

STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JULY 09, 2024
6:30 P.M.

CALL TO ORDER: The Borough Deputy Clerk John Keenan called the meeting to order at 6:30 P.M.

STATEMENT OF ADVERTISEMENT: The Deputy 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 Hall led the Pledge and said an opening prayer.

ROLL CALL:

MAYOR LINDA HALL – PRESENT
COUNCIL PRESIDENT MICHAEL TOLOMEO – PRESENT
COUNCILMAN PATRICK GILLIGAN – PRESENT
COUNCILWOMAN TINA LOMANNO – PRESENT
COUNCILWOMAN DAWN MARTIN – PRESENT
COUNCILMAN STEPHEN GANDY – PRESENT
COUNCILMAN JIM KELLY – PRESENT
JUSTIN STRAUSSER, BOROUGH SOLICITOR – PRESENT
RON MORELLO, CHIEF POLICE EXECUTIVE/OEM – PRESENT
JOHN D. KEENAN JR, BOROUGH ADMINISTRATOR/DEPUTY CLERK – PRESENT

Deputy Borough Clerk John Keenan stated there was an add on Resolution 24-105 for an employee agreement, and the Executive Session will include under litigation Laurel Mills LLC v Stratford discussion.

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Councilman Gilligan motioned to open the public portion on agenda items only. Councilwoman Martin seconded the motion, which passed with all members present voting in favor in a voice vote. John Gentless - 111 Union Ave. – inquired about the employee agreement resolution. Deputy Clerk Mr. Keenan explained it was for a DPW employee. Mr. Gentless also inquired to what the Chapter 159 resolutions were for, and Mr. Keenan explained the three grant funds and what they would be used for. Councilman Kelly motioned to close the public portion for agenda items. Councilman Gandy seconded the motion, which passed with all members present voting in favor in a voice vote.

REPORTS:

Councilman Gilligan presented the report for:
ORDINANCE & PROPERTY - Code Inspection Report for the month of June 2024.
Total number of properties inspected – 11
Total number of notices – 11
Total number of summonses – 3

Councilwoman Lomanno provided the June Finance Reports.
BOROUGH FINANCIAL REPORT – June 2024
Balance as of 5-31-2024 – \$1,300,092.74
Total Receipts – \$455,720.76
Total Disbursements – \$1,194,344.69
Balance as of 6-30-2024 – \$561,468.81

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Total in other Funds - \$2,655,663.42

Councilman Kelly presented the report for:

POLICE - The reports are as follows:

June 2024:

27 Adult arrests	4 Juvenile arrests,
2 Assaults to Police	4 Simple assaults Complaints,
4 Criminal Mischief Complaints	18 Harassment complaints,
659 Other investigations and complaints	0 Burglary
0 Robberies	11 thefts in the amount of \$9,650.00
\$2,550. in stolen property recovered	1 motor vehicle thefts,
6 D.W.I. arrests	9 Narcotics arrests,
378 Traffic summonses issued	22 Motor vehicle accidents,
8 injuries from accidents	31 Alarm activations

With 88 Total Crime Reports Taken, and 721 Total Calls for Police Service

Councilman Tolomeo presented the Emergency Services reports:

Fire Department the report submitted is as follows:

The Stratford Fire Department responded to 41 Alarms 2 Drills in the month of June 2024.

	MONTH	YEAR TO DATE
Building Fires	4	24
Alarm Systems	11	45
Dwelling Fires	4	16
Investigations	5	26
Rescues & M.V.A.'s	4	34
Wires, Trees Down	1	15
Brush Fires	2	4
Car Fires	0	0
Assist Ambulance, Police, Public	2	31
Drills	2	14
Helicopter Standby	8	17

Stratford Ambulance: June 2024

Councilman Toloemo presented the report:

There were 65 calls for ambulance service, with a total for the year of 432.

OEM Report for June 2024

Attended one County Meeting and responded to 1 incident of a pool chemical reaction in a trash truck on Green Tree Road on June 20th. DPW utilized an acid neutralizer and the fire department duty crew washed the roadway down. Fortunately, none of the sanitation workers were injured.

PUBLIC WORKS AND LIGHTING

Councilman Gandy gave the DPW report for June 2024:

Public works continues to cut grass at all the parks, including ballfields, as well as the railroad and the borough buildings.

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Chipper is not operating and will not be out pending repairs. Chipped material continues to be collected. Trash, recycling, yard waste and electronics are collected each week.

Started preparations for the July 4th parade, with getting the stage repaired, and painted.

There were 5 sewer call outs in the month of June.

Remember if any resident has a sewer blockage, they can call the county dispatch 24/7 at 856-783-4900 and ask for the Stratford Sewer Employee on call to come out to assist. A courtesy service is provided to attempt to plunge the vent to try and clear the blockage.

Councilwoman Martin presented the report for:

PUBLIC EVENTS – The July 2024 report is as follows:

Good evening, I hope everyone had a fantastic 4th of July! On behalf of Council, I want to extend a heartfelt thank you to everyone who joined us for our Independence Day celebration.

