

**STRATFORD BOROUGH COUNCIL
REGULAR MEETING MINUTES
THURSDAY MAY 14, 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:

“This meeting has been duly noticed in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.”

ROLL CALL:

MAYOR LINDA HALL	JEFFREY BRENNAN, BOROUGH SOLICITOR
COUNCILMAN PATRICK GILLIGAN	STEVE BACH, BOROUGH ENGINEER
COUNCILMAN BOB BOVE	LEAH FURY BRUDER
COUNCILWOMAN JESSICA FARRELL	RON MORELLO, POLICE CHIEF/OEM COORDINATOR
COUNCILMAN STEPHEN GANDY	BOB BOVE, JR ACTING FIRE CHIEF
COUNCILWOMAN DAWN MARTIN	MICHELLE HACK, RMC BOROUGH CLERK/ADMIN
COUNCILMAN MIKE TOLOMEO (Absent)	

APPROVAL OF MINUTES: April 9, 2026 Regular Meeting

MOTION TO APPROVE REGULAR MEETING MINUTES:

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

RECOGNITION

- Camryn Smith, outgoing Little Miss Stratford 2025-2026
- Brianna Jimenez, outgoing Miss Stratford 2025-2026

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

MOTION TO OPEN THE FLOOR:

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

John Gentless Asked what the topic of the scheduled Executive Session was and its relation to Ordinance 06-2026; He asked for budget details, and opined on the JLUB Solicitor resignation.

Orum Snow Questioned if the grant application on the agenda could be amended to include a community garden and asked for resident input regarding grant applications.

Rob Stone Asked if there was a developer in place for the East Laurel Road Development Area. Ms. Fury Broder described the current situation not being to that point.

Tom Speer Supported Mr. Snow’s comments concerning grant input; Questioned the next steps the Borough will carry out in the East Laurel Redevelopment Area.

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MOTION TO CLOSE THE FLOOR:

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

EXECUTIVE SESSION

77-2026 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 (CONTRACT NEGOTIATIONS; LITIGATION; POTENTIAL ACQUISITION OF LAND)

MOTION TO ENTER EXECUTIVE SESSION:

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

The executive session lasted approximately 30 minutes. Some formal action occurred as a result of this session byway approval of Resolution # 79-2026 and the removal of Resolution #80-2026.

MOTION TO EXIT THE EXECUTIVE SESSION:

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

POLICE REPORT: Police Chief Morello provided the Police Department Activities for April 2026:

- 4/1 During the afternoon hours, we were called to the parking lot of White Hall Apts. for a male acting strangely and staggering about. Upon contact, the male became combative, locking up Collar to Collar with Lt. Beasley. A struggle ensued, the male was taken into custody and charged with drug and resisting arrest. 40-year-old Camden Man was sent to Jefferson for treatment.
- 4/2 Overnight, Officers responded to the White Horse Pike near Zale's for a male running in and out of traffic. Same type of drug induced Psychosis resulting in a foot chase followed resisting arrest.
- 4/24 Again overnight, a different male also hallucinating and fighting with officers. We discovered this Camden man was in possession of and under the include of WET, Marijuana and Embalming Fluid, a highly potent hallucinogenic.
- 4/10 During the afternoon hours, we responded to a report of a female screaming on Saratoga Road. Upon arrival, we found a small dog broke-free from the owner and pretty much ran directly under the rear wheel of a passing Postal Van resulting in the creature's death.
- 4/12 During the afternoon hours, patrol officers came upon damage to the staff parking areas at Yellin School. It was obvious, someone burned up the parking lot with a vehicle, doing burb-outs. The next day, we identified the vehicle, the license, plate and driver. A 27-year-old resident of Pennsylvania Avenue was charged with Reckless Driving causing property damage.

