

**MINUTES OF THE
BOROUGH OF CLEMENTON
SEPTEMBER 17, 2019
CAUCUS/COUNCIL MEETING
OF THE MAYOR AND COUNCIL**

OPENING: Mayor Weaver called the meeting to order at 7:01PM.

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 Mark Armbruster; Councilman Jonathan Fisher; Councilwoman Meghan Milano; Councilman Thomas Shaw. Absent: Councilman Melvin Applegate; Councilwoman Holly Strobl.

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

SAFETY ON THE AGENDA: Joe Henry of Hardenbergh Insurance was present to review the annual “Safety on the Agenda” report for the Borough. Mr. Henry stated that the JIF was trying to manage workers compensation claims, which were on the rise continuously. Mr. Henry provided a written document, which has been placed on file in the Clerk’s office in the appropriate manner, reviewing the 2019 safety topic, Managing Comorbid Conditions Through Wellness Education, which he verbally reviewed with the governing body. Mr. Henry thanked the Governing Body for the time and attention and invited them to contact him with any insurance related inquiries necessary.

ENGINEER REPORT: Mark Basehore of Bach Associates was in attendance and submitted a written report which has been filed in the appropriate manner. Mr. Basehore reported verbally on the following matters:

General Engineering-Mr. Basehore stated that an application had been submitted to the Camden County Open Space Advisory Committee on September 3, 2019 requesting \$100,000 of Trail Project Funding for the Jim Smith/ Stewart Clementon Grove Park Trail. Mr. Basehore noted that no announcements for award of funding had been made to date.

Open Space Plan- Mr. Basehore stated that he had been contacted by Chairman of the Joint Land Use Board, Joseph Feldman. Mr. Feldman had requested that Mr. Basehore prepare a proposal for updating the Open Space Plan, which had originally been created in 2005. Councilman Armbruster stated that the Borough should likely look into updating and obtain a proposal for same, as much of the elements contained within the 2005 plan had been accomplished. Mayor Weaver stated that this matter could be discussed in the Engineering Committee Meeting.

Gibbsboro Road Pedestrian Crossing Button- Mr. Basehore stated that he had been contacted by the Camden County Engineer to advise the Borough that the pedestrian push button for crossing was not working on Gibbsboro Road. Mr. Basehore suggested that this element correction could possibly be added to the request for funding from the Safe Streets to Schools Program. Councilman Armbruster stated that he wished to be advised and see written documentation that established that the Borough was responsible for the maintenance of the signals at the intersection on a County owned and maintained road, as he felt it was the responsibility of the County to maintain their own intersections.

Camden County Bridge Replacement Project- Mr. Basehore stated that he had attended an on-site meeting to review possible upgrades to the traffic signal loop detectors on Blackwood-Clementon Road at Gibbsboro Road. The county is considering extending the project limits to include resurfacing of Blackwood-Clementon Road up to the Gibbsboro Road intersection. The subcontractor for electrical work (Techna Pro) had some concerns with the asphalt thickness and was discussing the feasibility with the County.

Councilman Fisher stated that he was aware of significant damage to the parks in the area of the County improvements on Gibbsboro Road. Mr. Basehore stated that he had spoken to the County Engineer and was working to address the damage. Mr. Basehore also noted that he had requested records on the Senior Center Building pre construction at the prior request of Councilwoman Strobl, who had also been concerned with possible damage to the building due to the strong vibrations.

2019-2020 CDBG (Year 41) for Carver, Naylor and Lake Avenues- Mr. Basehore stated that the Borough had not been successful in obtaining funding for cycle year 41, but noted that Bach Associates was moving forward with Carver, Naylor and Lake Avenue with the year 40 funding.

Improvements to Barry Place- Mr. Basehore stated that Council had awarded the construction project to R. Moslowski Excavating in the amount of \$38,850.00 and noted that the contracts had been executed , and the preconstruction meeting had been held on August 28, 2019. Mr. Basehore stated that contractor would be working in conjunction with the Cherry Lane project with fill simultaneously.

Cherry Lane Improvements-Camden County CDBG FY2018- Mr. Basehore stated that Council had awarded the construction project to R. Moslowski Excavating in the amount of \$124,245.00. Mr. Basehore stated that the right of Entry and Utility Easements were in place and contracts were executed.

NJDOT FY2018 & CDBG FY2018 Lake Avenue Phase II, Carver Avenue and Naylor Avenue- Mr. Basehore stated that Bach Associates had finalized the design and the project was being advertised for bid opening on Thursday, September 26, 2019. Mr. Basehore stated that the estimated construction budget utilizing funding from NJDOT FY2018, NJDOT FY2019 and CDBG FY2018 was \$595,000.00 after adjusting the reduced CDBG portion to \$79,000 due to the Cherry Lane change order.

