

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
FEBRUARY 8, 2024  
6:30 P.M.

**CALL TO ORDER:**

The February 8, 2024 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 LINDA HALL	STUART PLATT, BOROUGH SOLICITOR
COUNCIL PRESIDENT MICHAEL TOLOMEO	RON MORELLO, POLICE CHIEF
COUNCILMAN PATRICK GILLIGAN	JOHN D. KEENAN JR, BOROUGH ADMINISTRATOR
COUNCILWOMAN TINA LOMANNO	BILL BRAY, BOROUGH CLERK
COUNCILWOMAN DAWN MARTIN	
COUNCILMAN STEPHEN GANDY	
COUNCILMAN JIM KELLY	

**PRESENTATION:**

TRASH KIDS - PROCLAMATION  
SWEARING IN STRATFORD FIRE DEPARTMENT 2024 LINE OFFICERS

**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:**

Jan. 9, 2024 REGULAR MEETING

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**OLD BUSINESS:**

REPORT #1	UPCOMING PUBLIC HEARINGS OF ORDINANCES
<b>ORD. 24:01</b>	ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

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**NEW BUSINESS:**

REPORT #2                   UPCOMING INTRODUCTION OF ORDINANCES  
**ORD. 24:02**                AN ORDINANCE TO AMEND CHAPTER 2.12.150 RATES OF COMPENSATION

**ORD. 24:03**                AN ORDINANCE ESTABLISHING 2024 SALARIES AND SALARY RANGES

**RESOLUTIONS:**

RES. 24:37    CONFIRMATION OF AN APPOINTMENT OF POLICE CHIEF  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

RESOLUTIONS 24:29 THROUGH 24:36 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. 24:29    AUTHORIZE EXECUTIVE SESSION – Negotiations-Stratford Commons; Negotiations-Sterling Arms Condo Assoc.; Negotiations-Recreational Storage Group, LLC; Litigation-Stratford vs Laurel Mills LLC; Personnel-Police Titles & Positions
- RES. 24:30    AUTHORIZE REFUND OF TAX OVERPAYMENT – 13 Green Tree Rd.
- RES. 24:31    APPOINT HEN ADVISORY COMMITTEE
- RES. 24:32    AUTHORIZE GRANT APPLICATION – NJDCA LRCIG
- RES. 24:33    AUTHORIZE STRATFORD FIRE COMPANY 2024 COIN DROPS
- RES. 24:34    AMEND RES. 23:183 – EMERGENCY SEWER REPAIRS
- RES. 24:35    APPOINT DUTY CREW MEMBER
- RES. 24:36    APPROVE SPECIAL EVENT PERMIT – STRATFORD SWIM CLUB FESTIVAL

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 24:37**  
**CONFIRMATION OF AN APPOINTMENT OF POLICE CHIEF FOR THE BOROUGH**  
**OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

**WHEREAS**, due to unforeseeable, and unanticipated circumstances, and in recognition of an immediate need to staff regular police officer positions within the Stratford Police Department; and

**WHEREAS**, the New Jersey Civil Service Commission certified a "Reemployment List" to reemploy Ronald Morello to his last permanent title of Police Chief, Title Code 02719; and

**WHEREAS**, the Appointing Authority is authorized by the New Jersey Civil Service Commission to reemploy Ronald Morello as Chief of Police effective Friday, February 02, 2024 from the reemployment list.

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to confirm the reemployment of Ronald Morello in the title of Police Chief for the Borough of Stratford effective Tuesday, February 06, 2024.

**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 February 8, 2024.

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**BILL BRAY, RMC**  
**BOROUGH CLERK**

**RESOLUTION 24:29**

**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

Commons, Sterling Arms Condo Assoc.; Recreational Storage Group, LLC; Stratford vs Laurel Mills LLC

  X   (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; Police Dept. Titles & Positions

           (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 February 8, 2024 that an Executive Session closed to the public shall be held on February 8, 2024 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 February 8, 2024.

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BILL BRAY, RMC  
BOROUGH CLERK

## **RESOLUTION 24:30**

**WHEREAS**, an overpayment has occurred in the Tax Collector's office for Block 92 Lot 5, 13 Green Tree Road., due to the Camden County Board of Taxation Judgment dated 12/27/23, removing the 2023 4<sup>th</sup> quarter Added Assessment Tax. The Added Assessment tax was paid by the owner's mortgage company, Police and Fire Federal Credit Union.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford, that the overpayment amount of \$2,426.55 be disbursed to the property owner's mortgage company, Police and Fire Federal Credit Union.

### **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 February 8, 2024.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 24-31  
APPOINTMENT OF HEN ADVISORY COMMITTEE**

**WHEREAS**, the Borough of Stratford allows the keeping and raising of hens within its limits subject to rules and regulations; and

**WHEREAS**, the Borough of Stratford created the Hen Advisory Commission to create and administer certain rules, regulations, licensing and training required under its ordinance allowing for the keeping and raising of hens; and

**WHEREAS**, the Borough Council of the Borough of Stratford is empowered to appoint the membership of the Hen Advisory Commission and designate one of its members as a liaison to the Commission.

