

**MINUTES OF THE
BOROUGH OF CLEMENTON
February 21, 2023
7:00 P.M.
CAUCUS MEETING
OF THE MAYOR AND COUNCIL**

OPENING: Mayor Weaver called the meeting to order at 7:00PM.

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, OF THE OPEN PUBLIC MEETINGS ACT."

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

SALUTE TO THE FLAG: Mayor Weaver 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: Mayor Weaver opened the floor to the public for comment relating to items appearing on the agenda only. Seeing no parties interested in commenting, the floor was closed to the public.

ENGINEER REPORT: Jennifer Harris of Environmental Resolutions Inc., was present at the meeting, and submitted a written report, which has been placed on file in the appropriate manner in the office of the municipal clerk. Ms. Harris verbally provided the following report:

Ms. Harris noted that her firm was in dire need of the relevant files from Bach Associates for Leewood Villages, as there were currently no engineer inspections being completed, and site improvements were continuing. Brief discussion occurred related to the time frame for transfer of engineering files. Jenai Johnson indicated that she had been in contact with Bach Associates and they had indicated they were diligently working on compiling the files for transfer. After brief discussion, Solicitor Botcheos indicated he would reach out to Steven Bach and inquire on the status of the files. Brief discussion also occurred related to the need for follow up on the dismissal of the LSRP for multiple projects within the Borough.

ORDINANCE AND RESOLUTIONS:

Introduction/First Reading

ORDINANCE 2023-05 AMENDING AND SUPPLEMENTING CHAPTER 220 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "RENTAL PROPERTIES". Mayor Weaver read by title. Councilwoman Franks motioned to introduce. Motion was seconded by Councilwoman Strobl and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

Second Reading/Public Hearing

ORDINANCE 2023-03 AMENDING AND SUPPLEMENTING CHAPTER 198 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "PEACE AND GOOD ORDER". Mayor Weaver read by title. Councilwoman Franks motioned to adopt on second reading. Motion was seconded by Councilman McKelvey. Mayor Weaver opened the floor to the public for comment. Hearing no comments, the public hearing was closed. Motion to adopt was carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

Second Reading/Public Hearing

ORDINANCE 2023-04 AMENDING AND SUPPLEMENTING CHAPTER 266 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "TOWING AND WRECKING". Mayor Weaver read by title. Councilwoman Strobl motioned to adopt on second reading. Motion was seconded by Councilman Shaw. Mayor Weaver opened the public hearing. Hearing no interested parties wishing to comment, Mayor Weaver closed the public hearing. Motion to adopt was carried upon the call of roll. Ayes: Cantwell; Dorsey; McKelvey; Shaw; Strobl. Nays: Franks.

RESOLUTION R23-45 AUTHORIZING THE BOROUGH OF CLEMENTON, CAMDEN COUNTY, 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 \$19,558.00, UNDER THE FY2023 SAFE AND SECURE COMMUNITIES PROGRAM, SUBAWARD GRANT NUMBER 23-0410. Mayor Weaver read by title. Councilman Shaw motioned to approve. Motion was seconded by Councilwoman Strobl. Councilman McKelvey inquired what would be done with the funds. It was noted that the funds were utilized for a portion of the salary for Lieutenant Robert Worrick. Hearing no further comments or questions, motion to approve was carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-46 AUTHORIZING APPLICATION OF DEMOLITION CHARGES TO CERTAIN MUNICIPAL LIENS IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Franks motioned to approve. Motion was seconded by Councilman Shaw. An inquiry was made if the properties were demolished, and which properties this included. It was noted that the properties had been demolished approximately 30 days prior, and the properties included 250 Hillside, and 74 Spring. Hearing no further comments or questions, motion to approve was carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-47 AUTHORIZING DISPOSAL OF CLEMENTON BOROUGH EQUIPMENT. Mayor Weaver read by title. Councilwoman Franks motioned to approve. Motion was seconded by Councilman Dorsey and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23- 48 CONFIRMING ACTIVE MEMBERSHIP ROSTERFOR CLEMENTON FIRE RESCUE. Mayor Weaver read by title. Councilwoman Strobl motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-49 AUTHORIZING CORRECTION OF WATER ACCOUNT FOR BLOCK 50, LOT 8 IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilman Shaw motioned to approve. Motion was seconded by Councilwoman Strobl and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-50 AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE AND ENTER A SHARED SERVICE AGREEMENT WITH THE BOROUGH OF LINDENWOLD FOR THE RECONSTRUCTION OF WALLACE AVENUE. Mayor Weaver read by title. Councilman Dorsey motioned to approve. Motion was seconded by Councilwoman Franks and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-51 AFFIRMING SUPPORT OF SUBMISSION OF APPLICATION FOR THE CAMDEN COUNTY OFFICE OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM. Mayor Weaver read by title. Councilwoman Strobl motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-52 TO APPROVE CERTAIN APPLICATIONS FOR LEGALIZED GAMES OF CHANCE IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Franks motioned to approve. Motion was seconded by Councilwoman Strobl and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-53 TO ADOPT PROCEDURES FOR ADMINISTRATION AND INSPECTION OF FEDERAL AID HIGHWAY PROJECTS. Mayor Weaver read by title. Councilwoman Strobl motioned to approve. Motion was seconded by Councilman Dorsey and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

