

**MINUTES OF  
THE BOROUGH OF CLEMENTON  
MAY 21, 2024  
COUNCIL MEETING  
OF THE MAYOR AND COUNCIL**

**OPENING:** Mayor Thomas Weaver called the meeting to order at 7:02 p.m.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:** Councilman Christopher McKelvey 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:** Jenai Johnson called the roll which resulted in the following members present: Mayor Thomas Weaver; Councilwoman Gwen Cantwell; Councilman Robert Dorsey; Councilman Jonathan Fisher; Councilman Christopher McKelvey; Councilwoman Christine Nucera; Councilman Thomas Shaw.

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

**SAFETY TRAINING.** This year's safety training topic was: Accident Investigations: Work Shouldn't Hurt" and was presented by Joseph Henry of Hardenbergh Insurance Group. Informational packets were handed out to Mayor, Council and Staff and the presentation lasted approximately 5 minutes. The floor was opened for questions and hearing none, the presentation was closed.

**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.

Brenda Franks- 46 Erie Rd asked about the changes to the noise ordinance. George Botcheos states that only the times were removed. A model ordinance from the state is under consideration that contains exact decibel volumes but how the measurements would be taken is still in question.

Seeing and hearing no further comment, the floor was closed.

**ENGINEER REPORT:** Jennifer Harris gave report. Bottoms Lake Phase II we are waiting for the DEP Approval once we receive that it can go out to bid. For the FY2022 Road Program, we are waiting on reimbursement from the DOT. We are working on Phases I & II of Safe Streets to Transit which is the pedestrian improvements of this project. It is currently still in the design phase.

**APPROVAL OF THE BILL LIST:** Councilman Shaw motioned to approve the bill list. Motion was seconded by Councilwoman Nucera and carried upon the call of roll. Ayes: Cantwell; Dorsey; Fisher; McKelvey, Nucera; Shaw.

**ORDINANCES AND RESOLUTIONS:**

*INTRODUCTION/FIRST READING*

ORDINANCE 2024-11 AMENDING AND SUPPLEMENTING CHAPTER 198 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, "PEACE AND GOOD ORDER" Mayor Weaver read by title, Councilman Shaw motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Cantwell; Dorsey; Fisher; McKelvey; Nucera; Shaw.

RESOLUTION R24-89 AUTHORIZING CORRECTION OF WATER ACCOUNT FOR BLOCK 5, LOT 5, OTHERWISE KNOWN AS 89 CHEWS LANDING ROAD. Mayor Weaver read by title, Councilwoman Nucera motioned to approve, seconded by Councilman Shaw and motion was carried upon the call of roll. Ayes: Cantwell; Dorsey; Fisher; McKelvey; Nucera; Shaw.

RESOLUTION R24-90 AUTHORIZING PRECISE SALARIES OF EMPLOYEES OF THE BOROUGH RETROACTIVE TO JANUARY 1, 2024. Mayor Weaver read by title, Councilman Fisher motioned to approve, seconded by Councilman Dorsey and motion was carried upon the call of roll. Ayes: Cantwell; Dorsey; Fisher; McKelvey; Nucera; Shaw.

RESOLUTION R24-91 AUTHORIZING PAYMENT FOR DELINQUENT REAL ESTATE TAXES. Mayor Weaver read by title, Councilwoman Nucera motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Cantwell; Fisher; McKelvey; Nucera; Shaw. Nays: Dorsey

RESOLUTION R24-92 APPROVAL FOR THE HIRING OF 2 PART-TIME TEMPORARY/SEASONAL PUBLIC WORKS EMPLOYEES FOR 24 HOUR/WEEK FOR 90 DAYS. Mayor Weaver read by title, Councilwoman Nucera motioned to approve,

seconded by Councilman Dorsey and motion was carried upon the call of roll. Ayes: Cantwell; Dorsey; Fisher; McKelvey; Nucera; Shaw.

**UNFINISHED BUSINESS:** Mayor Thomas Weaver opened the floor for comment regarding matters of unfinished business. Hearing none, the floor was closed.

**NEW BUSINESS:** Councilman McKelvey announced that the Memorial Day ceremony will be on Monday May 27<sup>th</sup>, 2024 at 11am at Hero's Park. All are welcome.

Councilman Dorsey presented Resolution R24-92 for the hire of two part-time temporary employees.

George Botcheos spoke on the delinquency of Clementon Park's taxes and utilities. At this time, they owe \$250,000 in property taxes but they did pay the \$65,000 in back owed water and sewer charges. George spoke with their lawyer who had contacted our tax department and they have proposed the following offer: To pay \$25,000 now and \$25000 on the 24<sup>th</sup> of each month until the delinquency is paid in full. They also need to remain current on the new tax bills they receive in August and November. If any of these requirements are not met, their mercantile license will be immediately discontinued and they may not operate. After discussion, Mayor, Council and George Botcheos decided on a counteroffer of: To pay \$50,000 now and \$35,000 on the 24<sup>th</sup> of each month until the delinquency is paid in full with all the other requirements as stated above. Resolution R24-91 was presented with these new parameters.

**PRIVILEGE OF THE FLOOR:**

Ed Bolan-251 Van Horn Ave- Mr. Bolan is requesting a speed bump on Erie Ave and two speedbumps on Van Horn Ave due to high traffic and speeding.

Christopher Thomas- 249 Van Horn Ave- Mr. Thomas is also requesting these speedbumps be installed because he stated believes this is a Public safety and wildlife issue. He stated he is willing to pay for the speedbumps referring to the removal speed bump. Jen Harris will take this issue back to Engineering and see if this can be incorporated into the FY2024 NJ DOT Road Program.

Alex Romano- 66 Albertson Ave- Filed a complaint with Code Enforcement and the Board of Health about 68 Albertson Ave in late April. He claims the property is unkept, trash is present, and a foul smell is emanating from the property. It is also partially boarded up already. He also filed a police report about a stolen air conditioning unit from his own residence. He states there are at least 40 cats on the property and has also contacted Animal Control. The person who is living on the property, is the daughter of the previous owner who inherited the property upon his death. The property is in foreclosure with a private lien against it and it is believed that they are squatting on the property. We will check with Police and Code Enforcement to see where this case stands.

**ADJOURNMENT:** Councilwoman Nucera motioned to adjourn the meeting at 7:49 PM, seconded by Councilman McKelvey and hearing none opposed, motion was carried by Mayor Thomas Weaver.

Respectfully Submitted,



Stephenie Cianfrani  
Deputy Clerk