

**MINUTES OF THE
BOROUGH OF CLEMENTON
JUNE 18, 2019
CAUCUS/COUNCIL MEETING
OF THE MAYOR AND COUNCIL**

OPENING: Mayor Weaver called the meeting to order at 7:04pm.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT: Mayor Weaver 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: Mayor Thomas Weaver; Councilman Melvin Applegate; Councilman Mark Armbruster; Councilman Jonathan Fisher; Councilwoman Meghan Milano; Councilman Thomas Shaw. Absent: Councilwoman Holly Strobl.

SALUTE TO THE FLAG: Mayor Weaver led in the salute to the flag.

ENGINEER REPORT: Mark Baschore submitted a written engineering report for the month of June, which has been filed in the appropriate manner and verbally reported on the following items:

FY2020 NJDOT AID APPLICATIONS- Mr. Baschore stated that NJDOT had announced that FY2020 Municipal Aid Applications were due July 19, 2019 and the Engineering Committee had recommended that Atlantic and Lake Avenue, Carver Avenue and Naylor Avenue Phase 2 be submitted. Mr. Baschore asked for a consensus of Council that the proposed submission was acceptable. There were no objections from the Mayor and Council to the suggested submission.

WATER TANK INSPECTIONS- Mr. Baschore stated that Bach Associates had forwarded copies of the inspection videos and summary of findings requiring remediation/repair to the Department of Public Works during the June Engineering Committee Meeting. Mr. Baschore stated that a few items needed to be addressed and that his office would work with Public Works to complete.

CAMDEN COUNTY OPEN SPACE AND FARMLAND PRESERVATION 2019- Mr. Baschore stated that his office along with Councilman Applegate and Councilman Armbruster, met with the Open Space Committee on Friday, June 13, 2019 at the proposed site of the Walking path to review the application. Mr. Baschore stated that the feedback had appeared positive but there had been no announcements of funding made to date.

CAMDEN COUNTY BRIDGE REPLACEMENT PROJECT- Mr. Baschore stated that there was a water main break on May 24, 2019 directly below the Contractor's excavator. Mr. Baschore reported that Bach Associates had coordinated with the contractor and county and Garrison had installed an insertion valve. It was noted that any Borough costs associated should be forwarded through the County engineer for reimbursement by the contractor.

REPAIRS TO BOTTOMS LAKE DAM- Mr. Baschore stated that the Borough was in receipt of comments from NJDEP and was preparing a response letter that would be forwarded to the state prior to the July 31, 2019 deadline.

IMPROVEMENTS TO BARRY PLACE- Mr. Baschore reported that Bach was authorized to prepare plans and specifications for the project for replacing the pipe and repairing the inlet based on the \$45,200 cost estimate submitted by his firm. Mr. Baschore stated that the design for the project was currently underway and he was hoping to get out to bid in the near future. Mr. Baschore stated that he wished to clarify that the road was not being replaced at present, and only the drainage issues were being addressed.

CHERRY LANE IMPROVEMENTS CDBG FY2018- Mr. Baschore stated that the homeowner at 35 Cherry Lane refused to sign the Easement and Right of Entry and the plans had been revised to keep all work within the perimeters of 39 Cherry Lane. The homeowner at 39 Cherry Lane signed the appropriate Right of Entry and the new Easement language was being coordinated with the solicitor and negotiated with the contractor regarding a price for the two supplemental items.

LAKE AVENUE NJDOT FY2018 & CDBG FY2018- Mr. Baschore stated that there were no new developments with the property owner at 20, and Solicitor Botcheos would be reaching out again to the attorney representing the property owner to discuss the proposed easement and right of entry.

LONG TERM PLAN REMEDIATION BORO HALL- Councilman Armbruster stated that he had met with Steve Bach and Mark Baschore at a recent engineering meeting in which discussion occurred regarding the need to develop a 5 year plan for the steps necessary to deal with the contamination of soil at Borough Hall. It was noted that the Borough needed to start putting money aside for the purposes of testing and possible remediation. Councilman Armbruster stated that substantial funding would be required over the next 5 years for this project, in the ballpark of \$50,000 to \$100,000 per year. It was noted that this would need to be visited during the budget preparations for the 2020 calendar year.

PRIVILEGE OF THE FLOOR FOR A TOTAL TIME NOT TO EXCEED 10 MINUTES FOR ITEMS APPEARING ON THE AGENDA ONLY:

Brenda Franks, Erie Avenue- Mrs. Franks stated that she had questions regarding Resolution R19-105. She wanted to know if the term of the agreement ended July 30th. Jenai Johnson reported that it did and the addendum was decreasing the monetary amount to be paid by the Borough for the duration of the agreement.