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- 4/13 During the evening hours, Officers responded to a crash on Laurel Road and Medical Center Drive. In this case, a speeding and reckless driver traveling south bound, struck a vehicle in the rear also southbound and then took down the traffic signal. The accident resulted in injury to the other driver and thousands of dollars in damage to municipal property. 30-year-old Lindenwold man was sent to CCJ on active warrants. The Borough filed an insurance claim on the driver’s automobile policy.
- 4/15 During the morning hours, Officers responded to the CVS for a report of a female shoplifter fleeing the store on-foot. One of our officers located the person, and being unable to talk her way out of the situation, she took flight. Upon grabbing the suspect, she bit the officers should taking a decent chunk of flesh. She then took flight again, and was ultimately squashed against the fence at Weber’s and arrested. The arrest turned out to be a male 33 years old from Clifton NJ. Sent to CCJ on Robbery and Aggravated Assault Charges. The Officer must now undergo-a series of infectious disease treatments and follow-ups over the next 6 months.
- 4/16 An 86-year-old resident of town fell victim to a Facebook scam, where she responded what she believed was her bank, she subsequently wired 20K to an overseas bank account thinking she was protecting her money from fraudsters.
- 4/20 As you may have noticed, the Post Office began locking their doors during non-business hours. This was in response to criminal mischief, where persons undetermined, damaged the floor and carpet in the lobby using a motor vehicle or E-Bike to make some serious burn-out and power break traction marks all over the interior of the building.
- 4/26 Another Senior Citizen from town, similar type of scam, swindled out of 8K on another wire transfer.
 - Using grant funds, we purchased (4) roadside RADAR Speed Signs, in addition to our 2 transportable units. The permanent RADAR Signs were mounted on Longwood near Green Valley, Yale Avenue near the ballfields, Sunnybrook near Sterling Arms. 4th location TBD
 - LED Pedestrian signs were also acquired and posted on Longwood, Warwick, Sunnybrook
 - LED 25 MPH Signs were posted on Parkview, Vassar, W. Atlantic, Temple Avenue.
 - Our Recruiting Efforts are ongoing, at this time we have one candidate, to attend the Camden County Police academy July – December. A half of dozen other applications were received and either rejected due to unsatisfactory background investigation or failed to complete the pre-employment process.

OEM REPORT: April 2026

1. During the month of April 2026, the Deputy Emergency Management Coordinator attended one County Meeting.
2. The Emergency Management Coordinator conducted one 911 validation for a new business. Councilman Steve Gandy engaged and ensured the facility was not approved for occupancy until which time the location was in compliance with the fire code.
3. The Emergency Management Coordinator oversaw the radio signal testing with the Camden County Communications Center for the Great American Storage Center 72 Berlin Road Stratford, NJ 08084. The location was ultimately approved after passing the various testing.

FIRE REPORT:

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

	<u>Month</u>	<u>YTD</u>
BUILDINGS	2	15
ALARM SYSTEMS	11	38
DWELLINGS	3	7

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INVESTIGATIONS	8	27
MOTORVEHICLE	5	24
ACCIDENTS/RESCUE		
WIRES, TREES DOWN	0	13
BRUSH	1	1
VEHICLE	0	1
ASSIST EMS/POLICE/PUBLIC	2	19
DRILLS	2	10
SARS	0	1
	<u>Alarms:</u>	<u>Drills:</u>
Monthly:	34	2
Year to Date:	146	10

ENGINEER REPORT:

Mr. Bach provided a written report that was submitted to Council and is on file in the Clerk's Office.

ORDINANCE & PROPERTY REPORT:

Councilman Bove presented the Code Inspection Report for April 2026.

Total number of properties inspected:	87
Total number of notices:	45
Total number of summonses:	0
Total number of phone calls:	80
Total number emails of:	50

BOROUGH FINANCIAL REPORT

Councilman Gandy provided the Annual Tax Collector's Report and the April 2026 Finance Reports.

Balance as of 3-31-2026:	\$ 444,642.73
Total Receipts:	\$ 1,400,627.11
Total Disbursements:	\$ 1,529,731.35
Balance as of 4-30-2026	\$ 315,538.49
Capital, Sewer and Trust Funds:	\$ 2,977,598.20

EMERGENCY SERVICES:

Councilwoman Farrell presented the report for Stratford Ambulance for the month of April 2026. There were 74 calls for ambulance service, with a total for the year of 315.

