

**STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
THURSDAY FEBRUARY 12, 2026 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
COUNCILMAN PATRICK GILLIGAN
COUNCILMAN BOB BOVE
COUNCILWOMAN JESSICA FARRELL
COUNCILMAN STEPHEN GANDY
COUNCILWOMAN DAWN MARTIN
COUNCILMAN MIKE TOLOMEO

OTHER BOROUGH OFFICIALS PRESENT:

JEFFREY BRENNAN, BOROUGH SOLICITOR
STEVEN BACH, BOROUGH ENGINEER
TOM FARRELL, DET CORP, POLICE DEPT.
MICHELLE HACK, RMC BOROUGH CLERK/ADMIN

APPROVAL OF MINUTES:

January 6, 2026 Reorganization Meeting Minutes

January 8, 2026 Regular Meeting Minutes and January 8, 2026 Executive Session Meeting Minutes

MOTION TO APPROVE ALL MINUTES THAT ARE IN ORDER:

Motion: Councilman Gilligan
Second: Councilman Bove
In Favor: All
Opposed: None

MOTION TO OPEN THE PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Motion: Councilman Gandy
Second: Councilwoman Farrell
In Favor: All
Opposed: None

John Gentless

Questioned the reasons for Ordinances #2 and #3, and specifics of Ordinance #1 and the reason for Executive Session. He asked for more information on various resolutions. Shared opinion on public viewing resolutions prior to a meeting.

Thomas Speer

Questioned the intent of Res. #36-2026 and who will manage the grant, if received. Stated he disagrees with the Borough not publishing resolutions prior to the meeting, feeling it would make for a more efficient meeting. It was explained the purpose of this public session being for "agenda items only" is precisely for this purpose.

MOTION TO CLOSE THE PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Motion: Councilman Tolomeo
Second: Councilman Bove
In Favor: All

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Opposed: None

POLICE REPORT: Detective Corporal Farrell provided the following report of the Stratford Borough Police Department Activities for January 2026:

- 1/3 Soccer Field and soccer net damage was reported at Parkview School, in this case, a resident set off illegal aerial fireworks on New Year's Eve which resulted in a large portion of the soccer field burning up along with destroying both nets. Investigation identified the man who was charged with criminal mischief and fireworks offenses. Restitution has been made to the school district.
- 1/4 A Sterling Student on a hi-speed electric scooter crashed on Warwick Road and Laurel Road. The rider lost control and crashed into the roadway. He was transported to Jefferson Hospital for treatment.
- 1/6 During the evening hours, our Officers responded to Alpine Court Apartments to assist DCP&P with a removal. During the encounter, the unfit mother became combative and refused to cooperate. Ultimately two officers were injured with one receiving a nasty human bite wound to his forearm. Both Officers were treated at Jefferson, one officer's treatment is ongoing, surveillance for infectious disease.
- 1/9 Sometime during the first week of January, suspects stole the gas attendant booths at the old Amera -Fuel Station on the White Horse Pike. We have no suspects in this case.
- 1/10 After school we had another E-Bike Crash on Warwick Road and Temple Avenue. No injuries.
- 1/11 During the evening hours officers responded to report of an unconscious man in the bathroom of Burger King. This was an overdose death, 38-year-old man from Marlton, unable to be revived with Narcan or otherwise.
- 1/12 Overnight, persons unknown threw several rocks breaking out 3 windows at the Desi-Auto on the White Horse Pike. No motive, no suspects.
- 1/13 10K worth of Verizon Copper was stolen from between 2 telephone poles along Atlantic Avenue. The suspects knew what portion of the cables they wanted, they climbed a tree to access the lines.
- 1/16 One Deer crossing Laurel Rd resulted in two accidents, north bound vehicle struck the deer damaging a second car in the south bound lane.
- 1/19 A traffic stop on Warwick Road resulted in a 45-year-old Philadelphia man being arrested for possession of a loaded Glock 9mm, observed in his door panel
- 1/21 A female from Whitehall fell victim to a scam whereas she withdrew 30K from her Wells Fargo account and handed the money over to an uninvolved Uber driver who dropped the money off in Brooklyn NY. The unsuspecting victim received a call from who she thought was Wells Fargo security conducting some type of audit for which she fell for.
- 1/27 During the afternoon hours, we responded to a sudden death at a home within the 200 block of Union Avenue. This was a 42-year-old female, natural causes.

OEM REPORT:

1. The Emergency Management Coordinator prepared one Incident Action Plan for the Borough regarding the Winter Storm of January 24th.
2. One Emergency Declaration was issued restricting on street parking, permitting front lawn parking, and modifying some municipal services operations during the winter storm.
3. Deputy Coordinator Tom Farrell attended one county EMS meeting to receive information regarding a county-wide "Surge" EMS Plan that is being considered by the Camden County Board of Commissioners, and Camden County OEM.