**NOW, THEREFORE, BE IT RESOLVED** that the following appointments are made to the Hen Advisory Commission and that all such appointments shall run concurrent with the calendar year, expiring on December 31, 2024.

Rachel Cuttita Hample  
Catherine Yetter  
Daniel Kupiec  
Alexandra Foxhill  
Susan Hallquist  
Lynn Parker

**FURTHER, BE IT RESOLVED** that the Stratford Borough Council appoints Patrick Gilligan as its liaison to the Hen Advisory Commission for the 2024 calendar year.

**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 February 8, 2024.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 24:32**  
**APPROVING APPLICATION FOR FY 2023 DEPARTMENT OF COMMUNITY AFFAIRS**  
**LOCAL RECREATION CENTER IMPROVEMENT GRANT, ROUND 2**

**WHEREAS**, the Borough of Stratford will apply for a Fiscal Year 2024 Local Recreation Improvement Grant from the New Jersey Department of Community Affairs in the amount of \$100,000 to Revitalize the Stratford Borough Community Center; and

**NOW THEREFORE BE IT RESOLVED**, that the Stratford Borough does hereby authorize the application for such a grant; and, recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between Stratford Borough and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
Linda Hall  
Mayor, Stratford Borough

\_\_\_\_\_  
Bill Bray, RMC  
Stratford Borough Clerk

**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 February 8, 2024.

\_\_\_\_\_  
BILL BRAY, RMC  
BOROUGH CLERK



**RESOLUTION 24:33**  
**AUTHORIZE STRATFORD FIRE COMPANY 2024 COIN DROP FUNDRAISERS**

**WHEREAS**, the Stratford Fire Company # 1 a non-profit corporation providing emergency fire services has made application to the Governing Body to hold coin drops solicitations in the Borough of Stratford; and

**WHEREAS**, approval is required from the Borough and the County of Camden; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford as follows: 1. The application from the Stratford Fire Company # 1 to hold 2024 coin drop solicitation dates within the Borough is approved for:

**April 27, 28<sup>th</sup>, May 4, 5<sup>th</sup> June 29, 30<sup>th</sup> July 13, 14<sup>th</sup>  
September 21, 22<sup>nd</sup> October 5, 6<sup>th</sup>**

**At Laurel Road (CR673) & Berlin Road (CR702),  
Warwick Road (CR 699) & Laurel Road & East Atlantic Avenue (CR 727)**

Said coin drops are to be conducted in accordance with N.J.S.A. 39:4-60. 4 with an approved Coin Drop Application of the County of Camden being also affixed.

**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 February 8, 2024.

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BILL BRAY, RMC  
BOROUGH CLERK

## **RESOLUTION 24:34**

### **A RESOLUTION OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AMENDING RESOLUTION 23:183, AWARDING THE CONTRACT TO PERNA FINNIGAN, INC. FOR THE BEAVER CIRCLE & TEMPLE AVENUE SANITARY SEWER REPAIRS**

**WHEREAS**, Resolution 23:183 was duly adopted by the Mayor and Council of the Borough of Stratford on December 12, 2023; and;

**WHEREAS**, the Chief Financial Officer has requested that the certification of the availability of funds be amended to read \$130,000.00 in the Utility Capital Account C-08-23-014-000-001 and \$27,803.80 in Utility Capital Account C-08-55-811-100, entitled Sanitary Sewer Main Repairs.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, that Resolution 23:183 is hereby amended to reflect the change in the Chief Financial Officer's certification of availability of funds.

#### **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 February 8, 2024.

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**BILL BRAY, RMC  
BOROUGH CLERK**

**RESOLUTION 24:35  
APPOINT DUTY CREW MEMBER**

**WHEREAS**, the Federal Emergency Management Agency awarded to the Borough of Stratford a grant under its Staffing Adequate Fire and Emergency Response (SAFER) Program, EMW-2021-FF-01599 in the amount of \$479,662.00; and

**WHEREAS**, the Borough of Stratford Fire Department has a need for fire fighters to provide fire and emergency response services between the hours of 8 a.m. and 2 p.m., Monday through Friday;

**WHEREAS**, the part-time duty crew will receive compensation of \$72 per shift stipend, not to exceed 5 shifts per week.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Stratford to approve the following appointment of a Duty Crew member effective January 18, 2024.

Dan Kuehnl

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 February 8, 2024.

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BILL BRAY, RMC  
BOROUGH CLERK

**RESOLUTION 24:36**  
**APPROVE SPECIAL EVENT LICENSE – STRATFORD SWIM CLUB BOOSTER CLUB**  
**FOOD TRUCK & CRAFT FESTIVAL**

**WHEREAS**, Stratford Swim Club Booster Club has applied to the Borough of Stratford an application for a Special Event License; and

**WHEREAS**, the Special Event License will be for their Food Truck & Craft Festival to be held on Saturday, May 18, 2024; 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: 8 a.m. to 4 p.m.,  
Event: Stratford Swim Club Food Truck & Craft Festival, Saturday, May 18, 2024

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to approve the Special Event License with the above conditions for the Stratford Swim Club Booster Club.

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 February 8, 2024.

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BILL BRAY, RMC  
BOROUGH CLERK