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

Adult arrests	19	Juvenile arrests	0
Assaults to Police	2	Simple assaults Complaints	2
Criminal Mischief Complaints	4	Harassment complaints	19
Other investigations and complaints	611	Burglary	0
Robberies	1	Thefts (11) in the amount of \$	29,875
Stolen property recovered \$	3,100.00	Motor vehicle thefts	0
D.W.I. arrests	4	Narcotics arrests	9
Traffic summonses issued	366	Motor vehicle accidents	22

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injuries from accidents 8
Total Crime Reports Taken 84

Alarm Activations 19
Total Calls for Police Service 679

PUBLIC WORKS AND LIGHTING: Councilman Gandy presented the DPW /Sewer Reports for April 2026:

Stormwater Compliance

1. Cleaned storm inlets 2 times in the month of April.

DPW

1. DPW repaired 3 potholes throughout the town using EZ Street Cold Patch in April.
2. Brush Pickup is done Bi-Weekly in April.
3. Metal and Electronic Pickups are done every Wednesday of the month.
4. DPW is still awaiting the delivery of their chipper cap, which is expected to be delivered in Late-May/Early-June
5. Public Works assisted in the Miss Stratford/Little Miss Stratford Pageant set-up and clean-ups on the evening of Friday, April 24.

Trash and Recycling Tonnage/Tipping Fees

1. Solid Waste Tonnage – 284.1 tons resulting in \$27,140.08 in tipping fees at Reworld.
2. Single Stream Recycling – Single Stream Recycling records were not available at the time of typing this report
3. Tonnage Report to NJDEP on April 30.

Vehicle Maintenance

1. Both Sanitation Vehicles were quoted for new dumpster cables, which will be installed in early-May.
2. Two DPW Dump trucks were both serviced, and the lights were also replaced by JPF Auto.
3. DPW Landscaping Equipment was serviced in April and used for Opening Day prep.

Facility maintenance

1. Cleaning DPW Facility on a weekly basis.
2. Playground inspections done weekly.
3. The DPW cleared leaves from the Stratford Library roof due to leaves building up by the drain spouts.
4. ALL Fire Extinguishers in Public Buildings were also inspected in April.
5. DPW conducted Building Inspections in April at ALL public buildings.

Seasonal Services

1. DPW performed cleanouts at all Parks, Public Buildings, and all of the mulch/flower beds in April.
2. Public Works perform grass cutting, weed trimming, and other landscaping services weekly throughout Stratford.
3. New mulch will be put down at all of the flower beds in May, prior to Memorial Day services.

Sewer Call outs

1. There were 17 sewer call outs total in the month of April, with 15 of them being resident related issues, and 2 being Pump Station related emergencies. One of the residents' house calls required Jetting Services, due to our Sewer Main being impassable at those times. All blockages were cleared after Jetting Operations. All Jetting Operations are documented and recorded.
2. Stratford Sewer employees run and test the on-site generator at Station #2 bi-weekly, as well as our Tow-Behind Generator at DPW shop.
3. Two Sewer Employees inspect all three (3) pump stations Weekly, documenting any issues/work performed. All Records of Station Inspections, Jetter Operations, or Sewer Call-Outs are documented by DPW Department Head, Ross Beck

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Opposed: None

ORDINANCE # 06-2026 **ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR THE DESIGNATED REDEVELOPMENT AREA REFERRED TO AS THE "EAST LAUREL ROAD REDEVELOPMENT AREA" AND IDENTIFIED AS BLOCK 36 LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16; BLOCK 40 LOTS 2, 3, 4, 5, 7, 8, 9, & 10; and BLOCK 41 LOTS 2, 2.01, 3, 4, 5, 6, 7 & 8 ON THE TAX MAP OF THE BOROUGH OF STRATFORD**
First Reading