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FIRE REPORT:

Councilwoman Farrell read the Stratford Fire Department for the month of January 2026.

	<u>Month</u>	<u>YTD</u>
BUILDINGS	4	4
ALARM SYSTEMS	7	7
DWELLINGS	0	0
INVESTIGATIONS	5	5
MOTORVEHICLE ACCIDENTS/RESCUE	6	6
WIRES, TREES DOWN	0	0
BRUSH	0	0
VEHICLE	0	0
ASSIST EMS/POLICE/PUBLIC	6	6
DRILLS	2	2
	<u>Alarms:</u>	<u>Drills:</u>
Monthly:	28	2
Year to Date:	28	27

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 January 2026.

Total number of properties inspected:	28
Total number of notices:	25 (+ 170 snow removal letters)
Total number of summonses:	1
Total number of emails:	75
Total number of phone calls:	40

BOROUGH FINANCIAL REPORT

Councilman Tolomeo provided the January 2026 Finance Reports:

Balance as of 12-31-2026:	\$ 1,188,885.37
Total Receipts:	\$ 1,862,317.98
Total Disbursements:	\$ 2,035,007.27
Balance as of 1-31-2026	\$ 1,016,196.08
Capital, Sewer and Trust Funds:	\$ 2,799,085.69

EMERGENCY SERVICES:

Councilwoman Farrell presented the January 2026 report for Stratford Ambulance: There were 70 calls for ambulance service, with a total for the year of 70.

POLICE - Councilman Gilligan presented the reports for January 2026 are as follows:

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Adult arrests	19	Juvenile arrests	0
Assaults to Police	2	Simple assaults Complaints	4
Criminal Mischief Complaints	3	Harassment complaints	8
Other investigations and complaints	573	Burglary	0
Robberies	0	Thefts (8) in the amount of \$	37,700
Stolen property recovered \$	27,000	Motor vehicle thefts	0
D.W.I. arrests	3	Narcotics arrests	7
Traffic summonses issued	302	Motor vehicle accidents	20
injuries from accidents	4	Alarm Activations	21
Total Crime Reports Taken	72	Total Calls for Police Service	679

PUBLIC WORKS AND LIGHTING:

Councilman Gandy presented the DPW and the Sewer Reports for January 2026:

Stormwater compliance

1. Cleaned storm inlets 2 times in January

DPW

1. Pothole Repairs: 1
2. DPW installed new swing-set mats at each of the parks in Stratford.
3. Brush Pickup Done Bi-Weekly in January.
4. Metal and Electronic Pickups are done every Wednesday of the week.
5. DPW replaced a pedestrian/crosswalk sign on Homestead Road. that was hit by a vehicle.

Trash and Recycling Tonnage/Tipping Fees

- Solid Waste Tonnage – 237.41 Ton resulting in \$23,392.02 in tipping fees at Reworld/Covanta.
- Single Stream Recycling – 52.25 Ton resulting in \$1,496.79 in tipping fees at Omni Recycling Group.

Vehicle Maintenance

1. Both Sanitation vehicles were serviced by Hunter Truck Services.
2. Sanitation Truck #2 needed its rear air chamber replaced, work done by JPF Services in Voorhees.
3. DPW are still awaiting the delivery of our chipper cap.
4. One of our F450 Dump Trucks needed to have its fuel lines replaced due to a leak. JPF Services in Voorhees performed the work.

Facility maintenance

1. Cleaning DPW Facility on a weekly basis.
2. Playground inspections done weekly.
3. DPW/Sanitation employees emptied out the sewer storage building.
4. The DPW cleared leaves from the Library, Borough Hall, Saratoga Park, and Vassar Park prior to the snow storms.
5. ALL Fire Extinguishers in Public Buildings were checked and inspected at Dival Safety in Laurel Springs.

Seasonal Services

1. DPW had completed leaf collection in January.
2. DPW handled two snow storms in two weeks in January, resulting in 15 Ton of salt applied throughout the town and 1000 gallons of brine applied before the first storm.
3. Due to the severity of the one storm, trash pickup was delayed until a later date and the Sanitation crews assisted DPW in snow removal, and even assisted after their trash routes throughout the rest of the week.

Sewer Call outs

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1. There were 15 sewer call outs total in the month of January, 14 of them being residents and 1 of them for pump station related issues. We had to perform Jetter operations for 3 of the residents' house calls, due to our Sewer Main being impassable at those times.

