

STRATFORD BOROUGH  
COUNCIL MEETING  
JANUARY 9, 2025  
6:30 P.M.

**CALL TO ORDER:** THE STRATFORD BOROUGH COUNCIL MEETING FOR JANUARY 9, 2025

**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	CRAIG REILLY, BOROUGH ENGINEER
COUNCILMAN PATRICK GILLIGAN	RON MORELLO, POLICE CHIEF/OEM COORDINATOR
COUNCILWOMAN TINA LOMANNO	MICHAEL LEMMERMAN, FIRE CHIEF
COUNCILWOMAN DAWN MARTIN	JOHN D. KEENAN JR, BOROUGH ADMIN
COUNCILMAN STEPHEN GANDY	STEPHENIE CIANFRANI, DEPUTY BOROUGH CLERK
COUNCILMAN BOB BOVE	

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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:**

DECEMBER 5, 2024 AGENDA MEETING  
DECEMBER 10, 2024 REGULAR MEETING  
DECEMBER 30, 2024 YEAR END MEETING

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

**REPORTS:**

ORDINANCE & PROPERTY	Councilman Bob Bove
FINANCE & REVENUE	Councilwoman Tina Lomanno
POLICE	Councilman Patrick Gilligan
EMERGENCY SERVICES	Councilman Michael Tolomeo
PUBLIC WORKS & LIGHTING	Councilman Stephen Gandy
PUBLIC EVENTS	Councilwoman Dawn Martin

**OLD BUSINESS:**

NONE

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*This agenda is subject to change*

STRATFORD BOROUGH  
COUNCIL MEETING  
JANUARY 9, 2025  
6:30 P.M.

**NEW BUSINESS:**

**RESOLUTIONS:**

RESOLUTIONS 25:23 THROUGH 25:27 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.25:23            AUTHORIZE EXECUTIVE SESSION-FAIR SHARE HOUSING CENTER v STRATFORD,  
LAUREL MILLS v STRATFORD, KOKES PROPERTIES
- RES.25:24            AUTHORIZE APPLICATION TO THE NEW JERSEY DEPARTMENT OF CORRECTIONS  
FOR A 5 YEAR RULE EXEMPTION
- RES.25:25            ROUND 4 OF FAIR SHARE AFFORDABLE HOUSING
- RES.25:26            APPOINT PART TIME LABORER FOR THE DPW
- RES.25:27            AUTHORIZE STRATFORD PD TO EXECUTE AN MOU WITH THE CAMDEN COUNTY POLICE COMM  
CENTER

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

**APPROVAL OF BILLS:**

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

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

**COUNCIL COMMENTS:**

**GOOD AND WELFARE:**

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 25:23**

**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; Pending

Litigation- Laurel Mills LLC v. Stratford; Fair Share Housing Center v. Stratford; Potential Litigation; Negotiations; Kokes Properties.

      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. Personnel

                   (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 January 9, 2025 that an Executive Session closed to the public shall be held on January 9, 2025 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, Stephenie Cianfrani, 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 at a meeting held on January 9, 2025.

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STEPHENIE CINAFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:24**

**AUTHORIZE APPLICATION TO THE NEW JERSEY DEPARTMENT OF CORRECTIONS  
FOR A 5 YEAR RULE EXEMPTION**

**WHEREAS**, the Borough of Stratford Police Department desires to apply to the New Jersey Department of Corrections for a 5-year rule exemption for further continuance of the rule exemptions for their holding room relaxations; and

**WHEREAS**, the following are the rule exemptions sought:

- |                |                                  |
|----------------|----------------------------------|
| 10A:34-2.7(b)4 | CONSTRUCTION CODE STANDARDS      |
| 10A:34-2.7(b)5 | HOLDING ROOM DOOR SPECIFICAITONS |
| 10A:34-2.8(j)  | PANIC BUTTON                     |
| 10A:34-2.9(a)  | SALLY REPORT REQUIREMENT         |

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to authorize the application to the New Jersey Department of Corrections for a 5-year rule exemption to further the continuance of the existing rule exemptions for the municipal holding room relaxations.

**CERTIFICATION**

I, Stephenie Cianfrani, 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 January 9, 2025.

