

**MINUTES OF THE
BOROUGH OF CLEMENTON
JULY 18, 2017
CAUCUS/COUNCIL MEETING
OF THE MAYOR AND COUNCIL**

OPENING: Council President Nucera called the meeting to order at 7:04PM.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT: Council President Nucera read the following statement, "This meeting has been properly advertised and posted pursuant to N.J.S.A. 10:4-6, the Open Public Meetings Act."

ROLL CALL: Jenai Johnson, Municipal Clerk/Administrator, called the roll which resulted in the following members present: Council President Christine Nucera; Councilman Mark Armbruster; Councilman Jonathan Fisher; Councilwoman Meghan Milano; Councilman Thomas Shaw; Councilwoman Holly Strobl.
Absent: Mayor Thomas Weaver. Also present were Solicitor George J. Botcheos and Wayne Roorda of Bach Associates.

SALUTE TO THE FLAG: Council President Nucera led in the salute to the flag.

PRIVILEGE OF THE FLOOR FOR A TOTAL TIME NOT TO EXCEED 10 MINUTES FOR ITEMS APPEARING ON THE AGENDA ONLY: There were no comments from the public related to matters appearing on the agenda. Hearing no comments, Council President Nucera closed the floor to the public.

ENGINEER REPORT: Wayne Roorda of Bach Associates presented a written report, which has been filed in the appropriate manner and verbally detailed the following items:
Clementon Library Roof Replacement Project- Mr. Roorda reported that the bids had been opened earlier in the day and the governing body had been provided a bid tab sheet with recommendation to award, inclusive of Add Alt. 1 and 2.
Councilman Armbruster mentioned that discussion had occurred related to obtaining the additional funding necessary from the public works operating line, but stated that he wished to explore the possibility of including additional funding in the upcoming bond ordinance. After brief discussion, it was determined that the length of time necessary to have the capital funding in place would prohibit this option.

Safe Routes To Schools- Mr. Roorda noted that the Borough had not been awarded funding under the Safe Routes to Schools program, but had held a meeting at which direction was given on actions that would increase the likelihood of funding in the future. It was noted that the School and Municipality must do initial legwork to increase the probability of funding.
Councilman Armbruster noted that he did not wish to expend additional engineering funds related to a grant that the Borough was not likely to receive. Mr. Roorda reported that there was not much need for additional engineering work at this time, but that any future engineering would be presented to Council prior to action.

NJDOT FY2-17 Brand Avenue- Mr. Roorda stated that Brand Avenue and Ohio Phase II, both funded by NJDOT Aid, would be advertised for bid within the week, and stated that the two projects were required to be bid separately. Councilman Armbruster asked if it were possible to include Barry Place, an upcoming capital funded road project. After brief discussion, it was

determined that inclusion of Barry Place would significantly delay getting the NJDOT projects out to bid.

Camden County Open Space 2017 Funding- Mr. Roorda stated that the county had been on site at the newly acquired Albertson Ave property. Mr. Roorda stated that the county representatives had recognized the dire need of improvement of the property which made him optimistic that funding would be awarded for the submitted project.

Wayne Roorda was excused from the meeting at the conclusion of his report.

ADMINISTRATOR/COUNCIL REPORTS:

Councilwoman Holly Strobl- Councilwoman Strobl stated that she did not have anything to report at present.

Councilman Thomas Shaw- Councilman Shaw reported that he had been obtaining pricing and information related to installation of lighting at Carver Field. Councilman Shaw noted that he would be meeting with the appropriate council committee to discuss the options and pricing, and would then return to the entire governing body with a recommendation.

Councilman Jonathan Fisher- Councilman Fisher stated that panel interviews were being scheduled with eligible interested candidates for the vacancy in the Police Officer title. Councilman Fisher stated that the Fire Chief had been provided with the new Durango, transferred from the police department and outfitted for the needs of Fire Rescue. Councilman Fisher stated that three new firefighters had been added to the active roster, continuing to build the department. Councilman Fisher concluded by reporting that the body cameras in the police department had been deployed and were actively being utilized successfully.

