

STRATFORD BOROUGH
COUNCIL MEETING
JULY 10, 2025
6:30 P.M.

CALL TO ORDER: THE STRATFORD BOROUGH COUNCIL MEETING FOR JULY 10, 2025

PLEDGE OF ALLEGIANCE AND PRAYER:

STATEMENT OF ADVERTISEMENT:

In compliance with The Open Public Meetings Act of 1975, 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
COUNCIL PRESIDENT MICHAEL TOLOMEIO
COUNCILMAN PATRICK GILLIGAN
COUNCILWOMAN DAWN MARTIN
COUNCILMAN STEPHEN GANDY
COUNCILMAN BOB BOVE

JEFFREY BRENNAN, BOROUGH SOLICITOR
STEVEN BACH, BOROUGH ENGINEER
RON MORELLO, POLICE CHIEF/OEM COORDINATOR
MICHAEL LEMMERMAN, FIRE CHIEF
JOHN D. KEENAN JR, BOROUGH ADMIN
STEPHENIE CIANFRANI, DEPUTY BOROUGH CLERK

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:

JUNE 12, 2025 REGULAR MEETING MINUTES
JUNE 12, 2025 EXECUTIVE MEETING MINUTES
JUNE 27, 2025 SPECIAL MEETING MINUTES

Motion: _____ Second: _____ RCV: _____

REPORTS:

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

OLD BUSINESS: None

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NEW BUSINESS:

RESOLUTIONS:

RESOLUTIONS 25:101 THROUGH 25:109 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.

RESOLUTION 25:101	CERTIFICATION OF ANNUAL MUNICIPAL AUDIT FOR CALENDAR YEAR 2024
RESOLUTION 25:102	APPROVING APPLICATION FOR 2025 NJ HIGHWAY TRAFFIC SAFETY MOBILIZATION GRANT "DRIVE SOBER GET PULLED OVER" IN THE AMOUNT OF \$7,000.00
RESOLUTION 25:103	APPOINT SUB CROSSING GUARD VICTORIA MARTIN
RESOLUTION 25:104	RESCINDING RESOLUTION 25:100 AND ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE STRATFORD BOROUGH JOINT LAND USE BOARD NUNC PRO TUNC TO JUNE 27, 2025
RESOLUTION 25:105	AWARD FOR RESURFACING OF MEADOWLARK ROAD
RESOLUTION 25:106	AUTHORIZE CHANGE ORDER 1 & RELEASE RETAINAGE – BEAVER/TEMPLE SEWER REPAIR
RESOLUTION 25:107	AWARD CONTRACT TO EXTERIOR IMAGES FOR THE BOROUGH OF STRATFORD HOME IMPROVEMENT PROGRAM -121 JEFFERSON AVE
RESOLUTION 25:108	APPOINTMENT OF COUNCILMEMBER FOR UNEXPIRED TERM
RESOLUTION 25:109	AUTHORIZE EXECUTIVE SESSION FOR 7.10.25

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 (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: _____

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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 25:101
CERTIFICATION OF ANNUAL MUNICIPAL AUDIT FOR CALENDAR YEAR 2024

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Borough of Stratford pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall be resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Findings and Questioned Costs" or "Findings and Recommendations"; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Findings and Questioned Costs" or "Findings and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the governing body to the penalty provisions of R.S. 52:27BB-52 – to wit:

R.S. 52:27BB-52 – A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his/her office."

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stratford hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a

certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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 July 10, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:102

**APPROVING APPLICATION FOR 2025 NJ HIGHWAY TRAFFIC SAFETY
MOBILIZATION GRANT "DRIVE SOBER GET PULLED OVER" IN THE AMOUNT
OF \$7,000.00**

WHEREAS, the Borough of Stratford Police Department will apply for the 2025 "Drive Sober get Pulled Over" Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety; and

NOW THEREFORE BE IT RESOLVED, by Mayor and Council is supportive of the Stratford Police Department's application for the 2025 "Drive Sober get Pulled Over" Grant in the amount of \$7,000.00 with the New Jersey Department of Highway and Traffic Safety.

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 July 10, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:103

SCHOOL CROSSING GUARD

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 July 1, 2025:

VICTORIA TERESA MARTIN

CERTIFICATION

I, Stephenie Cianfrani, Borough Clerk, do hereby certify the foregoing Resolution to be a true and complete copy of a Resolution adopted at a public meeting of the Governing Body of the Borough of Stratford at a meeting held on July 10, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

**BOROUGH OF STRATFORD
RESOLUTION 25:104**

**RESCINDING RESOLUTION 25:100 AND ENDORSING THE HOUSING ELEMENT
AND FAIR SHARE PLAN ADOPTED BY THE STRATFORD BOROUGH JOINT LAND
USE BOARD *NUNC PRO TUNC* TO JUNE 27, 2025**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the 1985 New Jersey Fair Housing Act; and