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STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:25**

**BOROUGH OF STRATFORD**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF STRATFORD, CAMDEN COUNTY, NEW JERSEY, ADOPTING ITS FOURTH ROUND FAIR SHARE AFFORDABLE HOUSING OBLIGATION AND OTHER ACTIONS**

**WHEREAS**, pursuant to the Fair Housing Act P.L. 2024, c.2, (“FHA”) the State of New Jersey adopted legislation addressing the Fourth Round of affordable housing for the period 2025 to 2035; and

**WHEREAS**, pursuant to the FHA, the Department of Community Affairs (“DCA”), published Fourth Round preliminary obligations for each municipality in October of 2024; and

**WHEREAS**, the DCA calculated the Borough of Stratford as having a present need or rehabilitation share of 10 units and a prospective need share of 25 units for the Fourth Round; and

**WHEREAS**, pursuant to the FHA, every municipality in the State of New Jersey has an obligation to adopt a binding resolution establishing its fair share affordable housing obligation for the Fourth Round by January 31, 2025; and

**WHEREAS**, the Borough’s affordable housing professionals have reviewed the present need and prospective share published by the DCA and have recommended that the Borough adopt these amounts as its Fourth Round Fair Share obligation; and

**WHEREAS**, the Mayor and Borough Council have reviewed this matter and agree to accept the recommendations of the Borough’s affordable housing professionals and take other necessary actions in connection with the FHA.

**NOW, THEREFORE, BE IT RESOLVED**, the Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby establishes its Fourth Round Affordable Housing Fair Share obligation as a present need or rehabilitation share of 10 units and a prospective need share of 25 units; and

**BE IT FURTHER RESOLVED**, that the Borough of Stratford's Fourth Round Affordable Housing Fair Share obligation is subject to vacant land adjustments and other amendments as may be provided for by law and the Borough hereby reserves its right to adjust its Fourth Round Affordable Housing Fair Share obligation accordingly; and

**BE IT FURTHER RESOLVED**, that the Borough's affordable housing attorney is hereby authorized to file an action in the form of a declaratory judgment complaint and civil case information statement within 48 hours after the adoption of this resolution; and

**BE IT FURTHER RESOLVED**, that the Borough's affordable housing professionals shall submit the Borough of Stratford into the DCA affordable housing dispute program and take any other action necessary to comply with the FHA and implement its Fourth Round Affordable Housing Fair Share obligation including, but not limited to defending any challenges to the Borough's actions herein; and

**BE IT FURTHER RESOLVED**, the Borough also authorizes its affordable housing professionals to prepare the appropriate Housing Element and Fair Share Plan as a component of the Borough's Master Plan so that is filed with DCA on or before June 30, 2025; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be submitted to the DCA and posted on the Borough website upon its adoption.

BY: \_\_\_\_\_  
LINDA HALL, MAYOR

ATTEST: \_\_\_\_\_  
STEPHENIE CIANFRANI, BOROUGH CLERK

I, Stephenie Cianfrani, 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 \_\_\_\_\_, 2025.

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STEPHENIE CIANFRANI, BOROUGH CLERK



**RESOLUTION 25:26**  
**APPOINT PART TIME LABORER FOR THE DPW**

**WHEREAS**, the Borough of Stratford Department of Public Works has a need for a part time Laborer to assist as needed; and

**WHEREAS**, the Public Works Committee has reviewed the applicants and has made a recommendation to appoint Ba Tang to the position of part time Laborer for the Department of Public Works; and

**WHEREAS**, the hourly wage for this part time Laborer will be \$24.00 per hour,

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to appoint Ba Tang, a Stratford resident to a part time Laborer position with the Stratford Public Works Department on or before January 09, 2025.

CERTIFICATION

I, Stephenie Cianfrani, 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 January 09, 2025.

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STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK

**RESOLUTION 25:27**

**AUTHORIZE STRATFORD POLICE DEPARTMENT TO EXECUTE AN MOU WITH THE  
COUNTY OF CAMDEN POLICE COMMUNICATION CENTER**

**WHEREAS**, the Borough of Stratford Police Department desires to execute a Memorandum of Understanding (MOU) with the County of Camden; and

**WHEREAS**, the MOU with the County of Camden and the Stratford Police Department is for the following:

Police Communication's Center to access and utilize as a Using Entity the Camden County Public Safety Computer Aided Dispatch System (CAD)

Allowing Camden County to access and use the system for mutual purposes in accordance with Camden County Commissioners' Resolution #65, adopted on September 19, 2024.

**NOW, THEREFORE, BE IT RESOLVED**, by Mayor and Council to authorize the proper parties of the Borough of Stratford to execute the MOU between the Borough of Stratford and County of Camden related to the above noted items.

**CERTIFICATION**

I, Stephenie Cianfrani, 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 January 9, 2025.

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STEPHENIE CIANFRANI  
DEPUTY BOROUGH CLERK