

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
MAY 16, 2017  
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 called the roll which resulted in the following members present: Mayor Thomas Weaver; Councilman Jonathan Fisher; Council President Christine Nucera; Councilman Thomas Shaw; Councilwoman Holly Strobl. Absent: Councilman Mark Armbruster and Councilwoman Meghan Milano.  
Also present were Solicitor George Botcheos; Wayne Roorda of Bach Associates and Jenai Johnson, Municipal Clerk/Administrator.

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

**ENGINEER REPORT:** Wayne Roorda of Bach Associates submitted a written report which has been filed in the appropriate manner and verbally reviewed the following items:

*NJDOT FY2017- BRAND AVENUE-* Mr. Roorda reported that application was submitted for funding for Brand Avenue for the FY 2017 cycle and noted that it was his expectation that the funding would be awarded in the coming month.

*DANIEL DOUGHERTY SPORTS COMPLEX/LAKE WORTH LAND ENCROACHMENT-* Mr. Roorda stated that he would be following up with the County to schedule a meeting related to the encroachment onto county owned property necessary for the installation of soccer fields at the Daniel Dougherty Sports Complex.

*TAX MAP UPDATE/DIGITIZATION-* Mr. Roorda stated that his office was close to completion of the tax maps and would be reviewing with Charles Warrington, the tax assessor, to finalize.

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

Mayor Weaver opened the floor to public comment for matters appearing on the agenda. Hearing no comments from the public, the floor was closed.

**APPROVAL OF MINUTES:**

MAY 2, 2017 CAUCUS MEETING- Councilman Shaw motioned to approve the minutes of the May 2, 2017 Caucus meeting, seconded by Councilwoman Strobl. Upon commencement of the roll call vote, it was determined that abstentions due to absences at the May 2, 2017 meeting would prevent approval and matter was tabled until a future meeting.

**APPROVAL OF THE BILL LIST:**

Councilwoman Nucera motioned to approve the bill list as presented, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

**ORDINANCES AND RESOLUTIONS:**

*SECOND READING/PUBLIC HEARING*

ORDINANCE 2017-08 AMENDING AND SUPPLEMENTING CHAPTER 281 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "VEHICLES AND TRAFFIC"

Mayor Weaver read by title. Councilman Fisher motioned to adopt on second reading, seconded by Councilman Shaw. Mayor Weaver opened the hearing to the public related to Ordinance 2017-08. Hearing no comments from the public, Mayor Weaver closed the public hearing and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

*SECOND READING/PUBLIC HEARING*

ORDINANCE 2017-09 AMENDING AND SUPPLEMENTING CHAPTER 57 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "PUBLIC RECORDS". Mayor Weaver read by title. Councilwoman Nucera motioned to adopt on second reading, seconded by Councilman Fisher. Mayor Weaver opened the hearing to the public. Hearing no comments, the floor was closed and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-90 AUTHORIZING TRANSFER OF PREMIUMS FROM TAX TITLE LIEN TO CURRENT FUND. Mayor Weaver read by title. Councilman Fisher motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-91 AMENDING RESOLUTION R17-188, PRECISE SALARIES AND WAGES FOR OFFICERS AND EMPLOYEES OF THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-92 APPOINTING CHARLES GROVER TO THE POSITION OF ACTING CHIEF OF POLICE FOR THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilman Fisher motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-93 AUTHORIZING PERMANENT FULL TIME HIRE OF JOSEPH LACOMBE FOR THE POSITION OF LABORER IN THE DEPARTMENT OF PUBLIC WORKS. Mayor Weaver read by title. Councilman Shaw motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-94 AUTHORIZING TRANSFER OF JAMES MCCARTHY TO THE POSITION OF PERMANENT PART TIME LABORER IN THE DEPARTMENT OF PUBLIC WORKS. Mayor Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-95 AUTHORIZING HIRE OF TWO (2) PART TIME TEMPORARY SEASON LABORERS IN THE DEPARTMENT OF PUBLIC WORKS FOR A PERIOD NOT TO EXCEED SIX MONTHS. Mayor Weaver read by title. Councilman Shaw motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-96 AUTHORIZING APPOINTMENT OF DOREEN CLOSS TO THE POSITION OF COMMISSIONER FOR THE CLEMENTON HOUSING AUTHORITY FOR A TERM OF FIVE YEARS EFFECTIVE JULY 1, 2017. Mayor Weaver read by title. Councilman Fisher motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

RESOLUTION R17-97 CONFIRMING APPOINTMENT OF JOHN ALLSEBROOK TO THE POSITION OF RECYCLING COORDINATOR FOR THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Shaw; Strobl. Absent: Armbruster; Milano.

**UNFINISHED BUSINESS:**

There were no items for discussion during unfinished business.

