

**STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
THURSDAY DECEMBER 11, 2025 at 6:30 P.M.**

CALL TO ORDER: Mayor Hall called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE: Mayor Hall led the Pledge and said an opening prayer.

OPEN PUBLIC MEETINGS ACT: The Borough Clerk read the following statement:

In compliance with The Open Public Meetings Act of 1975, public notice of this meeting has been provided to the Courier Post and The Retrospect and is posted on the Official Bulletin Board Borough Hall.

ROLL CALL:

MAYOR LINDA HALL	PRESENT
COUNCIL PRESIDENT MICHAEL TOLOMEO	PRESENT
COUNCILWOMAN JESSICA FARRELL	PRESENT
COUNCILMAN PATRICK GILLIGAN	PRESENT
COUNCILWOMAN DAWN MARTIN	PRESENT
COUNCILMAN STEPHEN GANDY	PRESENT
COUNCILMAN BOB BOVE	PRESENT
JEFFREY BRENNAN, BOROUGH SOLICITOR	PRESENT
STEVEN BACH, BOROUGH ENGINEER	PRESENT
RON MORELLO, POLICE CHIEF/OEM COORDINATOR	PRESENT
MICHAEL LEMMERMAN, FIRE CHIEF	PRESENT
MICHELLE HACK, BOROUGH CLERK/ADMINISTRATOR	PRESENT

APPROVAL OF MINUTES: November 18, 2025- REGULAR MEETING MINUTES & EXECUTIVE SESSION MINUTES

A motion was made by Councilman Bove, seconded by Councilwoman Farrell. Motion carried with all members voting in the affirmative during a roll call vote.

RESOLUTION 25: 174 AUTHORIZING THE APPOINTMENT OF A CORPORAL

Resolution 25:174 was ready by title only. Councilman Gilligan motioned to Adopt Resolution 25:174, which was seconded by Councilwoman Farrell. Motion carried with all members voting in the affirmative during a roll call vote.

SWEARING IN

Tom Farrell III, Corporal was sworn in by Mayor Hall.

Officer Christopher Hoyle, Temporary Police Officer was sworn in by Councilman Gilligan.

Joseph Romano, Special Police Officer was sworn in by Councilwoman Martin.

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

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

1. John Gentless from Union Avenue asked for clarification on Resolution #25:189 on the agenda.

Councilwoman Martin motioned to close the public portion for agenda items. Councilman Bove seconded the motion, which carried with all members voting in favor.

POLICE REPORT: Police Chief Morello provided the following report of the Stratford Borough Police Department Activities for November 2025:

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- 11/3 During the evening hours, an alert patrol officer observed a male burglarizing an employee's car in the parking lot of Wells Fargo Bank. This was the same individual who we jailed last year for burglarizing True Line Tattoo and an office on Laurel Road. He had been released from jail about 3 hours earlier. He was sent back to CCJ and was released again on the following day.
- 11/6 During the afternoon hours, an officer on patrol came upon a male actively overdosing outside the front doors of the bowling alley. Two doses of Narcan were used to revive him, He later refused treatment by EMS. 50-year-old homeless man, his 4th overdose in recent weeks.
- 11/7 During the overnight hours, we were called to the emergency room where a caller was reporting a man with a gun. Officers arrived to discover the call was untrue and that the 35-year-old Camden man who made the call wanted police to arrive faster so he could get a ride home. He did get ride to the Camden County Jail on charges of Causing False Public Alarm.
- 11/9 During the evening hours, we received a call for a man slumped over the bridge over the ravine, Warwick & Laurel. 44-year-old Lindenwold man was overdosing. Narcan was used to bring him back as well. He also refused medical treatment.
- 11/12 A homeless man was arrested and charged with Robbery after using physical force to assault the CVS Assistant Manager who was attempting to stop him from shoplifting various items from the store for the third time. 35-year-old man hailing from Philadelphia was sent to CCJ on a 2nd degree robbery charge.
- 11/17 During the overnight hours, we were called to the TD Bank for a man kicking and destroying the bank sign and has then moved onto kicking and destroying the Hortons sign. This was a drug-fueled episode; the combative male ignored police authority and only submitted to arrest after a Police Taser Charge was displayed. He was sent to CCJ on various charges and was released one day later.
- 11/17 Overnight, an Officer on patrol of Laurel Road struck and killed a deer that crossed in front of the Tahoe Patrol Vehicle near Central Avenue. Luckily, the push bumpers struck the deer so there was no damage to the cruisers.
- 11/18 At around 8:30am, officers assigned to their morning school crossing observed a few unmarked vehicles attempting to stop a white Ford Van on Vassar Avenue, passed JP2 and Yellin and south on Longwood Drive. Thereafter we learned that the van was fleeing from Immigration Officers, during an arrest that began in Lawnside at the Home Depot. The van was recovered on Hillside Rd having been dumped in a homeowner's driveway. The men evaded arrest after fleeing into the wooded area.
- 11/18 An RN from Jefferson Hospital was groped in an elevator by a patient she was treating and transporting to a floor. A 55-year-old Voorhees man was charged with criminal sexual contact.
- 11/21 During the afternoon hours, officers responded to a home on Evergreen Road for an unconscious 91-year-old male. CPR was begun and later terminated as EMS and Medics arrived. The male had died of natural causes.
- 11/25 An officer on patrol came upon an oddly parked vehicle at Alpine Court apartments. The vehicle had been reported stolen a few days earlier in Camden.
- 11/26 Overnight, an alert officer on patrol observed a 2023 Ford Expedition that had been stolen from a Voorhees Home. The victims from Voorhees had both their cars stolen from their driveway in the Beagle Club. A motor vehicle pursuit of the vehicle was undertaken however; it was called off after the fleeing vehicle lost the officers at a high rate of speed on 295 South toward Camden.
- 11/28 A busy day on the 200 block of Winding Way, after a resident witnessed a porch pirate swiping packages while carrying an oversized duffle bag. Officers located the man a few blocks away. A homeless male living at the Speedline was sent to CCJ
- 11/28 House fire same block (see fire chiefs report)
- 11/29 & 30 Overnight two vehicles were stolen. The first from the 300 block of Chestnut Avenue, the second from Suburban Terrace. The Suburban Terrace vehicle was recovered within an hour, it was dumped in the Sicklerville Section of Gloucester Twp.