MOTION TO INTRODUCE ORDINANCE #06-2026

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

ORDINANCE # 07-2026 **ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AMENDING TITLE 17 ZONING TO INCLUDE A NEW CHAPTER 17.22 "R-5 INCLUSIONARY SINGLE FAMILY ATTACHED OVERLAY AS SET FORTH HEREIN**
First Reading

MOTION TO INTRODUCE ORDINANCE #07-2026

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

ORDINANCE # 08-2026 **BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THEBOROUGH OF STRATFORD, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING THE AGGREGATE AMOUNT OF \$440,409.00 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$418,388.00 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**
First Reading

MOTION TO INTRODUCE ORDINANCE #08-2026

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

RESOLUTIONS #66-2026 through #76-2026 and 78-2026 through #83-2026 CONSENT AGENDA

Resolutions shall be read by title only. At this time, the Council may request to remove any of the resolutions from the consent agenda to be voted upon separately.

MOTION TO REMOVE RESOLUTION #80-2026:

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

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MOTION TO APPROVE THE CONSENT AGENDA AS READ BY TITLE ONLY

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

- 66-2025 AUTHORIZING THE INTRODUCTION OF THE 2026 MUNICIPAL BUDGET, PERMITTING THE BUDGET TO BE READ BY TITLE ONLY, AND SETTING THE PUBLIC HEARING AND ADOPTION DATE

- 67-2026 URGING STATE LEADERS TO IMPLEMENT FAIR AND EQUITABLE REFORMS TO MITIGATE THE UNSUSTAINABLE INCREASES IN HEALTH BENEFIT PREMIUMS FOR PUBLIC SECTOR EMPLOYEES

- 68-2026 AUTHORIZING THE DISSOLUTION OF THE PRIOR SHARED SERVICES AGREEMENT WITH THE BOROUGH OF HADDON HEIGHTS AND THE EXECUTION OF A NEW SHARED SERVICES AGREEMENT FOR ELECTRICAL SUB-CODE OFFICIAL/INSPECTOR AND CONSTRUCTION OFFICIAL SERVICES

- 69-2026 AUTHORIZE APPLICATION FOR THE CAMDEN COUNTY 2026 OPEN SPACE RECREATION TRUST FUND FOR IMPROVEMENTS TO THE STRATFORD MUNICIPLE COMPLEX PASSIVE RECREATION AREA IN THE AMOUNT OF \$25,000.00

- 70-2026 REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR STRATFORD TOWN CLOCK DONATIONS AND CONTRIBUTIONS REQUIRED BY NJSA 40A:5-29

- 71-2026 TO APPROVE FIREMEN’S ASSOCIATION APPLICATION FOR MEMBERSHIP

- 72-2026 TO APPOINT DUTY CREW MEMBERS STRATFORD FD (INMAN, WORTHINGTON)

- 73-2026 ENDORSING THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE STRATFORD BOROUGH JOINT LAND USE BOARD ON APRIL 23, 2026

- 74-2026 AUTHORIZING THE STRATFORD VOLUNTEER FIRE DEPARTMENT TO UTILIZE A DECOMMISSIONED BOROUGH VEHICLE FOR TRAINING PURPOSES

- 75-2026 AUTHORIZING THE APPOINTMENT OF PARKER MCCAY AS BOND COUNSEL UNDER THE BID THRESHOLD

- 76-2026 AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AMBULANCE PURCHASE & SERVICE AGREEMENT

- 78-2026 IN OPPOSITION TO S-1836 WHICH PERMITS THE BYPASSING OF THE LOCAL PLANNING PROCESS

- 79-2026 AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF PITMAN FOR STREET SWEEPING SERVICES

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80-2026 AUTHORIZING THE APPOINTMENT OF A JOINT LAND USE BOARD SOLICITOR IN AN EMERGENCY SITUATION UNDER THE BID THRESHOLD

