

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
SEPTEMBER 5, 2023 @ 7PM  
CAUCUS MEETING  
OF THE MAYOR AND COUNCIL**

**OPENING:** Mayor Thomas Weaver called the meeting to order at 6:58 p.m.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:** Mayor Thomas 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." Notices of said meeting have been posted on the bulletin board and municipal website.

**ROLL CALL:** Stephenie Cianfrani 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 Thomas 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 Thomas Weaver opened the floor to the public for comment regarding matters appearing on the agenda. Hearing no comments, the floor was closed.

**APPROVAL OF THE MINUTES:** Councilwoman Strobl motioned to approve the Minutes for the August 15, 2023 Council Meeting with corrections brought forth by Councilwoman Franks. Motion was seconded by Councilman Dorsey and carried upon the call of roll. Ayes (with corrections): Cantwell; Dorsey; Franks; Strobl. Abstain: McKelvey; Shaw;

**ORDINANCES AND RESOLUTIONS:**

*SECOND READING/PUBLIC HEARING*

**ORDINANCE 2023-15** AMENDING AND SUPPLEMENTING CHAPTER 215 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "RECREATIONAL MOTOR VEHICLES" Mayor Weaver read by title, Councilwoman Franks motioned to approve, seconded by Councilman McKelvey and motion was carried upon the call of roll. Ayes: Cantwell, Dorsey Franks, McKelvey, Shaw, Strobl.

*INTRODUCTION/FIRST READING*

**ORDINANCE 2023-16** AMENDING AND SUPPLEMENTING CHAPTER 277 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "MUNICIPAL FACILITIES Mayor Weaver read by title, Councilman McKelvey motioned to approve with corrected wording, seconded by Councilwoman Cantwell and motion was carried upon the call of roll. Ayes: Cantwell, Dorsey Franks, McKelvey, Shaw, Strobl.

*INTRODUCTION/FIRST READING*

**ORDINANCE 2023-17** AMENDING AND SUPPLEMENTING CHAPTER 298 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "ZONING" Mayor Weaver read by title, Councilwoman Strobl motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Cantwell, Dorsey, McKelvey, Shaw, Strobl. Nays: Franks

**RESOLUTION R23-131** AUTHORIZING REFUND OF PROPERTY TAX OVERPAYMENT FOR CERTAIN PROPERTIES IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title, Councilwoman Franks motioned to approve, seconded by Councilwoman Cantwell and motion was carried upon the call of roll. Ayes: Cantwell, Dorsey Franks, McKelvey, Shaw, Strobl.

**RESOLUTION R23-132** APPROVING SEASONAL PART TIME HIRE OF KATHLEEN HELEN VANGORDER TO THE POSITION OF CROSSING GUARD IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title, Councilwoman Franks motioned to approve, seconded by Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Cantwell, Dorsey Franks, McKelvey, Shaw, Strobl.

**RESOLUTION R23-133** AUTHORIZING CERTAIN APPOINTMENTS OF COMMISSIONERS OF THE CLEMENTON HOUSING AUTHORITY. Mayor Weaver read by title, Councilwoman Strobl motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Cantwell, Dorsey, McKelvey, Shaw, Strobl. Nays: Franks

## **UNFINISHED BUSINESS:**

Councilwoman, Franks, Cantwell and Strobl went over to the Bottoms Lake Project with Engineering to see firsthand the project layout and progress being made. Everyone was happy with what they saw and is excited for this project. DEP permits need to be approved as this project must be complete by the end of 2024 and these permits take about 6 months to complete. Mayor and Council will review and aim to approve at the next meeting with Engineering present. Councilwoman Strobl inquired if we could possibly have our school students decorate some of the new trash cans for the park.

Councilwoman Franks stated she is still interested in having The Borough Municipal Building painted and asked Council if they have any objections. It is believed the funds are available to do so. With no objections from Council, Councilwoman Franks stated she would speak with Kevin about getting that started.

A reminder from Councilwoman Cantwell that they are working on the Borough Newsletter and if anyone has anything that would like included or featured, please contact Councilwoman Cantwell.

A reminder from Deputy Clerk Cianfrani, that we are working on the 2024 Borough Calendar and any dates or information that anyone would like included should be submitted to Deputy Clerk, Stephenie Cianfrani.