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OEM REPORT:

1. The Deputy Emergency Management Coordinator Tom Farrell attended one Camden County meeting.
2. On November 17th Councilmen Gilligan, Gandy and the OEM Coordinator attended an EMS Shared Service meeting along with officials from Somerdale, Lawnside, Laurel Springs and Magnolia.
3. The Emergency Management Coordinator arranged for the annual EMS Fund Drive Mailer, to assist funding our Magnolia EMS shared services agreement. The mailers arrived on Saturday November 29, 2025.
4. Using grant funding, the Office of Emergency Management arranged for the purchase of two AED's for the Stratford Ambulance Association and for the Stratford Fire Department.
5. One of the AED's that is being replaced will be mounted in the Borough Hall for immediate access. Hands on training for Borough staff will be conducted by Deputy OEM Coordinator Tom Farrell.

FIRE REPORT:

The Stratford Fire Department for the month of November 2025. The following is a breakdown of the same:

	<u>Month</u>	<u>YTD</u>
BUILDINGS	4	30
ALARM SYSTEMS	8	117
DWELLINGS	3	24
INVESTIGATIONS	17	114
MOTORVEHICLE ACCIDENTS/RESCUE	5	56
WIRES, TREES DOWN	3	33
BRUSH	1	8
VEHICLE	0	1
ASSIST EMS/POLICE/PUBLIC	2	29
DRILLS	2	24
	<u>Alarms:</u>	<u>Drills:</u>
Monthly:	45	2
Year to Date:	413	24

ENGINEER REPORT:

Mr. Bach stated the written report was submitted to Council and highlighted a few of the updates and is on file in the Clerk's Office.

ORDINANCE & PROPERTY REPORT:

Councilman Bove presented the Code Inspection Report for November 2025.

- Total number of properties inspected: 60
- Total number of notices: 48
- Total number of summonses: 0
- Total number of emails: 45
- Total number of phone calls: 20

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BOROUGH FINANCIAL REPORT

Councilman Tolomeo provided the November Finance Reports.

Balance as of 10-31-2025:	\$ 1,300,623.99
Total Receipts:	\$ 3,728,855.93
Total Disbursements:	\$ 2,540,946.81
Balance as of 11-30-2025	\$ 2,488,533.11
Capital, Sewer and Trust Funds:	\$ 3,267,556.29

EMERGENCY SERVICES:

Councilwoman Farrell presented the report for Stratford Ambulance November 2025. There were 70 calls for ambulance service, with a total for the year of 877.

POLICE - Councilman Gilligan presented the reports for November 2025 are as follows:

Adult arrests	23	Juvenile arrests	0
Assaults to Police	0	Simple assaults Complaints	6
Criminal Mischief Complaints	4	Harassment complaints	7
Other investigations and complaints	539	Burglary	0
Robberies	1	Thefts (11) in the amount of \$	34,970
Stolen property recovered \$	25,660	Motor vehicle thefts	2
D.W.I. arrests	4	Narcotics arrests	9
Traffic summonses issued	364	Motor vehicle accidents	16
injuries from accidents	5	Alarm Activations	26
Total Crime Reports Taken	78	Total Calls for Police Service	702

PUBLIC WORKS AND LIGHTING:

Councilman Gandy presented the DPW and the Sewer Reports for November 2025:

Stormwater compliance

1. Cleaned inlets 4 times in November

DPW

1. Pothole Repairs: 1
2. 9 "SLOW" and "CURVE" Signs installed down Longwood Drive.
3. Prepped town for Election Day Nov. 4th.
4. Replaced all lights out front of Borough Hall, as well as all carbon monoxide detectors.
5. Finished hanging the Stratford Winter Banners.