81-2026 AUTHORIZING A PAY INCREASE FOR CERTAIN EMPLOYEES

82-2026 AUTHORIZING AN APPLICATION FOR THE CAMDEN COUNTY 2026 OPEN SPACE RECREATION TRUST FUND FOR IMPROVEMENTS TO THE MANCINI/HAGERTY SPORTS COMPLEX IN THE AMOUNT OF \$25,000.00

83-2026 AUTHORIZING THE APPOINTMENT OF A SPECIAL LAW ENFORCEMENT OFFICERS CLASS II

MOTION FOR ADOPTION OF RESOLUTIONS

Motion: Councilwoman Martin

Second: Councilwoman Farrell

In Favor: All

Opposed: None

MERCANTILE LICENSE APPROVALS:

- CASE# 2026-02529 Great American Self Storage
72 Berlin Road, Stratford NJ 08084

MOTION TO APPROVE THE MERCANTILE LICENSES:

Motion: Councilwoman Farrell

Second: Councilman Bove

In Favor: All

Opposed: None

BLUE LIGHT APPLICATION:

- Brian Worthington Jr.

MOTION TO APPROVE BLUE LIGHT APPLICATION:

Motion: Councilwoman Martin

Second: Councilman Bove

In Favor: All

Opposed: None

APPROVAL OF BILLS:

MOTION TO APPROVE THE PAYMENT OF THE BILLS THAT ARE IN ORDER:

Motion: Councilman Gilligan

Second: Councilman Gandy

In Favor: All

Opposed: None

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COUNCIL COMMENTS:

MAYOR LINDA HALL – Announced the Dollar Tree just had its grand opening and that the entire corner property where it's located is seeing some positive improvements; The borough is putting up 20 new Hero banners, adjusting their placement on the poles and turning them inward around the week of May 18th. She also shared that the recent pageant had a fantastic turnout and congratulated everyone involved. On top of that, she announced the library might extend their hours and proudly noted her participation in the Mayor's Pledge for Energy Tax relief.

COUNCILMAN GILLIGAN – Congratulated the new Miss Stratford and Little Miss Stratford and thanked Councilwoman Martin for a great event.

COUNCILMAN BOB BOVE – Announced the Borough Office will begin summer hours the week of May 25th, working 8:30 – 5:00 (30-minute lunch) Monday – Thursday and 9:00 – 12:00 on Friday.

COUCILWOMAN JESSICA FARRELL – Expressed gratitude to the police and first responders for their efforts over the past several weeks, acknowledging the personal sacrifices they've made, particularly the volunteers. She also urged drivers to slow down, especially now there are more kids out playing.

COUNCILMAN STEPHEN GANDY – Thanked everyone for their attendance and acknowledged the Emergency Service departments, and the Public Works Department for all they do for the Borough.

COUNCILWOMAN DAWN MARTIN – Conveyed appreciation to the public for attending and participating in their monthly meetings. She also thanked the chief for mentoring the younger officers in the police department, acknowledging that she's been working alongside them at various events.

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 Requested updates on the Community Center art work, the Borough's plan to provide a concrete dumpster, and the status of installing an AED at Borough Hall. He also asked what items were included in the Capital Ordinance, reiterated his concerns about trees he believes were removed, and expressed dissatisfaction with the maintenance of the War Memorial.

Shawn Nicholson Provided important updates from the Sterling Board of Education.

TJ Krempa Announced that the SAO finished all of the scheduled improvements from their 2024 grant made for field improvements. He thanked the Council for supporting their grant to the County earlier tonight.

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Tom Speer

Made a suggestion as to who the Borough should sell scrap metal directly to improve their pricing without having a middleman. He also offered ideas drainage reservoir and suggested the implementation of block captains who can clear storm drains before rain to ease the workload for public works. He mentioned that his neighbor's washer hadn't been collected for two weeks and noted that traffic often backs up at the intersection of South Temple and Warwick

MOTION TO CLOSE THE GOOD AND WELFARE PORTION:

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

MOTION TO ADJOURN

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

Minutes respectfully submitted by:



Michelle Hack, RMC
Borough Clerk and Administrator