Councilman Mark Armbruster- Councilman Armbruster stated that a meeting had been held the week prior, attended by representatives of the solid waste collection contractor. Councilman Armbruster stated that the complaints had been made clear by the public and municipality related to the dissatisfaction of service. Councilman Armbruster was happy to report that the contractor had made amendments to the employees assigned to Clementon, and reassigned supervisors. The first week of collection had been successful. Councilman Armbruster noted that he was not convinced that this was the long term solution, and other options were being explored, such as the purchase or possible shared service of municipal pickup. Councilman Armbruster stated that he would be reaching out to Berlin and Lindenwold to ascertain information on the costs incurred when those municipalities acquired their own equipment and cans.

Councilman Armbruster reported that he had met with the Shade Tree and Environmental Commissions. Joseph Feldman, who represented the groups, had expressed a desire to hang flyers in affected areas reminding residents of the penalties of illegal ATV use. Councilman Armbruster requested that the Governing Body consent to the purchase of door hangers for this purpose out of the Open Space Trust Fund. It was estimated that the printing of the door hangers would not exceed \$700.00. Councilman Armbruster additionally noted that volunteers from both Shade Tree and Environmental would deliver the hangers.

Councilwoman Nucera motioned to approve the purchase of the door hangers from the Open Space Trust Fund, with the stipulation that the language contained within would be submitted to Jenai Johnson and the governing body for approval, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

MEMORIALIZED BY RESOLUTION R17-116

Councilman Armbruster noted that additional signage had been discussed at the meeting immediately prior, and was currently being reviewed and formulated.

Councilwoman Meghan Milano- Councilwoman Milano reported that the Senior Luncheon held in June had a nice attendance. She noted that she intended to host another similar function in the fall. Councilwoman Milano stated that Movie Night had also been a successful event, although it had to be held indoors due to inclement weather.

Councilwoman Milano noted that planning was currently underway for a camp fire event at Daniel Dougherty Sports Complex on July 27th.

Councilwoman Milano reported that she intended to communicate with the Historical Commission related to an invitation by the county for municipalities to host tables at the upcoming county fair.

Councilwoman Milano concluded by noting that National Night Out was scheduled to take place on August 1.

Council President Christine Nucera- Council President Nucera stated that Special Events would be hosting "Smore Time", as reported by Councilwoman Milano. A live band had been scheduled for entertainment. Councilwoman Nucera stated that Special Events would be joining with Municipal Alliance to set up a craft table at National Night Out.

Councilwoman Nucera asked that Jenai Johnson confirm that the hall was available on September 15 from 7-9PM for a Back to School Event. Councilwoman Nucera stated that the Special Events Committee was in the process of choosing dates for the fall and winter events, and anticipated printing magnets for the residents.

September 10th was slated for National Overdose Awareness , and Trunk or Treat was scheduled for October 29th with a rain date of October 30th.

Councilwoman Nucera noted that the next Special Events meeting would be held on August 14th at 7pm. Councilwoman Nucera advised that she would email Jenai Johnson with all dates once selected for the fall and winter special events.

Fire Chief John Busch requested that Acting Chief Charles Grover provide him with the details of National Night Out so that Clementon Fire Rescue was able to send representation.

Chick Warrington, Tax Assessor, stated that he wished to report that eight units had sold at the Leewood Development on the White Horse Pike, and that 9 units were under contract. Mr. Warrington stated that Phase I was approximately half to completion.

Councilman Armbruster inquired about the status of the ongoing reassessment. Mr. Warrington stated that they were continuing with the work and that the vendor was confirming the data gathered. Councilman Armbruster asked Mr. Warrington if he had seen any preliminary numbers and Mr. Warrington advised that he had not.

