

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
JUNE 06, 2024  
6:30 P.M.

**CALL TO ORDER:**

The June 06, 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	STEVEN BACH, BOROUGH ENGINEER
COUNCILMAN PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF/OEM
COUNCILWOMAN TINA LOMANNO	MICHAEL LEMMERMAN, FIRE CHIEF
COUNCILWOMAN DAWN MARTIN	JOHN D. KEENAN JR, BOROUGH ADMIN/DEPUTY CLERK
COUNCILMAN STEPHEN GANDY	
COUNCILMAN JIM KELLY	

**PROCLAMATION:** NATIONAL GUN VIOLENCE AWARENESS DAY – JUNE 7, 2024

**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:**

**FIRE REPORT:**

**ENGINEER REPORT:**

**APPROVAL OF MINUTES:**

MAY 09, 2024 AGENDA MEETING  
MAY 14, 2024 REGULAR MEETING

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

**OLD BUSINESS:**

REPORT #1 UPCOMING PUBLIC HEARINGS OF ORDINANCES  
**ORD. 24:07** AUTHORIZE FINANCIAL AGREEMENT – 72 BERLIN RD, B. 52, L. 15

STRATFORD BOROUGH COUNCIL  
AGENDA MEETING/REDEVELOPMENT WORKSHOP AGENDA  
JUNE 06, 2024  
6:30 P.M.

**ORD. 24:08**            2024 BOND ORDINANCE

**NEW BUSINESS:**

REPORT #2            UPCOMING INTRODUCTION OF ORDINANCES

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

**RESOLUTIONS:**

THE BELOW LISTED RESOLUTIONS WILL BE ADOPTED AS A CONSENT AGENDA

Council may at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.

RES.24:77            AWARD ROAD BID FOR HILLSIDE ROAD – EARLE ASPHALT CO. - \$334,813.13

RES.24:78            APPOINT TRIAD ASSOCIATES FOR 2024 COAH HOUSING ADMINISTRATOR

RES.24:79            APPOINT BOROUGH ADMINISTRATOR AS MUNICIPAL HOUSING LIAISON

RES.24:80            AUTHORIZE EXECUTIVE SESSION – FSHC v STRATFORD; LAUREL MILLS v STRATFORD

RES.24:81            AUTHORIZE MOU WITH STRATFORD BOE – RESOURCE OFFICERS 2024-2025

RES.24:82            AUTHORIZE ELECTRIC COOPERATIVE BID – CONSTELLATION NEWENERGY 2024-2026

RES.24:83            APPOINT SUBSTITUTE CROSSING GUARD – WILLIAM A. RIEBEL

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 24:77  
AWARD RESURFACING OF  
HILLSIDE ROAD IN ITS ENTIRETY**

**WHEREAS**, the Borough of Stratford has received bids for Reconstruction of Hillside Road on May 21, 2024; and

**WHEREAS**, the lowest bid for the Base Bid is from Earle Asphalt Company of Farmingdale, NJ in the amount of \$334,813.13; and

**WHEREAS**, the Borough Engineer has reviewed the bid documents and consulted with the Municipal CFO and has concluded to recommend the award to the low bidder; and

**WHEREAS**, the award of said bid was also reviewed by the Borough Solicitor with a letter of recommendation to award; and

**NOW, THEREFORE, BE IT RESOLVED**, to authorize the award of the base bid in the amount of \$334,813.13 for the Reconstruction of Hillside Road Project, to Earle Asphalt Company of Farmingdale, NJ.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer of the Borough has certified the availability of funds in the amount of \$30,642.42 in the following General Capital Account C-04-22-009-000-001 entitled Municipal Road Improvements, and C-04-23-008-000-001 \$285,500.00 entitled Municipal Road Improvements and C-04-23-008-005 \$18,670.71 entitled Municipal Property Improvements.

CERTIFICATION

I, John D. Keenan, Jr., Deputy 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 June 06, 2024.

\_\_\_\_\_  
JOHN D. KEENAN, JR., RMC  
DEPUTY BOROUGH CLERK

## RESOLUTION 24:78

### **APPOINT TRIAD ASSOCIATES AS THE Administrative Agent as Governed by the New Jersey Fair Share Housing Act (N.J.S.A. 52:27D-301, et seq.)**

**WHEREAS**, the Borough of Stratford Borough Council desires to engage the professional services of Triad Associates to assist the Borough of Stratford to perform the duties and responsibilities of Administrative Agent as are governed by the New Jersey Fair Share Housing Act (N.J.S.A. 52:27D-301 et seq.) (herein referred to as “Act”) and Section 5:80-26.1 et seq. of the regulations promulgated there under (the Rules); and

**WHEREAS**, Triad Associates has submitted a proposal dated May 29, 2024, detailing the Scope of Services to meet the obligation of the Act, with compensation for such services not to exceed \$3,000.00 per year; and

**WHEREAS**, the Chief Financial Officer has ascertained there are available sufficient appropriations toward this contract to Triad Associates contingent upon adoption of the final budget, in the amount not to exceed \$3,000.00 from General Administration account 4-01-21-180-000-237.

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to appoint Triad Associates as Administrative Agent for a term of one year commencing January 1, 2024 with compensation not to exceed \$3,000.00.

**BE IT FURTHER RESOLVED** that this contract is awarded without competitive bidding as a “Professional Service” under the provisions of the Local Public Contracts Law because N.J.S.A. 40A:11-5, which provides inter alia, that no local unit shall be required to advertise for bids for services rendered or performed by a person authorized by law to practice a recognized profession and whose practice is regulated by law, or to advertise for bids for services which are of such a qualitative nature as will not reasonably permit the drawing of specifications of competitive bids all of which classification the aforesaid contract falls with and

### CERTIFICATION

I, John D. Keenan, Jr., Deputy 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 June 6, 2024.