Councilman Armbruster stated that he wished to have notices distributed to residents in the area of the Lake Avenue improvements once the contract was awarded and a project start date was developed, as he believed that the residents in the area would be disrupted during the project.

Mr. Basehore stated that his verbal report was concluded.

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 the public for anyone wishing to speak relating to items appearing on the agenda. Hearing no comments from those in attendance, Mayor Weaver closed the floor.

APPROVAL OF MINUTES:

MINUTES OF SEPTEMBER 3, 2019 CAUCUS MEETING- Councilman Fisher motioned to approve the minutes as presented, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Shaw. Absent: Applegate; Strobl. Abstain: Milano.

MINUTES OF AUGUST 20, 2019 CAUCUS/COUNCIL MEETING- Councilman Fisher motioned to approve the minutes presented, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano. Absent: Applegate; Strobl. Abstain: Shaw.

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

ORDINANCES AND RESOLUTIONS:

RESOLUTION R19-139 APPROVING MEMBERSHIP TO CLEMENTON FIRE RESCUE. Mayor Weaver read by title. Councilwoman Milano motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Shaw. Absent: Applegate; Strobl.

RESOLUTION R19-140 AUTHORIZING APPLICATION FOR 2020 CAMDEN COUNTY OPEN SPACE AND FARMLAND PRESERVATION FUNDING FOR JAMES SMITH/STEWART CLEMENTON GROVE PARK TRAIL. Mayor Weaver 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; Shaw. Absent: Applegate; Strobl.

RESOLUTION R19-141 TO REMOVE CERTAIN PROPERTY FROM TAX SALE. Mayor Weaver read by title. Councilwoman Milano motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Shaw. Absent: Applegate; Strobl.

RESOLUTION R19-142 TO CONFIRM CANCELLATION OF PROPERTY TAXES FOR BLOCK 64, LOT 8, DUE TO 100% DISABLED VETERAN STATUS. Mayor Weaver 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; Shaw. Absent: Applegate; Strobl.

RESOLUTION R19-143 AUTHORIZING CHAPTER 159 REVENUE FOR NJDOT FY2019 FUNDING. Mayor Weaver read by title. Councilman Armbruster motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Shaw. Absent: Applegate; Strobl.

RESOLUTION R19-144 AUTHORIZING CHAPTER 159 REVENUE FOR ROUND 19 RECREATION FACILITY ENHANCEMENT FUNDING FOR ALBERTSON AVE PARK TRAIL. Mayor Weaver read by title. Councilwoman Milano motioned to approve, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Shaw. Absent: Applegate; Strobl.

RESOLUTION R19-145 AUTHORIZING REFUND OF OVERPAYMENT FOR BLOCK 96, LOT 8, OTHERWISE KNOWN AS 16 JEROME TERRACE. Mayor Weaver 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; Shaw. Absent: Applegate; Strobl.

RESOLUTION R19-146 AUTHORIZING EMERGENCY REPAIRS TO EAST ATLANTIC SEWER STATION. Mayor Weaver read by title. Councilwoman Milano motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Shaw. Absent: Applegate; Strobl.

UNFINISHED BUSINESS:

BOROUGH FACILITIES RENTAL COMMITTEE MEETING- Councilwoman Milano stated that a meeting still needed to be scheduled with the members of the Council Committee for the Community Center rental to review and revise the policies as necessary. Jenai Johnson stated that she would attempt to schedule the meeting with the committee.

NEW BUSINESS:

LEEWOOD REDEVELOPMENT- Councilman Armbruster inquired if the Mayor had met with Michael Fink to obtain a status update on the development of the property on the White Horse Pike. Mayor Weaver noted that he had met with Mr. Fink immediately prior to the meeting. Mr. Fink had indicated that the FMHA was no longer funding the zero down payment homes and that he was not working with the Bank of America. Mayor Weaver stated that Mr. Fink reported that he would be in by the end of the year to obtain permits for Phase II of the development. Councilman Armbruster inquired if discussion had occurred related to the delinquent utility and tax payments and Mayor Weaver stated that the specific topic was not discussed during this meeting. Mayor Weaver stated that more frequent meetings with Mr. Fink would be scheduled to increase transparency regarding the status of the property.

SAFE STREETS TO SCHOOLS- Mayor Weaver stated that the Borough had been working with the Clementon Board of Education to attempt to create a greater opportunity for funding. Mayor Weaver stated that the representatives from the State program were scheduled to come for an onsite visit to inspect the routes to the school in early October. Mayor Weaver noted that he, along with School Board President Christopher McKelvey and Mark Basehore of Bach Associates, would be going on location for the inspection with the State of New Jersey to guide them through the routes taken by children.

GARFIELD AVENUE TRAFFIC CONTROL- Councilman Armbruster stated that he wished to take the opportunity to thank the Chief of Police, Charles Grover, for his assistance in addressing the ongoing speeding issues on Garfield Avenue. Councilman Armbruster stated that he had noticed the increased police presence, which had seemed to remedy some of the speeding issues.