WHEREAS, for ease in reference, this resolution shall refer to the Fair Housing Act as amended as "FHA II;" and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP") and secure immunity while developing and seeking approval of a HEFSP; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action with 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 with the Affordable Housing Dispute Resolution Program (the "Program") within 48 hours of adoption of the HEFSP; and

WHEREAS, the Stratford Borough Council ("Council") asked its affordable housing planning consultant, Leah Furey Bruder, PP, AICP, to prepare a HEFSP to address the Borough's affordable housing obligations under FHA II; and

WHEREAS, Ms. Furey Bruder prepared a HEFSP and the Stratford Borough Joint Land Use Board ("JLUB") adopted the HEFSP which is attached hereto as Exhibit A; and

WHEREAS, Council wishes to endorse the HEFSP adopted by the JLUB and seek approval of the HEFSP by the Program and Court.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

1. Council hereby rescinds Resolution 25:100.
2. Council hereby endorses the HEFSP previously adopted by the JLUB and attached hereto *nunc pro tunc* to June 27, 2025.
3. Council hereby directs the Borough's solicitor to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.

4. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.

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 the public meeting of the Stratford Borough Council held on July 10, 2025.

Stephenie Cianfrani
Deputy Borough Clerk

RESOLUTION 25:105
AWARD FOR RESURFACING OF MEADOWLARK ROAD

WHEREAS, the Borough of Stratford has received bids for Resurfacing of Meadowlark Road on July 3, 2025; and

WHEREAS, the lowest bid for the Base Bid is from Earle Asphalt Company of Farmingdale, NJ in the amount of \$241,313.13; 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 \$241,313.13 for the Resurfacing of Meadowlark 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 \$170,644.91 in General Capital Account C-04-24-008-000-001 entitled Municipal Road Improvements, and \$70,668.22 in General Capital Account C-04-25-004-000-001 entitled Municipal Road Improvements to total \$241,313.13.

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 July 10, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:106

**APPROVING CHANGE ORDER #1 (FINAL) AND RELEASE RETAINAGE
FOR BEAVER CIRCLE & TEMPLE AVENUE SANITARY SEWER REPAIRS**

WHEREAS, it was necessary to make changes to the contract amount to reflect adjustments to the contract value based on quantities installed required when conditions in the field warranted revisions and conflicts with gas utilities.; and

WHEREAS, Change Order #1 (Final) was developed to itemize and authorize those changes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stratford, County of Camden, State of New Jersey, that the following Change Order #1 (Final) documenting a decrease in the sum of \$4,507.04 for a total contract cost of \$148,364.16, is hereby authorized.

THEREFORE, BE IT FURTHER ORDERED that the remaining retainage funds in the amount of \$4,507.04 for this contract, be released at this time.

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 July 10, 2025.

STEPHENIE CIANFRANI.
BOROUGH CLERK

RESOLUTION 25:107
AWARD CONTRACT TO EXTERIOR IMAGES FOR STRATFORD BOROUGH
HOME IMPROVEMENT PROGRAM -121 JEFFERSON AVE

WHEREAS, the Borough of Stratford has received bids for The Stratford Borough Home Improvement Program for various improvements and renovations to be made to 121 Jefferson Ave, Stratford NJ 08084; and

WHEREAS, the lowest bid for this project is from Exterior Images, 51 Savory Blvd, Chatsworth NJ 08019 in the amount of \$22,950.00; and

WHEREAS, the Borough Administrator has reviewed the bid documents and has concluded to recommend the award to the low bidder; and

NOW, THEREFORE, BE IT RESOLVED, to authorize the award of this contract in the amount of \$22,950.00 for the improvements and renovations to be made to 121 Jefferson Ave, Stratford NJ 08084, to Exterior Images, Chatsworth NJ.

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough of Stratford has certified the availability of funds in the amount of \$22,950.00 in the Affordable Housing Trust Fund, T-03-00-705-000-00.

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 July 10, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:108
APPOINTMENT OF COUNCILMEMBER FOR UNEXPIRED TERM

WHEREAS, Councilwoman Tina Lomanno resigned effective June 30, 2025; and

WHEREAS, the Stratford Borough Council shall fill a vacancy temporarily pursuant to NJSA 40A:16-5; and

WHEREAS, the Democrat Municipal Chairperson submitted the following three names in nomination to fill the vacancy on Borough Council pursuant to NJSA 40A:16-11

1. Jessica Farrell
2. Maryann Hee
3. Lori Johnson -Warren

NOW, THEREFORE, BE IT RESOLVED, by the Stratford Borough Council to appoint **Jessica Farrell** to the Stratford Borough Council with a term to expire pursuant to NJSA 40A:16-21.

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 July 10, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK

RESOLUTION 25:109

**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- Fair Share Housing Center v. Stratford; Laurel Mills LLC v. 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.

_____ (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 June 12, 2025 that an Executive Session closed to the public shall be held on July 10, 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 July 10, 2025.

STEPHENIE CIANFRANI
DEPUTY BOROUGH CLERK