RESOLUTION R23-54 AUTHORIZING TAX ASSESSOR TO PERFORM STATUTORY DUTIES FOR THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilman Dorsey motioned to approve. Motion was seconded by Councilwoman Strobl and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

UNFINISHED BUSINESS:

Councilman McKelvey reported that the Camden County Workforce Literacy Fair was scheduled for April 20th from 3-6pm, and noted that flyers were being created to be distributed. Councilman McKelvey advised that free books would be handed out and it would be held at the Community Center. Councilman McKelvey noted that the committee had been at the library and cleaning out the facility, and he had contacted the NJ Division of Archives to determine how to handle the old records in the basement.

Councilwoman Franks reported that she was excited to dispose of the vehicles behind the fire hall following the resolution approving the same at the current meeting. Councilwoman Franks stated that she wished for the Borough to not park any further vehicles in that area henceforth.

Councilwoman Strobl stated that she wished to revisit the matter of code compliance at the Community Center, following advisement from the Public Works Director that the facility did not have proper compliance. She noted that she had been advised that there was not proper signage in the bathrooms, the outlets were unsafe and multiple other issues. Councilwoman Strobl recommended that the rentals and use of the facility be suspended until such time that the code violations were corrected. Solicitor Botcheos opinioned that the Borough could not continue to rent or utilize the facility if it were not up to code, as it could present a liability issue. After brief discussion, the engineer was directed to perform a site inspection, along with the construction official, to determine the accuracy of the information and proper course of action.

Councilwoman Cantwell inquired if the Library plumbing at the facility would be completed prior to Literacy Day. Mayor Weaver stated that the work should be complete in time for the event. Councilwoman Cantwell requested that the vendor license fees be waived for vendors participating in National Night Out.

Councilman Shaw motioned to waive the vendor license fees for participants at National Night Out, with the exception of permits or licenses issued by the Fire Safety Department. Motion was seconded by Councilwoman Strobl and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl.

(MEMORIALIZED BY RESOLUTION R23-55)

Councilwoman Cantwell reported that Dina Massey had been working on the Clementonian for upcoming publication and release.

Councilwoman Cantwell stated that the Town-wide yard sale was being planned, and requested that the yard sale permit fees for the event be waived, as was done last year.

Councilman Shaw motioned to waive the yard sale permit fees for participants in the Town-Wide Yard Sale. Motion was seconded by Councilwoman Franks and carried upon the call of roll. Ayes: Cantwell; Dorsey; Franks; McKelvey; Shaw; Strobl. **(MEMORIALIZED BY RESOLUTION R23-56)**

Councilman Shaw stated that Robert Freiling, of Clementon Fire Rescue, had approached the Public Safety Committee with a request to install a locked storage cabinet in the Fire Rescue area of the building. There were no objections to allowing the installation of the locked cabinet. Councilman Shaw further stated that Mr. Freiling had expressed a desire to install a stove in the fire area in the future. It was determined that the stove would require further discussion and consideration at a future date due to potential requirements related to the request.