\_\_\_\_\_  
JOHN D KEENAN, JR, RMC  
DEPUTY BOROUGH CLERK

**RESOLUTION 24:79**  
**APPOINTMENT OF MUNICIPAL HOUSING LIAISON**

**WHEREAS**, the Borough of Stratford adopted Ordinance 2007:21 creating the position of Municipal Housing Liaison; and

**WHEREAS**, the Borough of Stratford subsequently adopted Ordinance 2021:08 amending the Affordable Housing, and under Section S, defines the duties and appointment process of the Municipal Housing Liaison;

**NOW, THEREFORE, BE IT RESOLVED** by Mayor and Council to appoint the Borough Administrator as the Municipal Housing Liaison as it relates to Affordable Housing and the Fair Share Plan.

CERTIFICATION

I, John D. Keenan, Jr., Deputy 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 June 6, 2024.

---

JOHN D KEENAN JR, RMC  
DEPUTY BOROUGH CLERK

**RESOLUTION 24:80**  
**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; Fair Share Housing Center v The Borough of Stratford AND Laurel Mills LLC v Borough of Stratford

\_\_\_\_\_ (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, on May 09, 2024 that an Executive Session closed to the public shall be held on May 09, 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, John D. Keenan, Jr., Borough Deputy Clerk, hereby certify the above Resolution was adopted at a meeting held on June 06, 2024.

\_\_\_\_\_  
John D. Keenan, Jr., RMC  
Borough Deputy Clerk

**RESOLUTION 24:81**

**AUTHORIZE MEMORANDUM OF UNDERSTANDING WITH STRATFORD BOARD OF  
EDUCATION FOR SCHOOL RESOURCE OFFICERS**

**WHEREAS**, the Stratford School Board desires to have the services of School Resource Officers;  
and

**WHEREAS**, Stratford Police Department has the ability and resources to provide School Resource  
Officers at the Yellin and Parkview Schools; and

**WHEREAS**, the Borough of Stratford desires to provide the services of School Resource Officers  
for a period beginning on September 1, 2024, and expiring on June 30, 2025; and

**WHEREAS**, the parties desire to continue in a Shared Services Agreement with the Borough of  
Stratford providing School Resource Officers, and

**WHEREAS**, this agreement promotes the health and safety of the people of Stratford;

**NOW, THEREFORE, BE IT RESOLVED**, by the Council to authorize the execution of the  
Memorandum of Understanding (EXHIBIT A) between Stratford Board of Education and the Borough of  
Stratford.

**CERTIFICATION**

I, John D Keenan Jr, Deputy 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 June 6, 2024.

\_\_\_\_\_  
JOHN D KEENAN JR, RMC  
DEPUTY BOROUGH CLERK



## RESOLUTION 24:82

**WHEREAS**, the Borough of Stratford participates with the County of Camden as the lead agency to the South Jersey Power Cooperative for shared services; and

**WHEREAS**, the Borough of Stratford is a participating member of the South Jersey Power Cooperative; and

**WHEREAS**, the South Jersey Power Cooperative issued a RFB (Bid A-12/2024) for Electric Supply on April 16, 2024, for new supply contracts commencing with July 2024 meter read dates for participating member electric accounts; and

**WHEREAS**, Constellation NewEnergy Inc. is the lowest responsible bidder for electric generation services for Groups 3, 4, 5, 6, and 8 for a term of 24 months effective July 1, 2024 through June 20, 2026, at the following rates:

Group 3 at \$0.09496/kWh  
Group 4 at \$0.10795/kWh  
Group 5 at \$9.11095/kWh  
Group 6 at \$0.07299/kWh  
Group 8 at \$0.07599/kWh

**WHEREAS**, funding for this purpose (for Bid A-12/2024) shall be encumbered at the per kilowatt-hour rates stated herein in the amounts to the limit of the budget appropriation for this purpose and further be contingent upon the availability and appropriation of sufficient funds for this purpose in the Municipality's 2024 Budget, and the 2025 and 2026 Temporary and/or Permanent Budgets;

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to authorize the execution of all documents necessary to affect the agreement described here in with Constellation NewEnergy, Inc, 1001 Louisiana Street, Suite 1000, Houston, Texas, 77002, for Groups 3, 4, 5, 6 and 8 of Bid A-12-2024, at the kWh as detailed herein, for a term of 24 months effective July 1, 2024 through June 30, 2026, be and the same is hereby approved and awarded.

### CERTIFICATION

I, John D. Keenan, Jr., Borough Deputy Clerk, hereby certify the above Resolution was adopted at a meeting held on June 06, 2024.

---

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

**RESOLUTION 24:83**

**SCHOOL CROSSING GUARDS**

**WHEREAS**, the Borough of Stratford employs substitute school crossing guards; and

**WHEREAS**, the school crossing guards are under the supervision of the Stratford Police Department Chief Police Executive - Department Head,

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council of the Borough of Stratford to recognize the title of school crossing guard and authorize said employment of school crossing and special officers, and

**FURTHERMORE, BE IT RESOLVED**, by Mayor and Council of the Borough of Stratford that the following is promised employment effective June 01, 2024:

William A. Riebel

**CERTIFICATION**

I, John D Keenan, Jr, 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 June 06, 2024.

---

JOHN D KEENAN, JR, RMC  
DEPUTY BOROUGH CLERK