

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
AUGUST 17, 2021  
CAUCUS/COUNCIL MEETING  
OF THE MAYOR AND COUNCIL**

**OPENING:** Mayor Thomas Weaver opened the meeting to the public at 7:02PM.

**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. Notice has been posted on the Municipal Website of the change to the remote meeting format pursuant to the executive orders of the Governor of the State of New Jersey."

**ROLL CALL:** Jenai Johnson, Municipal Clerk/Administrator, called the roll which resulted in the following members present: Mayor Thomas Weaver; Councilman Mark Armbruster; Councilman Robert Dorsey; Councilwoman Brenda Franks; Councilman Christopher Hammond; Councilman Thomas Shaw; Councilwoman Holly Strobl.

**SALUTE TO THE FLAG:** Mayor Weaver lead 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:** Mayor Weaver opened the floor to the public for comment for matters appearing on the agenda for a total time not to exceed ten minutes. Hearing no comments or individuals interested in commenting, Mayor Weaver closed the floor to the public.

**ENGINEER REPORT:** Mark Basehore was in attendance and provided a written engineer report, which has been placed on file in the appropriate manner in the municipal building. Mr. Basehore verbally commented on the following matters:  
Replacement of Well 9- Mr. Basehore reported that Bach Associates had submitted written documentation for Payment App. #1, which was listed for approval on the agenda.

NJDOT FY 2022 Municipal Aid Application- Mr. Basehore reported that NJDOT had announced that the 2022 Municipal Aid Applications were due by July 1, 2021 and submission was made for Wade Avenue and Fulton Avenue due to the recent main failure at that location. Mr. Basehore stated that he was working with Jenai Johnson to satisfy the new PMRS electronic submission process.

Emergency Roof Repairs- Mr. Basehore reported that Bach Associates was coordinating with the DPW regarding project payment and closeout.

2021 Recreation Facility Enhancement Grant- Mr. Basehore reported that Bach Associates would be assisting the Public Works Department with any needs to implement the improvements for the \$25,000 funding awarded for the Bottoms Lake Dam recreation area.

T-Mobile Antennas at Well 9- Mr. Basehore stated that the connections were approved by Bach Associates contingent upon solicitor approval of the legal issues. Solicitor Botcheos stated that he had reviewed the legal aspects and it appeared acceptable to Solicitor Botcheos.

Open Space Plan- Mr. Basehore stated that the project was 85% complete and would be provided to the Planning Board for review, followed by the Environmental Commission.

**APPROVAL OF MINUTES:**

MINUTES OF THE FEBRUARY 16, 2021 COUNCIL MEETING- Councilman Mark Armbruster motioned to approve as presented with a second by Councilman Dorsey and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

MINUTES OF THE MAY 4, 2021 CAUCUS MEETING- Councilman Armbruster motioned to approve as presented with a second by Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

MINUTES OF THE MAY 18, 2021 COUNCIL MEETING- Councilwoman Franks motioned to approve, with a second by Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

MINUTES OF THE JUNE 15, 2021 CAUCUS/COUNCIL MEETING- Councilman Dorsey motioned to approve the minutes as presented, with a second by Councilwoman Franks and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond. Abstain: Shaw; Strobl.

MINUTES OF THE JUNE 21, 2021 SPECIAL MEETING- Councilwoman Franks motioned to approve with a second by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**APPROVAL OF THE BILL LIST:** Councilman Shaw motioned to approve the bill list upon review and certification. Motion was seconded by Councilman Armbruster and carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**ORDINANCES AND RESOLUTIONS:**

**FIRST READING/INTRODUCTION**

ORDINANCE 2021-10 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 105 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "CONSTRUCTION CODES, UNIFORM". Mayor Weaver read by title. Councilman Armbruster motioned to approve on first reading with a second by Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**FIRST READING/INTRODUCTION**

ORDINANCE 2021-11 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 214 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "PROPERTY MAINTNENANCE". Mayor Weaver read by title. Councilman Armbruster motioned to approve, with a second from Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**SECOND READING/PUBLIC HEARING**

ORDINANCE 2021-05 BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS IMPROVEMENTS AND THE ACQUISITION OF VARIOUS EQUIPMENT FOR THE WATER UTILITY IN THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$565,000 THEREFOR; AUTHORIZING G THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLEMENTON; COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$536,750; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mayor Weaver read by title. Councilman Armbruster motioned to adopt. Motion was seconded by Councilwoman Strobl. Mayor Weaver opened the public hearing for comment from those who

wished to speak. Hearing no comments from the public, Mayor Weaver closed the hearing and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**SECOND READING/PUBLIC HEARING**