The parade was the true highlight of the day, showcasing the creativity, enthusiasm, and community spirit that defines our town. From colorful floats and enthusiastic teams and organizations to our neighboring police and fire departments joining together. Every participant added their own unique touch to make this year's parade one to remember.

Let's carry our community spirit forward as we continue to build upon the bonds that unite us and celebrate National Night Out on Tuesday, August 6th from 6pm-8pm at Yellin Intermediate School on Warwick Road.

The Stratford Library will be participating in National Night Out and is looking for book donations to give away- please drop donations off at the library before August 2nd. Once again, I'd like to thank our residents, Miss and Little Miss Stratford and their courts, our fire and police departments and our borough workers for making this 4th of July a memorable and joyous occasion. I'd also like to extend a special thank you to our surrounding towns for their continued support on a daily basis and for participating in our events.

Upcoming Events in Stratford

July 11th- 6:00 SAO 8U boy's district game at Hagerty Field

July 11th SAO 8U girl's district game at Vassar Field depending on the outcome of tonight's game

July 15th- 5:00-8:00 Community Day Stratford Swim Club Member

Sponsor NOT needed. All Guests \$5 Candy BINGO \$5 for 5 games

July 27th 8:00-3:00pm Red Cross Blood Drive at Senior Center

August 6th 6:00-8:00pm National Night Out

Stratford Senior Events:

July 10th 1:00-3:00 Catered Lunch sponsored by Bill and Will Souders Berkshire Hathaway Fox and Roach Realtors

July 17th 1:00-2:00 BINGO hosted by Laurel Manor.

July 24th 1:00-2:00 Zumba Class with Zelmy

July 26th 4:00-5:00 Christmas in July Party

July 31st 1:00-2:00 Cooking Class sponsored by the South Jersey Food Bank.

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If residents plan to participate, please RSVP by email StratfordSeniorCenter@Outlook.com or by phone to **(856) 783-0600**.

OLD BUSINESS:

PUBLIC HEARING & ADOPTION:

ORD. 24:09 ORDINANCE 24:09 AMEND SEWER RATE 2024

Councilwoman Martin motioned to open the public hearing on Ordinance 24:09. Councilwoman Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

No one from the public spoke.

Councilman Kelly motioned to close the public hearing on Ordinance 24:09. Councilwoman Lomanno seconded the motion, which passed with all members present voting in favor in a Voice Vote.

Councilman Gilligan made a motion to adopt 24:09. Councilman Tolomeo seconded the motion with all members present voting in favor by Roll Call Vote.

NEW BUSINESS:

ORD. 24:09 AMEND SEWER RATE 2024

Motion was made by Councilwoman Martin, seconded by Councilwoman Lomanno to introduce this Ordinance, with all Council voting aye by roll call vote. Public Hearing will be held on July 09, 2024.

ORDINANCE 24:09

AN ORDINANCE AMENDING CHAPTER 1.12, ENTITLED "FEES," OF THE CODE OF THE BOROUGH OF STRATFORD

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

WHEREAS, the recommendation has been made to the Governing Body to establish consumer units for various uses of properties for the purpose of billing the annual municipal sewer bills; and

WHEREAS, pursuant to N.J.S.A. 40:48-2 the Mayor and Borough Council may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Borough and its inhabitants; and

WHEREAS, the Mayor and Borough Council deem it in the best interest of the Borough to amend Chapter 1.12, entitled "Fees".

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford is hereby amended, revised and/or supplemented as follows:

SECTION 1. Chapter 1.12 of the Code of the Borough of Stratford, entitled "Fees," is amended as follows:

1.12.040 Annual Sewer Rate Fees

- A. The unit rate effective October 01, 2024 will be set at \$125.00 per residential unit, and \$175.00 per non-residential unit, based on the consumer units set forth in Subsection E of the Fee Schedule.

SECTION 2. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 3. 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.

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SECTION 4. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

ORD. 24:10 2024 SALARY ORDINANCE

Motion was made by Councilman Gandy, seconded by Councilman Kelly to open the public hearing for Ordinance 24:10, with all Council voting aye by Voice Vote.

No one from the public commented.

Motion was made by Councilman Tolomeo, seconded by Councilman Gilligan to close the public hearing for Ordinance 24:10, with all Council voting aye by Voice Vote.

Motion made by Councilwoman Martin to adopt Ordinance 24:10, seconded by Councilman Kelly, with all Council voting aye by Roll Call Vote.

ORDINANCE 24:10

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

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

SECTION 1:

The

salaries and salary ranges of the officers and employees commencing as of January 01, 2024 are established as follows:

Borough Administration		
TITLE	ANNUAL COMPENSATION	
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	45,000.00 – 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 – 160,000.00	
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

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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 – 45,000.00	P/T
Accounting Clerk	30,000.00 – 60,000.00	P/T
Account Clerk	State minimum wage – 25.00 per hour	P/T
Code Enforcement Official	State minimum wage - 25.00 per hour	P/T
Site Plan Inspector	State minimum wage - 25.00 per hour	P/T
		F/T
Municipal Department Head	State Minimum wage - \$65 per hour	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	100.00 – 80,000.00	
License Sewer Compensation	100.00 - 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	

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

Police Department

Police Chief	112,001.00 – 225,000.00	
Police Captain	99,000.00 – 145,000.00	
Police Lieutenant	98,000.00 – 140,000.00	
Police Sergeant	95,000.00 – 135,000.00	
Police Patrolman	40,000.00 – 130,000.00	
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	
Corporal or Detective Title	100.00 – 2,000.00	

Fire Department

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.