Councilman McKelvey announced that The Clementon Police Department and The Camden County N.O.P.E. Task Force are hosting an Overdose Awareness event at Leshner Field, 49 Berlin Rd, Clementon, NJ 08021 on Sunday September 10, 2023 at 7:15pm.

## **NEW BUSINESS:**

Mayor Weaver announced the Mayoral Appointments of Gary Saunders, Class IV Member with a term expiration of 12/31/25 and Joseph Feldman, Class II Member with a term expiration of 12/31/25 to the Joint Land Use Board.

## **PRIVILEGE OF THE FLOOR:**

Jacqueline Cook- 213 Pennsylvania Ave: Mrs. Cook addressed the Council about signs posted at the end of her street stating “No fishing” and “Private Property”. They believe this to be Public/Borough Property and have been attempting to go clear the brush to make a path. Whoever is posting the signs is also replacing the brush in the area that they are attempting to remove and blocking the path with a basketball hoop. Photos have been provided. There is also a trailer/camper that has been parked on the street for about 6 months. A property survey will be needed to determine the property lines. In the meantime, Public Works and Code Enforcement will remove the signs as appropriate.

Lorenzo McFadden- Thrive Network 223 Gibbsboro Rd: Mr. McFadden is the new owner of the Thrive Network, a new behavioral and mental health practice opening in town on September 23<sup>rd</sup> at 2pm. The mayor has been asked to attend the Grand Opening and he has made arrangements to do so. Mr. McFadden also wanted to give positive feedback on the friendliness and helpfulness of all of his neighbors so far. Mr. McFadden also offered to assist with the trash cans project as they also do art therapy there.

Tiana Boston – 15 Chestnut Lane: Ms. Boston is a new resident on Chestnut Lane. Two of the properties on her street, 13 Chestnut and 19 Chestnut, are believed to be a hazard. 13 Chestnut Lane is a vacant property that is very rundown and overgrown. The chimney is falling off of the building and should it collapse, it will damage the neighbors house. 19 Chestnut is also in extreme disrepair and overgrown, with several cats living on the property unattended. Planning and Zoning and Code Enforcement will look into the process of having these properties condemned.

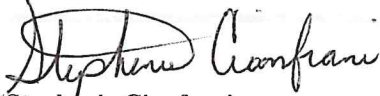
Ryan Murphy – 18 Jerome Terrace: Mr. Murphy has returned to check on the status of the sidewalks on Jerome Terrace as discussed at the last meeting. Engineering is still looking into including this in an existing project but it will take some time, as we are currently working on others that need repair as well.

Christopher Taylor – 42 Higgins Ave: Mr. Taylor is concerned about the speeding that is consistently happening on Higgins Ave. He also shared with us a letter from his neighbor also on Higgins Ave about the same issue. Mr. Taylor suggested a Temporary Traffic Calming Trial or a Traffic Study. The Mayor and Council were presented with a study on Traffic Calming. The mayor will write a letter to the County Board of Commissioners asking for some assistance with this issue since this is a county road and contact Engineering (Bach) to evaluate what we can do.

Dave Cornwell – 13 Silver Lake Drive: Mr. Cornwell, who runs the Clementon Food Pantry, came to discuss some of the issues we are having with our homeless population. The police department has been very helpful and doing all they can by providing resources for the homeless and addicted. One of our local homeless, Diane was able to get Section 8 housing but unfortunately is refusing counselling for her mental health issues and addiction issues. Gary, another local homeless man, has been addressed by police, went to rehab for 32 days and unfortunately went back to his habit once released and is back on our streets. Police and Public Works met with a couple of business owners who were having some issues with him loitering at their property and it was address immediately. VOA has been working with us to help with resources as well as the Camden County Drug Task Force. There are a couple of places where small encampments are popping up and Public Works and Police have been monitoring these areas.

**ADJOURNMENT:** Councilwoman Strobl motioned to adjourn the meeting at 8:18 PM, seconded by Councilman McKelvey and hearing none opposed, motion was carried by Mayor Weaver

Respectfully Submitted,

A handwritten signature in black ink that reads "Stephenie Cianfrani". The signature is written in a cursive style with a large, looped initial "S".

Stephenie Cianfrani  
Deputy Clerk