**ORDINANCE 2021-06** BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$839,500 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$797,525; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mayor Weaver read by title. Councilman Armbruster motioned to adopt, with a second by Councilman Dorsey. Mayor Weaver opened the public hearing. Seeing no individuals wishing to comment, Mayor Weaver closed the public hearing. Motion to adopt was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**SECOND READING/PUBLIC HEARING**

**ORDINANCE 2021-07** BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS SEWER UTILITY IMPROVEMENTS AND THE ACQUISITION OF EQUIPMENT IN AND FOR THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$178,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLEMENTON COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$169,100; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mayor Weaver read by title. Councilman Dorsey motioned to adopt, with a second from Councilman Armbruster. Mayor Weaver opened the public hearing for Ordinance 2021-07. Seeing no individuals wishing to comment, Mayor Weaver closed the public hearing. Motion to adopt was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**SECOND READING/PUBLIC HEARING**

**ORDINANCE 2021-08** OF THE CODE OF THE BOROUGH OF CLEMENTON CREATING A NEW CHAPTER 220A ENTITLED "SHORT TERM RENTALS. Mayor Weaver read by title. Councilman Armbruster motioned to adopt on second reading with a second from Councilwoman Strobl. Mayor Weaver opened the public hearing. Hearing no comments from the public, Mayor Weaver closed the public hearing. Motion to adopt on second reading was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**SECOND READING/PUBLIC HEARING**

**ORDINANCE 2021-09** AMENDING AND SUPPLEMENTING CHAPTER 51 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "POLICE DEPARTMENT". Mayor Weaver read by title. Councilman Shaw motioned to adopt on second reading. Councilman Armbruster seconded the motion. Mayor Weaver opened the public hearing. Hearing no comments, the public hearing was closed and motion to adopt was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-112** RESOLUTION CONFIRMING EXTENSION OF GRACE PERIOD FOR THE 3<sup>RD</sup> QUARTER 2021 TAX PAYMENTS. Mayor Weaver read by title. Councilwoman Strobl motioned to approve with a second by Councilwoman Franks. Motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-113** RESOLUTION AUTHORIZING THE BOROUGH OF CLEMENTON TO ACCEPT A GRANT FROM THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL, IN THE AMOUNT OF \$30,570.00, UNDER THE SFY21 BODY WORN CAMERA GRANT PROGRAM, AWARD NO. 21-BWC-102, AND AUTHORIZING MAYOR THOMAS WEAVER AND POLICE CHIEF WILLIAM BOYLE TO EXECUTE, AND THAT BOROUGH CLERK TO ATTEST TO, AN AWARD, AND ANY AND ALL DOCUMENTS IN CONNECTION WITH THIS GRANT. Mayor Weaver read by title. Councilwoman Franks motioned to approve with a second by Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-114** RESOLUTION APPROVING PAYMENT #1 TO T.K.T. CONSTRUCTION COMPANY, INC. FOR THE REPLACEMENT OF WELL #9 IN THE AMOUNT OF \$71,148.00 BASED UPON THE RECOMMENDATION OF THE MUNICIPAL ENGINEER. Mayor Weaver read by title. Councilman Dorsey motioned to approve with a second by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-115** RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION INTO FY2021 MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87. Mayor Weaver read by title. Councilwoman Strobl motioned to approve with a second from Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-116** RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION INTO FY2021 MUNICIPAL BUDGET PURSUANT TO N.J.S.A 40A:4-87. Mayor Weaver read by title. Councilman Armbruster motioned to approve with a second from Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-117** RESOLUTION AUTHORIZING ISSUANCE OF MERCANTILE LICENSE TO DALE WESCOTT FOR POSEIDON PIERCING & INK, LOCATED AT 13 GARFIELD AVENUE IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Strobl motioned to approve with a second by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-118** RESOLUTION TO REFUND OVER PAYMENT OF PROPERTY TAX DUE TO 100% DISABLED VETERAN. Mayor Weaver read by title. Councilwoman Franks motioned to approve with a second from Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.