Trash and Recycling Tonnage

1. Trash: 249 ton
2. Recycle: 26 ton
3. Tipping fees for month: Solid Waste- \$23,641
Single Stream Recycling: \$721.71

Vehicle Maintenance

1. Mack Trash Truck in for alternator repairs at JF Auto
2. All DPW trucks and Sanitation trucks are washed on the exterior bi-weekly and they are cleaned on the interior weekly.

Facility maintenance

1. Cleaned Leaves out of all 17 grass locations one time in November.

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2. Cleaning DPW Facility on a weekly basis.
3. Playground inspections done weekly.

Seasonal Services

1. Prepped for the Holiday Tree Lighting Ceremony. (Trees, Lights, Banners, Decorations, ETC.)
2. Started Parks/Playground clean outs for leaves, leaf pick up started in November.
3. Leafing is getting completed on a weekly basis, any daily updates sent to Borough Hall.

Sewer Call outs

1. There were 15 call outs total in the month of November, 10 of them being residents and 5 of them for pump station related issues.

PUBLIC EVENTS:

The annual Tree Lighting event was a success. Mr. Conn, Stratford School District’s music director, delivered an outstanding performance. Vendors collectively donated \$180 to support the Yellin School music program. Appreciation was extended to the Fire Department, Police Department, Public Works, and Town Council for their support.

Upcoming Holiday Activities Residents were encouraged to register for the Holiday House Decorating Contest.

Stratford Library Events the Stratford Library will host several seasonal programs in collaboration with local groups:

- **December 17 at 5:00 PM:** Holiday Sing-Along with Girl Scout troops, Miss Stratford, and Little Miss Stratford.
- **December 27 at 10:30 AM:** Storytime and craft session with Miss Stratford, Little Miss Stratford, and their courts. The program is open to all ages and encourages reading engagement during winter break.

OLD BUSINESS

ORDINANCES:

ORDINANCE 25:08 (2ND READING AND PUBLIC HEARING)

**AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY
"SHORT TERM RENTAL PROPERTY PROHIBITION" OF REVISED GENERAL ORDINANCES OF THE BOROUGH OF
STRATFORD**

The Clerk read the aforementioned ordinance by title only and called for a public hearing. Councilman Gandy motioned to open to the floor for Public Comment. Councilwoman Martin seconded the motion; all voted in the affirmative. No one came forth to speak on the ordinance therefore Councilman Gilligan motioned to close the floor. Councilman Bove seconded the motion; all voted in the affirmative. Councilman Bove motioned to adopt Ordinance #25:08, which Councilwoman Farrell seconded the motion; all voted in the affirmative by roll call vote.

RESOLUTIONS:

RESOLUTIONS 25:175 - 25:193 were presented as a Consent Agenda. The Clerk read each resolution by title only. Councilman Bove motioned to approve the Consent Agenda as presented. Councilman Tolomeo seconded the motion. Motion carried with all members voting in favor.

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|--------|--|
| 25-175 | AUTHORIZING BUDGET TRANSFER IN DECEMBER 2025 |
| 25-176 | AUTHORIZING THE MAYOR TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE COUNTY OF CAMDEN FOR ROUND 25 – RECREATION FACILITY ENHANCEMENT FUNDING |