Jack Gruber, 10 Wilson Avenue- Dr. Gruber stated that he was in attendance on behalf of the Environmental Commission and urged the governing body to consider buying the property on White Horse Avenue to allow access to Bottoms Lake. Dr. Gruber stated that the property adjacent to the old Borough Garage was an ideal access location.

Frank Naurath, 252 White Horse Ave- Mr. Naurath stated that the land Dr. Gruber had spoken about would connect two other properties owned by the Borough and would be an excellent location for fishing. Mr. Naurath stated that he had seen all types of foul in that area and believed that the youth and fisherman of the Borough would enjoy the ability to utilize the property. Mr. Naurath continued by suggesting the possibility of ice skating on Bottom's Lake with access from the property.

Richard Venuti, Clementon Borough- Mr. Venuti stated that he was in support of the Borough purchasing the property on White Horse Avenue as discussed above, and envisioned future enhancements to the property, such as docks. Mr. Venuti stated that the property would be an asset to the Borough and residents within.

APPROVAL OF MINUTES:

MINUTES OF THE MARCH 19, 2019 COUNCIL MEETING- Councilman Applegate motioned to approve the minutes as presented, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Shaw. Abstain: Applegate. Absent: Strobl.

MINUTES OF THE APRIL 16, 2019 COUNCIL MEETING- Councilman Fisher motioned to approve the minutes as presented, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano. Abstain: Shaw. Absent: Strobl.

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

ORDINANCES AND RESOLUTIONS:

SECOND READING/PUBLIC HEARING

ORDINANCE 2019-07 AMENDING ORDINANCE 97-14 ESTABLISHED EARING PROCEDURES ON DISCIPLINARY ACTIONS OF THE POLICE DEPARTMENT. Mayor Weaver read by title and opened the public hearing. Hearing no comments from the public, Mayor Weaver closed the hearing. Councilman Fisher motioned to adopt on second reading, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

RESOLUTION R19-103 APPROVING RENEWAL OF CERTAIN LIQUOR LICENSES IN THE BOROUGH OF CLEMENTON FOR THE 2019-2020 LICENSE TERM. Mayor Weaver read by title. Councilman Armbruster motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

RESOLUTION R19-104 AUTHORIZING HIRE OF KEVIN GARRETSON TO THE TITLE OF POLICE OFFICER IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilman Fisher motioned to approve, seconded by Councilman Applegate and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

RESOLUTION R19-105 AUTHORIZING MAYOR AND MUNICIPAL CLERK TO EXECUTE ADDENDUM TO FIRE RESCUE SERVICES AGREEMENT BETWEEN THE BOROUGH OF CLEMENTON, BOROUGH OF LAUREL SPRINGS AND LINDENWOLD FIRE DISTRICT #1. Mayor Weaver read by title. Councilman Fisher motioned to approve, seconded by Councilman Applegate and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

RESOLUTION R19-106 AUTHORIZING APPROVAL OF RAFFLE APPLICATION 2019-01 TO ST MARY'S EPISCOPAL CHURCH. Mayor Weaver read by title. Councilman Armbruster motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

RESOLUTION R19-107 APPOINTING JENAI JOHNSON TO THE OFFICE OF MUNICIPAL REGISTRAR FOR A TERM OF THREE YEARS, TO EXPIRE DECEMBER 31, 2021. Mayor Weaver read by title. Councilman Applegate motioned to approve, seconded by Councilwoman Milano and motion as carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

RESOLUTION R19-108 AUTHORIZING EMERGENCY REPAIRS TO SANITARY SEWER IN THE AREA OF 230 SARATOGA TERRACE. Mayor Weaver read by title. Councilman Applegate motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Armbruster; Applegate; Fisher; Milano; Shaw. Absent: Strobl.

UNFINISHED BUSINESS:

Councilman Armbruster reported that he had asked that a discussion be placed in executive session regarding the negotiation of purchase of the property located on White Horse Avenue adjacent to the Public Works old garage facility. Councilman Armbruster noted that the discussion was not necessary at the present meeting as he was not able to communicate with the property owner prior to the meeting. Councilman Armbruster stated that discussion could resume once the property owner provided a proposal for the sale. Councilman Fisher stated that he did not believe that the Borough should pay \$115,000 for the property, the sales price initially proposed, as the land had no improvements and was assessed at \$43,000.00. Councilman Armbruster stated that the Borough purchased the Signal Hill property for \$3.5 million with Open Space and Green Acres Funding.