PRIVILEGE OF THE FLOOR:

Mayor Weaver opened the floor to the public for anyone wishing to speak.

Nick Sappio, 66 Palethorpe Avenue- Mr. Sappio stated that he was in attendance again for the water quality issues being experienced in his neighborhood. Mr. Sappio stated that the problem had ebbed and flowed with improvements and times, and also degrading conditions at times. Mr. Sappio stated that he was again experiencing yellow and brown water in his home, which was staining his appliances and concerning him with utilizing it to bath his small children. Mr. Sappio reported that he had contacted the water department on several occasions, who had come and flushed the hydrant located in front of his home. Mr. Sappio noted that this only provided temporary relief of the problem.

Councilman Armbruster asked representatives of the Public Works Department, Robert Freiling and John Allsebrook, if the auto flushers were still running. Mr. Freiling stated that they were continuing to operate. Mr. Sappio stated that an auto flusher was not installed on the hydrant in front of his home, as he had been advised there was a fitting issue. Councilman Armbruster stated that the Borough would investigate the possibility of fitting the autoflusher properly, or possibly replacing the hydrant if necessary. Mr. Sappio stated that he also believed that there was no auto flushing equipment on the hydrant at the end of Albertson. Councilman Armbruster stated that the Borough Water Department would follow up and investigate the issue. Councilman Armbruster stated that the Borough was looking into the possibility of looping the mains on the dead end streets to increase the flow and alleviate the problem permanently, but noted that this was a significant expenditure, and more investigation on the feasibility had to be done.

Susan Ricco, 2 Barry Place- Ms. Ricco stated that she had contacted the Borough Hall to inquire about obtaining a yardsale permit, and was advised that the cost was \$10 per permit, and that the Borough allowed each residence to hold one yardsale in a six month period. Ms. Ricco noted that she felt the \$10 fee for the permit was excessive and was unhappy with the limitation on the number of yardsales. Ms. Ricco stated that she was a self-proclaimed "yardsale junkie" and wanted to hold her yardsales during the prime season. Ms. Ricco was asked to leave her contact information to allow Jenai Johnson to view the ordinances and confirm the regulations for the yard sales.

George Boyle, California Avenue- Mr. Boyle stated that he wished to thank the Chief of Police for the initiation of the stop signs to be erected on Silver Lake Drive. Mr. Boyle stated that he also wished to request a no left turn lane off of California Avenue. Councilman Armbruster stated that the Chief of Police would need to look into the matter, noting that he did not believe a traffic study would be necessary. Councilman Armbruster stated that he would discuss during the next Public Safety Committee meeting and possibly have an ordinance on the agenda for October 1st. Mr. Boyle stated that there were two large trees at the intersection of California Avenue and White Horse Avenue,

causing a vision problem for motorists. Mr. Boyle also noted that the trees had buckled the sidewalk. Mayor Weaver stated that he would venture out to the location to view the concern.

Mr. Boyle inquired if Channel 19 was still in operation. Councilman Armbruster stated that there had been some funding issues and personnel changes, as the channel had been run by the High School.

Christopher McKelvey, 230 Gibbsboro Road- Mr. McKelvey stated that he wished to thank the Mayor and Council for coming to the meetings of the school board, and enjoyed the unity being displayed by both entities.

Recognizing no additional individuals wishing to comment, Mayor Weaver closed the floor to the public.

EXECUTIVE SESSION:

Councilman Fisher motioned to enter executive session at 7:56PM for the matters listed below, for an estimated period of not to exceed 30 minutes. Motion was seconded by Councilman Shaw and hearing none opposed, motion was carried.

It was noted that formal action may be taken following re-entrance to open session.

- DISCUSSION REGARDING PENDING LITIGATION
- DISCUSSION REGARDING PERSONNEL MATTERS REGARDING THE DEPARTMENT HEAD FOR THE DEPARTMENT OF PUBLIC WORKS, WATER & SEWER

Councilman Fisher motioned to return to open session at 8:51PM, seconded by Councilwoman Milano and hearing none opposed, motion was carried.

ACTION AS A RESULT OF CLOSED SESSION:

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

Councilman Armbruster stated that he had been asked by Robert Freiling to obtain approval from the governing body to purchase logo stickers and a logo tent for stormwater management events. Mr. Freiling noted that he had sufficient funds in his budget and the proposal was for approximately \$2,000.00. It was noted that there was no objection for the purchase not to exceed \$2,000.00 contingent upon available funds in the Public Works budget.

ADJOURNMENT: Hearing no further comments, Councilman Fisher motioned to adjourn at 8:54PM, seconded by Councilwoman Milano and hearing none opposed, motion was carried.

Respectfully Submitted,

Jenai L. Johnson
Municipal Clerk/Administrator