**NEW BUSINESS:**

*SPECIAL EVENTS MEETING-* Councilwoman Nucera stated that she would be hosting a Special Event Committee meeting on Tuesday, June 6<sup>th</sup> at 7PM. Councilwoman Nucera stated that she was seeking volunteers to assist in upcoming events.

Councilwoman Nucera also requested that she be included in any correspondence related to Municipal Alliance because of the interplay in the two committees. Councilwoman Nucera stated that she wished to ensure that no scheduling conflicts occurred with special events and events organized by the Municipal Alliance Committee.

*CYAA- USE OF COURTROOM-* Councilwoman Nucera stated that the CYAA baseball photos were scheduled for Friday, from 4:00-8:00pm. Councilwoman Nucera asked if there were any objections to the photos being done in the court room in the case of inclement weather. There were no objections to this request.

*LIBRARY COMPUTERS-* Councilwoman Strobl stated that Councilman Armbruster had examined the computers located at the library facility for public use. Councilwoman Strobl stated that Councilman Armbruster indicated that he was able to service the existing computers for public use. Councilwoman Strobl stated that she would continue to update the body as the matter progressed.

**PRIVILEGE OF THE FLOOR:**

*Thomas Sommers, Clementon Borough-* Mr. Somers stated that he had submitted an application for the purchase of Borough owned land, specifically Block 127, Lot 39. He inquired regarding the status of the request. Jenai Johnson stated that she had not been forwarded the application or recommendation from the Joint Land Use Board, and would contact that board for further information. Ms. Johnson directed Mr. Somers to provide his contact information and she would contact him to provide a status update.

*Richard Venuti, 2 Grove Avenue-* Mr. Venuti stated that he and his neighbors continued to experience quality of life issues due to unlawful ATV usage on adjacent land owned by the Borough, known as the Signal Hill Property. Mr. Venuti reported that the ATV's were causing destruction of the land and violating the quiet atmosphere of the land. Mr. Venuti also acknowledged that there was no way to enforce the prohibited ATV use, but stated that the situation was getting out of hand.

Mr. Venuti suggested that signage be installed in additional locations. Mr. Venuti provided photos and the Borough ordinance for view by the members of the governing body. Mayor Weaver noted that they were aware of the issues on the property and stated that he would work with the Chief, Public Safety Committee and Public Works Director to rectify. Solicitor Botcheos stated that the signage should include language advising that the vehicles would be impounded and fines of up to \$2,000 may be imposed. Mr. Venuti stated that he appreciated any assistance from the Borough in the situation and requested that increased patrol be implemented in the area.

*Jack Gruber, 10 Wilson Avenue-* Dr. Gruber stated that an environmental resource inventory completed in the Borough in 2005 found rare plants and many endangered species. Dr. Gruber emphasized the natural history of the Borough and his belief that it must be preserved.

Hearing no further comments, the floor was closed to the public.

**EXECUTIVE SESSION:**

Councilman Fisher motioned to enter executive session at 7:30PM for MATTERS RELATING TO CONTRACT NEGOTIATIONS FOR ACTING POLICE CHIEF, with the expectation that executive session would last approximately 15 minutes. Motion was seconded by Councilwoman Nucera and hearing none opposed, motion was carried.

Councilwoman Nucera motioned to reenter open session at 7:51PM, seconded by Councilman Fisher and hearing none opposed, motion was carried.

**ACTION AS A RESULT OF EXECUTIVE SESSION:**

There was no action taken as a result of executive session.

DISCUSSION RELATED TO EMPLOYMENT TERMS OF TAX ASSESSOR- This executive matter was discussed during the open portion of the meeting at the request of the Tax Assessor, Charles Warrington. Mr. Warrington stated that he had recently been mandated to hold normal recurring office hours, which he had not previously done. Mr. Warrington stated that he normally operated by appointment and his hours varied. Mr. Warrington also advised that the volume of work in the office did not require six hours per week.

Mayor Weaver advised Mr. Warrington that the Borough had received unprecedented numbers of tax appeals in the most recent two years, and stated that it was his belief that Mr. Warrington was not performing optimally in defending the appeals. Mayor Weaver stated that Mr. Warrington should be making inspections of all properties involved in appeals, in addition to preparing the comps for the appeal. Mayor Weaver stated that mandated hours of employment may assist in providing the assessor the ability and opportunity to dedicate additional time to investigating and defending future appeals. Further brief discussion occurred regarding the specific designation of hours of employment for the tax assessor. It was determined that the Mayor and Council wished for the full body to be present for decision on this matter, noting that the matter would be postponed to the June 20<sup>th</sup> Council Meeting.

**ADJOURNMENT:**

Councilman Shaw motioned to adjourn at 8:10PM, seconded by Councilwoman Nucera and hearing none opposed, motion was carried.

**RESPECTFULLY SUBMITTED,**



Jenai L. Johnson,  
Administrator/Municipal Clerk