NEW BUSINESS:

Councilwoman Strobl stated that the Library Trustees Committee were hoping to reopen the Clementon Memorial Library facility in late spring, which would be continued to be run by volunteers. Councilwoman Strobl reported that outdated and duplicate publications were being sold. It was noted that the hours of operation were in the works and would be announced at a future date.

Councilman Dorsey inquired if the governing body should potentially consider the repurposing of the fields due to non-use, specifically at Carver Field. It was noted that residents had expressed complaints about dog droppings on the fields. Councilman Shaw noted that there were signs up that animals were not permitted on the field and it was noted that the gate needed to be repaired.

Mayor Weaver reported that he, along with Councilwoman Strobl and Councilman McKelvey, had met with an organization that hosted festivals in surrounding towns, and they were developing a plan for an outdoor festival in October.

Councilwoman Strobl noted that the Environmental Commission had expressed their desire to acquire a larger plaque for the Butterfly Garden. The consensus was that the Commission could utilize funds contained within their budget for that purpose if they so desired.

Councilwoman Strobl announced that the South Jersey Land and Water Trust was intending to do another clean up in Clementon, and a designated area would be determined at a later date.

Councilman Dorsey inquired if CYAA was still active in the municipality. Councilman Shaw responded that there were not enough volunteers currently active in the organization. Discussion occurred related to the issues being experienced with lack of participation. It was noted that Clementon Elementary still actively used the fields, and maintenance was still required. It was stated that the Public Works Director had recently requested use of funds to remove dead branches near the club house.

Mayor Weaver stated that the Camden County Open Space Application could be utilized for the installation of a net at Daniel Dougherty in the parking area.

Brief discussion occurred regarding the potential actions for the replacement of the Clerk in Planning/Zoning and Construction, as well as the imminent need to replace the Public Works Director upon his retirement at the years end.

Councilman McKelvey reminded Council of the opportunity to utilize a program offered by the State of New Jersey, in which salaries would be paid for potential library employees. It was noted that the manning of the library was being done by volunteers, and run by the Library Trustees.

PRIVILEGE OF THE FLOOR:

Mayor Weaver opened the floor to the public for comments.

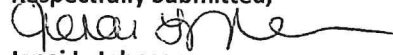
Marie Stobb, 46 Shetland Avenue- Ms. Stobb stated that she was in full agreement with the use of grant funding for improvements at Daniel Dougherty Fields, and noted that the involvement of volunteers and parents had significantly decreased since the time her children were younger. Ms. Stobb suggested that the school rally volunteer programs for youth sports. Ms. Stobb noted her discouragement with the maintenance of East Atlantic Avenue grass, trees and signage. Mayor Weaver informed Ms. Stobb that the area she was referencing was owned by the County, and Conrail. Mayor Weaver indicated he would attempt to get the Public Works Director to request the County Sweeper to visit the area.

Nancy Cadarette, 34 Monmouth Avenue- Ms. Cadarette reported that she had continued homeowner issues with the property adjacent to her, located at 32 Monmouth Avenue. She stated that Code Enforcement was aware and had been on site. Ms. Cadarette noted issues with a collapsing roof on a covered porch, and had contacted the property owner about the renters. It was noted by the Governing Body that the Code Enforcement Department would be the appropriate authority to handle and monitor the matter.

Hearing and seeing no further individuals wishing to comment, Mayor Weaver closed the public portion of the meeting.

ADJOURNMENT: Councilwoman Strobl motioned to adjourn at 8:16PM. Motion was seconded by Councilman Shaw and hearing none opposed, motion was carried.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jenai L. Johnson", with a long horizontal flourish extending to the right.

Jenai L. Johnson

Municipal Clerk/Administrator