**RESOLUTION R21-119** RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE CAMDEN COUNTY MUNICIPAL JOINT INSURANCE FUND. Mayor Weaver read by title. Councilwoman Strobl motioned to approve with a second by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Dorsey; Franks; Hammond; Shaw; Strobl.



at the most recent Planning and Zoning Board meeting and asked the group and engineer to make recommendations in the Master Plan Review that was underway. Councilman Armbruster noted that it would provide locations and recommendations that were best suited for the town and it was his hope that the recommendations would be brought to the governing body by October or November. Steve Bach, of Bach Associates, noted that he would do his best to attempt to expedite the recommendations in regard to cannabis.

Electronic Sign Purchase- Councilwoman Franks inquired regarding the status of the electronic sign that was scheduled to be purchased. Jenai Johnson reported that the funding was being provided by the bond ordinances which were adopted at the present meeting and the bid specifications were being prepared to be ready for the purchase. Councilwoman Franks stated that she desired Department Heads attendance at future council meetings. After brief discussion of the governing body it was determined that mandating their attendance would be detrimental to their normal hours in the office and that the department heads could be required if there were a specific topic being discussed.

Councilwoman Franks requested that Solicitor Botcheos research what could be incorporated in an ordinance to regulate the temporary signs, specifically political and commercial signage.

Councilman Dorsey stated that he wished to note that he was in agreement that department heads should not be mandated to attend meetings due to the fact that their salary was low in comparison to surrounding towns.

National Night Out- Councilman Armbruster stated that he wished to acknowledge and thank Kimberly Ott for her hard work in the organization of the event. Councilman Armbruster also acknowledged that there was increased police participation in the event.

#### **NEW BUSINESS:**

Councilwoman Franks reported that she had gotten in touch with the seniors and a meeting was scheduled for September 8<sup>th</sup> to get the committee up and running again. Councilwoman Franks also noted that a Special Events Committee meeting was scheduled for August 30<sup>th</sup> at 7pm in the courtroom.

Councilman Armbruster stated that he had attended the Clementon Housing Authority Meeting and asked that Jenai Johnson contact Commissioner John Schmidt to coordinate a joint press conference relating to the grant obtained for the new boilers at the Housing Authority.

#### **PRIVILEGE OF THE FLOOR:**

Wednesday Mayer, Clementon Borough- Ms. Mayer stated that she appreciated the consideration given by the governing body regarding cannabis licensing within the municipality. Ms. Mayer noted that she worked in the industry and was willing to participate in any committee formed for discussions on the matter.

Jenai Johnson reported that a written comment had been submitted by Christopher Taylor, residing on Higgins Avenue, for inclusion in the public portion of the meeting. Ms. Johnson read the following comment submitted by email:

"Since 2015, the USDA's Economic Research Service has classified Clementon as being a food desert. This designation means that Clementon is considered to have both low income and low access to grocery stores. It also states that 7.9% of Clementon households both do not have a vehicle and are also more than ½ miles away from a grocery store. This means that those Clementonians must rely on public transportation or costly delivery services to do their basic grocery shopping. Having such limited access to grocery stores makes providing healthy meals very difficult for Clementon families. What is our local Clementon government currently doing to help improve our community's access to fresh groceries?"

Councilman Armbruster explained the efforts that had been employed in the past in an attempt to increase economic development in Clementon. Explanation was given to Mr. Taylor's comment, specifically that the local economy had not supported businesses sufficiently to keep them open in the area. Councilman Hammond noted that the Food Pantry was available in town, and that only fourteen families utilized the service.

Seeing no further parties interested in commenting, the floor was closed to the public.

#### **EXECUTIVE SESSION:**

Councilman Armbruster motioned to enter executive session at 8:04PM for matters pertaining to police personnel, with a second from Councilman Hammond and hearing none opposed, motion was carried. Mayor Weaver announced that the discussion was anticipated to last approximately 15-45 minutes, and no action was anticipated following closed session.

Councilwoman Strobl motioned to re-enter open session at 8:38PM. Motion was seconded by Councilwoman Franks and hearing none opposed, motion was carried.

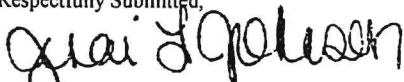
#### **ACTION AS A RESULT OF CLOSED SESSION:**

No action was taken following closed session.

A brief discussion occurred regarding the format of future meetings of the governing body. It was determined that due to the increase in the transmission of the COVID Delta variant, meetings would remain virtual for the foreseeable future and discussion would occur at a later date to consider return to in person meetings.

**ADJOURNMENT:** Councilwoman Franks motioned to adjourn at 8:48PM, with a second by Councilman Shaw and hearing none opposed, motion was carried.

Respectfully Submitted,



Jenai L. Johnson  
Municipal Clerk/Administrator