of the indicated stale dated checks.

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 at a meeting held on September 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK

RESOLUTION 23:125

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

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

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

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

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

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

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

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

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

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

 X (7) ***Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:***
The topic of discussion is related to Litigation Negotiations and Attorney Client Privilege; Stratford vs Laurel Mills LLC

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

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

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Stratford, assembled via electronic video conference in public session on September 7, 2023 that an Executive Session closed to the public shall be held on September 7, 2023 at approximately 6:30 p.m. for the discussion of matters relating to the specified items designated above. It is anticipated that the deliberations conducted in Closed Session may be disclosed to the public upon the determination of the Governing Body that public interest will no longer be served by such confidentiality.

CERTIFICATION

I, Bill Bray, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution duly adopted at a public meeting of the Governing Body of the Borough of Stratford held on September 7, 2023.

BILL BRAY, RMC
BOROUGH CLERK