PUBLIC EVENTS:

Carole Dadino is preparing for her presentation, "100 Years of Stratford: A Journey Through Time with Our Town Historian," scheduled for March 24 at 6:00 p.m. at the Stratford Community Center. The annual Egg Hunt will be held on March 28, with a rain date of March 29. Donation letters have been sent for both the Egg Hunt and the Little Miss Stratford Pageant. Nutri Serve will provide lunch for the Egg Hunt, marking its third year of support. Updates to the Little Miss Stratford Pageant include a revised age range of 8–11 years, shifting from the previous 6–9 range to align with age brackets used by similar pageants. A Tiny Miss division will not be offered this year. A minimum of seven contestants is required for the pageant to proceed. The event is scheduled for April 25. Hometown Hero Banner applications are now available at Borough Hall and online. To ensure banners are displayed by Memorial Day, applications must be submitted by March 15, with no late or incomplete applications accepted.

NEW BUSINESS

ORDINANCE #01-2026 ESTABLISHING 2026 SALARIES AND SALARY RANGES FOR OFFICERS AND EMPLOYEES OF THE BOROUGH OF STRATFORD
First Reading

MOTION TO INTRODUCE #01-2026 #:

Motion: Councilman Bove
Second: Councilman Gandy
In Favor: All
Opposed: None

ORDINANCE #02-2026 AN ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN, APPROVING AN AMENDED REDEVELOPMENT PLAN FOR THE DESIGNATED REDEVELOPMENT AREA IDENTIFIED AS BLOCK 62, LOTS 2, 4, 7 & 18 ON THE TAX MAP OF THE BOROUGH OF STRATFORD
First Reading

MOTION TO INTRODUCE #02-2026 #:

Motion: Councilman Tolomeo
Second: Councilwoman Martin
In Favor: All
Opposed: None

ORDINANCE #03-2026 ORDINANCE OF THE BOROUGH OF STRATFORD AMENDING CHAPTER 17.05 "AFFORDABLE HOUSING", TO REPEAL THE EXISTING SECTION 17.05.10 AND REPLACE IT IN ITS ENTIRETY TO INCLUDE UPDATED STANDARDS AND REQUIREMENTS AS SET FORTH HEREIN AND TO UPDATE SECTION 17.05.020 ENTITLED "AFFORDABLE HOUSING DEVELOPMENT FEES"
First Reading

MOTION TO INTRODUCE #03-2026:

Motion: Councilman Gilligan

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Second: Councilwoman Farrell
In Favor: All
Opposed: None

RESOLUTIONS: CONSENT AGENDA – RESOLUTION#34-2026 - #46-2026 EACH READ BY TITLE ONLY

MOTION TO APPROVE CONSENT AGENDA:

Motion: Councilwoman Martin
Second: Councilman Tolomeo
In Favor: All
Opposed: None

- 034-2026 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
- 035-2026 SUBSTITUTE SCHOOL CROSSING GUARD- ACKLEY
- 036-2026 APPROVING APPLICATION FOR FY 2026 DEPARTMENT OF COMMUNITY AFFAIRS LOCAL RECREATION CENTER IMPROVEMENT GRANT
- 037-2026 TO AUTHORIZE PARTICIPATION IN THE SAFE AND SECURE GRANT
- 038-2026 AUTHORIZING ENGINEERING SERVICES FOR FY 2025/2026 CAMDEN COUNTY CDBG PROGRAM DRAINAGE IMPROVEMENTS ALONG COOLIDGE AVENUE & ALLEYS BETWEEN COOLIDGE AVENUE AND BRYANT AVENUE
- 039-2026 RESOLUTION OF BOROUGH OF STRATFORD AUTHORIZING THE BOROUGH ENGINEER TO DESIGN AND PUBLICLY BID THE FY2026 NEW JERSEY DOT RECONSTRUCTION OF GRAND AVENUE – PHASE 2
- 040-2026 AUTHORIZING THE CANCELLATION OF CHECKS RELATED TO THE STRATFORD MUNICIPAL COURT
- 041-2026 RECOGNIZING NJ LOCAL GOVERNMENT WEEK APRIL 12-18, 2026
- 042-2026 MEMORIALIZING THE SALARY FOR BOROUGH EMPLOYEES SERVING THE JOINT LAND USE BOARD
- 043-2026 AUTHORIZING SHARED SERVICE AGREEMENT WITH STRATFORD BOARD OF EDUCATION TO PURCHASE ROAD SALT
- 044-2026 INCREASING DEFERRED REGIONAL SCHOOL DISTRICT TAX
- 045-2026 AUTHORIZING THE REAPPOINTMENT OF CERTIFIED MUNICIPAL FINANCE OFFICER (CMFO)
- 046-2026 AUTHORIZING THE REAPPOINTMENT OF CERTIFIED TAX COLLECTOR (CTC)