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- 25-177 AUTHORIZING THE STRATFORD FIRE DEPARTMENT TO MAKE A DONATION OF EQUIPMENT TO THE HI-NELLA FIRE DEPARTMENT
- 25-178 AUTHORIZING THE CANCELLATION OF TAX OVERPAYMENTS OR DELINQUENT AMOUNTS LESS THAN \$10.00
- 25-179 AUTHORIZE MUNICIPAL LIENS FOR MAINTENCE WORK
- 25-180 APPROVING CHANGE ORDER #1 FOR FY2024 ROAD PROGRAM MEADOWLARK & GREEN VALLEY
- 25-181 AUTHORIZING CHAPTER 159 NJDOT26 KIRKWOOD PHASE5 & GRAND AVENUES
- 25-182 AUTHORIZING CHAPTER 159 2025 CDBG CURBING & DRAINAGE IMPROVEMENTS
- 25-183 AUTHORIZING CHAPTER 159 CAMDEN COUNTY RD. 25 HISTORIC PRESERVATION FUND
- 25-184 AUTHORIZING CHAPTER 159 CAMDEN COUNTY RD. 25 RECREATION FACILITY ENHANCEMENT
- 25-185 A REFUND OF TAX OVER PAYMENT AT BLOCK 55 LOT 8
- 25-186 PERMITTING FULL-TIME BOROUGH EMPLOYEES DISCOUNTED USE OF THE BOROUGH-OWNED COMMUNITY CENTER
- 25-187 TO APPOINT DUTY CREW MEMBERS (BROWN, BEHR)
- 25-188 AUTHORIZING CANCELLATION OF PROPERTY TAXES DUE TO TOTALLY DISABLED VETERAN TAX EXEMPT STATUS
- 25-189 AUTHORIZING AND DIRECTING THE STRATFORD BOROUGH JOINT LAND USE BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW AS TO WHETHER CERTAIN PROPERTIES (LOTS 4, 5, 6, 10, AND 19 IN BLOCK 62) QUALIFY AS AN "AREA IN NEED OF REDEVELOPMENT" IN ACCORDANCE WITH THE CRITERIA SET FORTH IN THE STATUTE
- 25-190 AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH STRATFORD COMMONS HOMEOWNERS' ASSOCIATION FOR TRASH, RECYCLING, AND SNOW REMOVAL SERVICES
- 25-191 AUTHORIZING THE BOROUGH OF STRATFORD TO ENTER INTO THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, ID #57-CCCPS
- 25-192 AUTHORIZING A REFUND OF TAX OVER PAYMENT AT BLOCK 53.01 LOT 3
- 25-193 AUTHORIZATION TO PARTICIPATE IN CHERRY HILL COOPERATIVE PRICING SYSTEM (ID # 37-CHCP)

ADOPTION OF RESOLUTIONS 25:175 - 25:193 Councilman Bove motioned to adopt Resolutions which was seconded by Councilman Tolomeo. Motion carried with all members voting in favor in a roll call vote.

APPROVAL OF BILLS:

Councilman Tolomeo motioned to approve the payment of the bills. Councilman Gandy seconded the motion. Motion carried with all members voting in favor

Wire checks 501996 through 502006
Payroll checks 62387 through 62444 and
Automated checks 40170 through 40258
Various electronic transfers and potential interim payments to
Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas

COUNCIL COMMENTS:

MAYOR LINDA HALL – Acknowledged the Stratford’s First Responders in fighting a recent residential fire; Commented on the success of the 16th Annual Stratford Moms food drive; Thanked Staff and Council for their work on the December 4 Tree lighting event. Wished everyone Happy Holidays, looking forward to a success 2026.

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COUNCILMAN TOLOMEO – Thanked all Staff and Council for making the December 4 Tree Lighting an enjoyable event for all. Congratulated the newly sworn Police Department members.

COUNCILMAN GILLIGAN – Wished everyone a Happy Holiday season and congratulated the Police Department promotions.

COUNCILMAN BOB BOVE – Commended the residents and especially the children that attended the Tree Lighting, noticing how well behaved and well-mannered everyone was. Wished everyone a Happy Holidays.

COUNCILWOMAN DAWN MARTIN – Thanked all the staff that helped make the Tree Lighting event a success, especially to Chief Morello for helping the Borough obtain the toys that were distributed to children by Santa that evening; Commented that the SAO has done a great job on maintaining the properties; Wished all a Happy Holidays.

COUNCILMAN STEPHEN GANDY – Provided an update on the section of town that still need to have the leaves picked up. Congratulated the Police Department's promotions that were sworn in tonight.

COUCILWOMAN JESSICA FARRELL – Acknowledged and congratulated the members of the Police Department on their swearing in ceremonies; Offered a reminder that the Fire Department's luminary bags still on sale; Clarified the need for so nations to the Stratford Ambulance Association.

GOOD AND WELFARE:

Motion was made by Councilwoman Martin, seconded by Councilman Bove to open the meeting to the public for Good and Welfare. Motion carried with all members voting in favor.

1. John Gentless from Union Avenue asked for clarification on the Ambulance funding donations; commented his feeling on the Brandywine's intent regarding redevelopment; Asked if the Borough was going to meet with apartment owners regarding FSHC.
2. Orem Snow from Whitehall Apts. suggested the Borough use the community center to set up a "repair Café" event for residents. He shared his contact information with Councilwoman Martin for further steps.

A motion was made by Councilman Tolomeo, seconded by Councilwoman Martin to close the Good and Welfare portion. Motion carried with all members voting in favor.

ADJOURN:

Councilman Bove motioned to adjourn the meeting and Councilwoman Farrell seconded the motion. Motion carried with all members voting in favor.

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Minutes respectfully submitted by:

Michelle Hack, RMC
Borough Clerk and Administrator