APPROVAL OF THE BILL LIST: Councilman Armbruster motioned to approve the bill list upon proper review and certification, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

ORDINANCES AND RESOLUTIONS:

RESOLUTION R17-107 AUTHORIZING CANCELLATION OF PROPERTY TAXES ON A TAX EXEMPT PROPERTY AND AUTHORIZING REFUND. Councilwoman Nucera read by title. Councilwoman Milano motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

RESOLUTION R17-108 REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION INTO FY 2017 MUNICIPAL BUDGET PURSUANT TO NJS 40A:4-87. Councilwoman Nucera read by title. Councilwoman Milano motioned to approve, seconded by Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

RESOLUTION R17-109 CONFIRMING ACTIVE MEMBERSHIP ROSTER OF CLEMENTON FIRE RESCUE. Councilwoman Nucera read by title. Councilman Fisher motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

RESOLUTION R17-110 AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1977. Councilwoman Nucera read by title. Councilman Fisher motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

RESOLUTION R17-111 CONFIRMING EXTENSION OF GRACE PERIOD FOR 2017 FINAL TAX BILLS. Councilwoman Nucera read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

RESOLUTION R17-112 AUTHORIZING PURCHASE OF ENERGY GENERATION SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE. Councilwoman Nucera read by title. Councilwoman Milano motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

RESOLUTION R17-113 AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ANLINE AUCTION WEBSITE. Councilwoman Nucera read by title.

RESOLUTION R17-114 AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE (LIGHTING METERS).

Councilwoman Nucera read both resolutions by title. Councilwoman Nucera motioned to approve Resolutions R17-113 and R17-114, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

RESOLUTION R17-115 AWARDING CONTRACT TO TORTORICE CONTRACTORS, INC IN THE AMOUNT OF \$38,053.00 FOR THE LIBRARY ROOF PROJECT. Councilwoman Nucera read by title. Councilwoman Milano motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

NEW BUSINESS:

Councilman Fisher stated that it was his desire to authorize two candidates to attend the SLEO Class II academy beginning on August 14th. Councilman Fisher stated that interested applicants were in the application and screening process. Councilman Fisher noted that registration for two candidates for the academy was not likely to exceed \$600.. Brief discussion occurred regarding the funding source, which was determined to be the Open Space Trust Fund because the Class II Officers were intended to patrol the parks and open space properties within the Borough

specifically. Hearing no further comment, Councilman Fisher motioned to authorize sponsorship and registration of two candidates to the SLEO Class II academy beginning on August 14, 2017, to be funded from the Open Space Trust Fund in an amount not to exceed \$1,000.00, contingent on successful completion of the required employment screening procedures. Councilman Armbruster seconded and motion was carried upon the call of roll.

Ayes: Armbruster; Fisher; Milano; Nucera; Shaw; Strobl.

MEMORIALIZED BY RESOLUTION R17-117

PRIVILEGE OF THE FLOOR:

Dot Stokes, Wooster Towers- Ms. Stokes stated that she was in attendance to seek information on the Wooster Towers building, specifically as to who governs the Housing Authority. Councilman Armbruster advised that the Borough did not own or oversee the Housing Authority, but simply appointed the members of the Authority. Councilman Armbruster stated that the Housing Authority was a separate entity overseen and funded by HUD and the State of New Jersey. Councilman Armbruster noted that the Borough provided courtesy lawn cutting services and snow removal to the facility. Councilman Armbruster, as a commissioner on the Housing Authority and Council liaison, also provided a brief explanation of his future hopes to fund improvements to Wooster Towers through the RAD program. Councilman Armbruster suggested that future Housing Authority meetings could possibly be held in the common room at the building to allow easy attendance by the residents.

Brief discussion occurred related to the residents claiming that they were not informed of a senior luncheon held. They were informed that notices were sent to the Towers in advance, the event was posted on the website and electronic sign, and calls were made to the administration of the Towers as a reminder on the day of the event.

Ms. Stokes stated that a system needed to be developed to inform residents of opportunities in the community.