NEW BUSINESS:

Councilwoman Milano stated that she wished to obtain approval for the waiver of all Fire Safety Fees for National Night Out for vendors participating in the event. Councilman Armbruster motioned to waive all fees for fire safety permits for National Night Out vendors contingent upon legal ability to

waive fees for said permits and inspections. Motion was seconded by Councilman Applegate and carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

(MEMORIALIZED RESOLUTION R19-109)

Councilwoman Milano stated that the dedication for the Nicole "Nikki" Williams Park had been successful and noted appreciation to Scotto's Pizzeria for the donation of the food.

Mayor Weaver stated that Jimmy Smith's loved ones were in attendance to speak in reference to the park dedication that they believed was scheduled to be held in his honor. Mayor Weaver stated that the Borough had purchased land from the Pine Grove Trustees and Mr. James Smith. A request had been made in April of 2017, at the time of the pending purchase, to dedicate the park to Mr. Smith. Solicitor Botcheos presented this request to the governing body and there had been no objections. Dan Smith, son of James E. Smith, stated that his father had served as a councilman in the Borough of Clementon previously, and was a long time resident with many connections to the community. Mr. Dan Smith stated that their family had always been under the impression that the park was being dedicated to his father. He also asserted that he recognized what had happened to his cousin Nicole Williams was tragic, and the debate over to whom to dedicate the park to had caused rifts in his family. Dan Smith stated that his grandmother was in attendance and the matter had been upsetting to her. Mr. Smith stated that they wished to end the barrier that this had created between the Brannigan and Smith families, and stated that they wished to propose a plan for the end of Palethorpe on the field that his grandfather preserved, and celebrated many 4th of July holidays. Mr. Smith provided a proposal for a brick columned archway monument, and dedication of the field to his grandfather, James Smith.

Councilman Armbruster stated that the proposed monument would cost the Borough approximately \$50,000 with the brickwork and iron design included. Councilman Armbruster suggested that the family possibly hold a fund raiser to assist with the cost. Councilman Armbruster stated that Borough would be inclined to hold a dedication of the park with a minor less expensive monument or plaque.

Mr. Edward Thompson of 20 Orleans Avenue stated that his brother was a contractor who worked in the area and would possibly be willing to dedicate the labor if the Borough were willing to purchase the supplies.

Councilman Armbruster motioned to dedicate the lot at the end of Palethorpe Avenue, owned by the Borough of Clementon, as the James E Smith Park, with future consideration of a monument or sign. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Applegate; Armbruster; Fisher; Milano; Shaw. Absent: Strobl.

(MEMORIALIZED BY RESOLUTION R19-110)

Mr. Dan Smith stated that he would provide plans to scale and provide budgetary numbers to Councilman Weaver prior to the future consideration of the form of monument that would be agreed upon by the Borough.

PRIVILEGE OF THE FLOOR:

Brenda Franks, Clementon Borough- Mrs. Franks stated that a sewer issue had occurred on Memorial Day, with raw sewerage bubbling up through a manhole cover. Mrs. Franks stated that she had called 911 and another neighbor called at 5:15. Mrs. Franks stated that it was one full hour until the sewerage had ceased flowing on Silver Lake. Mrs. Franks inquired if the alarms were in working order and why notification was not made to the Borough automatically about the problem. Councilman Applegate reported that the system does in fact have alarms, but there is no method to detect backups once the waste was in the system. Councilman Armbruster and Councilman Applegate noted during the discussion that the need to jet and maintain the sewer lines was one of the contributing factors to the recent separation of the Public Works Department and the Water and Sewer Utilities. Mrs. Franks inquired if the DEP had come to the location after the issue. John Strobl, employee of the Water and Sewer Department, advised that the NJDEP had been called and informed. Mrs. Franks asked if Councilman Applegate could find out if they had been on site and advise her at a later date.

Elizabeth Galdt, 82 Chelsea Circle- Mrs. Galdt stated that it was extremely dark at the end of her street area and noted that she and her neighbors were in attendance to request that two streetlights be installed at the location. It was noted that she felt that the streetlights were imperative for safety reasons. Diane Bertelli, 67 Chelsea Circle, was also in attendance to support the request for the installation of streetlights in the area. The two residents of Chelsea Circle also stated that they believed that it was a danger to have parking on both sides of Brand Avenue near the hill, as it funneled cars toward the middle of the road.

It was noted that the matter would be investigated by the Chief of Police and the engineer to determine what measures could be taken.

Hearing no further comments from the public, Mayor Weaver closed the public portion of the meeting.

EXECUTIVE SESSION:

There were no matters for discussion during executive session.

ADJOURNMENT: Councilman Armbruster motioned to adjourn at 8:19PM, seconded by Councilman Applegate and hearing none opposed, motion was carried.

RESPECTFULLY SUBMITTED,



Jenai L. Johnson,
Municipal Clerk/Administrator