RESOLUTIONS:

Mr. Keenan reviewed the proposed Resolutions 24:98 through 24:105 as a consent agenda. Motion was made by Councilman Kelly to adopt, seconded by Councilman Tolomeo with all Council voting aye by Roll Call Vote.

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- RES. 24:98 CHANGE ORDER 31 FINAL-COOLIDGE AVENUE CDBG PROJECT
- RES. 24:99 CHAPTER 159-ALCOHOL, EDUCATION, REHABILITATION GRANT
- RES. 24:100 CHAPTER 159-DCA LOCAL RECREATION IMPROVEMENT GRANT
- RES. 24:101 CHAPTER 159-CLEAN COMMUNITIES GRANT
- RES. 24:102 POP UP PARTY PREVENTION & RESPONSE INITIATIVE GRANT ACCEPTANCE
- RES. 24:103 APPROVE SPECIAL EVENT LICENSE-LADY OF GUADALUPE CARNIVAL
- RES. 24:104 EXECUTIVE SESSION – LITIGATION/NEGOTIATIONS
- RES. 24:105 EMPLOYEE AGREEMENT

APPROVAL OF BILLS:

Wire checks	501706	through	501717		
Payroll checks	59678	through	59813	and	
Automated checks	38713	through	38784		
Various electronic transfers and potential interim payments to Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas					

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

See detailed bill list attached to the end of the minutes.

COUNCIL COMMENTS:

- Councilman Tolomeo – spoke about the parade being a good time by all who attended, and the after party at the field with pizza and water ice and games, and inflatables. He thanked all the police officers along the route, and the fire department for the music and the fire vehicles in the parade. Also, to Councilmembers who helped and Councilwoman Martin in all her work.
- Councilman Gilligan – Thanked all who helped, and was sorry he was away and could not attend.
- Councilwoman Lomanno – Congratulated Councilwoman Martin on a great event, and sorry she could not attend.
- Councilwoman Martin – thanked the residents and Seasons Pizza for donating the pizza, and Miss Stratford and Little Miss Stratford for assisting in judging the parade participants, and the police for the traffic control, and the fire department and the neighboring fire departments who participated in the parade. She looks forward to Nation Night Out on August 6.
- Councilman Gandy – thankful for Council, DPW, Fire, Police for a great day and good weather.
- Councilman Kelly – commented it was a great job by Councilwoman Martin, and nice to see so many residents out, and thanked the police with Chief Morello, and Fire with Chief Lemmerman.
- Mayor Hall congratulated Councilwoman Martin on a great event, along with thanking DPW, Emergency Services, with an all-hands-on deck approach. She also thanked J Dogs who supplied the inflatables, who was at the site at 7 am setting up, and did not leave until 3pm. Also Miss Stratford and Little Miss Stratford and their courts for their help and attendance. She commented with this hot weather to check on your neighbors, especially the elderly.

GOOD AND WELFARE:

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

Mr. Gentless of 111 Union Ave inquired to 109 East Laurel work being done. The Deputy Clerk responded it appeared to be only painting the building. He asked if the use of the building was known. The response was the use of this vacant building was not known. He inquired to Cornell Manor Apartments going to Sheriff Sale. Mr. Keenan confirmed online it showed the lender took the property back during the Sheriff Sale. Mr. Gentless stated the town should buy the complex and make all the units affordable housing units. Mayor Hall stated this would be reviewed and if any consideration was to be made, the public would be informed. Councilman Gilligan commented about a recent article he read about the properties owned by religious organizations, and with the reduction of the congregations, and the reduced use of such buildings, many are considering converting them to affordable units. He confirmed this probably does not change properties here in Stratford.

Councilman Kelly made a motion to close the public session, with Councilwoman Tolomeo making a second, with all Council voting aye by voice vote.

EXECUTIVE SESSION:

A motion was made by Councilman Gandy to enter into Executive Session, with a second by Councilwoman Lomanno, with all Council voting aye by Voice Vote.

The Deputy Clerk stated the session should be about 30 minutes, with the possibility of action after the session.

A motion was made to come out of Executive Session by Councilman Gilligan, seconded by Councilwoman Martin, with all Council voting aye by Voice Vote.

The Deputy Clerk stated no action was taken in Executive Session.

ADJOURN:

Councilman Kelly motioned to adjourn the meeting at approx. 7:29 PM. Councilwoman Lomanno seconded the motion and all members present voted in favor in a voice vote.

Minutes respectfully submitted by:

John D. Keenan, Jr, RMC
Borough Administrator
Borough Deputy Clerk