Lorraine Rositer, Apt. 606 Wooster Towers- Ms. Rositer stated that she had concerns that the residents were not checked upon during a power outage experienced previously. Ms. Rositer stated that they were not visited by emergency management, nor provided ice or power. Ms. Rositer stated that it was her belief that the Borough was responsible for the building and she had located that information on the internet. Ms. Rositer stated the building was very unappealing. Councilman Armbruster again clarified that the Borough of Clementon was not responsible for the maintenance of the building.

Ms. Rositer concluded by agreeing that relocating the Housing Authority meetings to the common room at the Towers would allow more residents to attend and remain informed.

Sheila Majoraj, Wooster Towers- Ms. Majoraj stated that she did not wish to use the internet to be informed of events, and was tired of people making her use the computer for information. Ms. Majoraj stated that flyers should be developed for future events, which could be distributed by Dot Stokes and the other residents.

Continued discussion occurred regarding how the residents are informed, and the residents were directed to address their concerns with internal procedures with the Housing Authority Administration. Councilman Armbruster stated that a new executive director would be taking over due to the resignation of Bill Harris, and hoped that the residents would be able to develop a working relationship with the new appointment.

Sharon Muller, Wooster Towers- Ms. Miller stated that the privilege of the floor portion of the meeting should be moved to the beginning of the meeting so that the seniors are not forced to attend longer meetings at later hours in the evening. Ms. Miller also stated that she wished to thank the Police and Fire departments for rescuing her when she had been trapped in an elevator.

Debbie Brannigan, 20 Hazard Avenue- Ms. Brannigan stated that she had been experiencing a stench in her water, and the water had destroyed a brand new white toilet that had been installed in her home. Ms. Brannigan stated that the toilet was stained a brownish color. Councilman Armbruster stated that the rust issues could be caused by not enough flow through the lines and noted that he would have Mel investigate the issue. Ms. Brannigan inquired if the same issue could cause air in the lines. Councilman Armbruster stated there was a possibility that the discontinuing of service to some Pine Hill properties could be causing the flow issue.

Dot Stokes, Wooster Towers- Ms. Stokes asked of the Borough could assign Clean Communities groups to the Towers to clean and possibly plant flowers. Councilwoman Nucera stated that she may have the ability to get some help from the Girl Scouts in the future. Councilman Armbruster stated that he would have Christopher McKelvey consider assigning the community service workers to clean the property.

Keith Cybulski, Van Horn Avenue- Mr. Cybulski stated that he believed that the old archery tract should be included in the patrol with the Signal Hill property. Councilman Armbruster stated that it was one of the properties to be patrolled. Mr. Cybulski stated that he believed that doing a shared service with another town for trash collection was a novel idea. Mr. Cybulski also stated that he believed that the Code Enforcement Officer should be required to attend Council Meetings to be available to provide information related to complaints that may be presented. Mr. Cybulski stated that he was aware of a 6 foot fence that had been erected, without a variance, as well as multiple vehicle violations on properties that weren't being addressed. He also stated that the rear of the post office building was in disrepair and that the Code Enforcement Department was not doing anything to abate these issues. Mr. Cybulski was directed to bring any complaints to Borough Hall so that they were able to be investigated and/or addressed as necessary.

Hearing no further comments from the public, Councilwoman Nucera closed the floor to the public.

EXECUTIVE SESSION:

Councilwoman Milano motioned to enter executive session at 8:51PM related to the following: DISCUSSION RELATING TO CONTRACTUAL NEGOTIATIONS WITH ACTING CHIEF CHARLES GROVER.

It was noted that the executive session was anticipated to last approximately ten minutes. Councilman Fisher seconded, and hearing none opposed, motion was carried.

Councilman Armbruster motioned to reenter open session at 9:01PM, seconded by Councilwoman Nucera and motion was carried. There were no actions taken as a result of executive session.

ADJOURNMENT: Councilman Armbruster motioned to adjourn at 9:01pm, seconded by Councilman Shaw and hearing none opposed, motion was carried.

Respectfully Submitted,



**Jenai L. Johnson,
Municipal Clerk/Administrator**