MOTION TO TABLE RESOLUTION #42-2026:

Motion: Councilwoman Farrell
Second: Councilwoman Martin
In Favor: All
Opposed: None

MOTION FOR ADOPTION OF RESOLUTIONS #34-2026 - #41-2026, AND #43-2026 - #46-2026:

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Motion: Councilwoman Farrell
Second: Councilman Bove
In Favor: All
Opposed: None

MOTION TO APPROVE ALL BILLS AND PAYMENTS THAT ARE IN ORDER:

Motion: Councilwoman Martin
Second: Councilwoman Farrell
In Favor: All
Opposed: None

Wire checks 502017 through 502027
Payroll checks 62598 through 62800 and
Automated checks 40344 through 40426
Various electronic transfers and potential interim payments to
Atlantic City Electric, Constellation Energy, PSE&G, and South Jersey Gas

COUNCIL COMMENTS:

MAYOR LINDA HALL – Thanked the DPW and First Responders for their attention to the snow in the month of January; also stated appreciation for residents doing a great job in complying with Police Department’s request to keep cars parked off street. Talked about how much the Borough learned going forward in snow preparation and removal operations. Please to offer the Hometown Hero Banners again this Spring.

COUNCILMAN GILLIGAN – Stated his thanks to DPW for the long hours worked in January. Thanked the public for their patience and understanding.

COUNCILMAN BOB BOVE – Commended the Borough Departments for doing their part during the period of bad weather; haven’t seen this amount of snow in many years.

COUCILWOMAN JESSICA FARRELL – Reminded residents on the importance of shoveling their walkways for first responders and children walking to school. Commended residents that shoveled and helped their neighbors. Stated the Borough learned a lot for future storms.

COUNCILMAN STEPHEN GANDY – Discussed the staffing within the DPW, and the challenges of handling this amount of snow and ice.

COUNCILWOMAN DAWN MARTIN – Thanked the residents that came forward to help out senior citizens shovel and make sure they were okay during the snow storms; it was a nice reminder of what Stratford is all about.

COUNCILMAN TOLOMEO – Commended the Police Department, Fire Department, DPW and the Code Enforcement team for working long, extra shifts during the snow storms. He appreciates everyone’s hard work.

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GOOD AND WELFARE:

MOTION TO OPEN THE MEETING TO THE PUBLIC FOR GOOD AND WELFARE:

Motion: Councilwoman Martin
Second: Councilman Bove
In Favor: All
Opposed: None

- John Gentless Questioned the status of the County-awarded grant at the Quaker Store. Suggested the town perform maintenance on the town clock at Union & Laurel. Spoke on streets in need of road work.
- Orum Snow Stated he disagrees with the Borough not publishing resolutions prior to the meeting.
- Thomas Speer Stated he disagrees with the Borough not publishing resolutions or ordinances prior to the meeting. Offered suggestions for plowing and snow removal and future storm preparations. Spoke on the conditions of a tree and certain poles near 26 Warwick.
- Kristen Rivera Commented on the poor conditions of the handicapped ramps in her neighborhood, and asked about snow removal responsibility of the same.
- Linda Pienetta Stated her discontent that the sidewalks at Saratoga Park wasn't shoveled creating a hazard for walkers on Laurel; also displeased that she mistakenly received a letter from code enforcement regarding the same.
- Rob Stone Asked about the status of the former Rite Aid, current Dollar Tree; offered congratulations to Council President Gilligan for his 2026 nomination.
- Stan Panza Questioned the Borough's Shared Service Agreement for Construction Official services.

MOTION TO CLOSE THE GOOD AND WELFARE PORTION:

Motion: Councilman Bove
Second: Councilwoman Martin
In Favor: All
Opposed: None

EXECUTIVE SESSION:

MOTION TO ENTER INTO EXECUTIVE SESSION: (8:05 p.m.)

Motion: Councilwoman Farrell
Second: Councilman Bove
In Favor: All
Opposed: None

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Mr. Brennan stated this session could take approximately 30-45 minutes, and reserved the right to take action if needed. However, no formal action occurred as a result of this closed session.

MOTION TO EXIT EXECUTIVE SESSION: (8:56 p.m.)

Motion: Councilwoman Martin
Second: Councilman Tolomeo
In Favor: All
Opposed: None

MOTION TO ADJOURN:

Motion: Councilman Tolomeo
Second: Councilwoman Martin
In Favor: All
Opposed: None

Minutes respectfully submitted by:



Michelle Hack, RMC
Borough Clerk and Administrator