

**BOROUGH OF CLEMENTON  
NOVEMBER 12, 2024  
CAUCUS/COUNCIL MEETING  
OF THE MAYOR AND COUNCIL  
AGENDA**

**OPENING:** Mayor Thomas J. Weaver called the meeting to order at 7:04PM.

**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. Notices of said meeting have been posted on the bulletin board and municipal website.”

**ROLL CALL:** Victoria Kupsey- Deputy Municipal Clerk, along with Jenai Johnson- Municipal Clerk/Administrator, called roll which resulted in the following members present: Mayor Thomas J. Weave; Councilman Robert Dorsey; Councilman John Fisher; Councilman Christopher McKelvey; Councilwoman Christine Nucera; Councilman Thomas Shaw. The following members were absent, Councilwoman Gwen Cantwell.

**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. Hearing no comments from the public in attendance, Mayor Weaver closed the public portion of the meeting related to matters appearing on the agenda.

**ENGINEER REPORT:** 2023 Road Program will be awarded at the January 21, 2025 meeting. Bottoms Lake grand opening will be scheduled for Spring 2025. Lead Gran is \$5 million and due December 30, 2024.

**APPROVAL OF THE BILL LIST:**

**ORDINANCES AND RESOLUTIONS:**

*INTRODUCTION/FIRST READING*

1. ORDINANCE 2024-21 AMENDING AND SUPPLEMENTING CHAPTER 220A OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, “SHORT TERM RENTALS” Mayor Weaver read by title. Councilman Shaw motioned to adopt on first reading. Councilman McKelvey seconded the motion. Mayor Weaver opened the public hearing. Hearing no comments, Mayor Weaver closed the public hearing and motion to adopt was carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.

*SECOND READING/PUBLIC HEARING*

2. ORDINANCE 2024-17 AMENDING AND SUPPLEMENTING CHAPTER 226 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED “SEWERS” Mayor Weaver read by title. Councilwoman Nucera motioned to adopt on second reading. Motion was seconded by Councilman Shaw. Mayor Weaver opened the public hearing, hearing no comments. Mayor Weaver closed the floor for public comment. Motion to adopt was carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.

*SECOND READING/PUBLIC HEARING*

3. ORDINANCE 2024-18 AMENDING AND SUPPLEMENTING CHAPTER 290 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED “WATER”. Mayor Weaver read by title. Councilwoman Nucera motioned to adopt on second reading. Motion was seconded by Councilman Dorsey. Mayor Weaver opened the public hearing for Ordinance 2024-18. Hearing no comments from the public, the public hearing was closed. Motion to adopt was carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.

*SECOND READING/PUBLIC HEARING*

4. ORDINANCE 2024-19 CREATING CHAPTER 237 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED, “GRADING” Mayor Weaver read by title. Councilwoman Nucera motioned to adopt on second reading. Motion was seconded by Councilman Shaw. Mayor Weaver opened the public hearing for Ordinance 2024-19. Hearing no comments from the public, the public hearing was closed. Motion to adopt was carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera, Shaw.

*SECOND READING/PUBLIC HEARING*

5. ORDINANCE 2024-20 AMENDING AND SUPPLEMENTING CHAPTER 38 OF CODE ENTITLED, “LAND USE PROCEDURES” Mayor Weaver read by title. Councilwoman Nucera motioned to adopt on second reading. Motion was seconded by Councilman Shaw. Mayor Weaver opened the public hearing for Ordinance 2024-20. Hearing no comments from the public, the public hearing was closed. Motion to adopt was carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.

6. RESOLUTION R24-157 AUTHORIZING THE SALE OF VARIOUS BOROUGH OWNED SURPLUS EQUIPMENT FOR AUCTION ON GOVDEALS. Mayor Weaver read by title. Councilman Fisher motioned to approve. Motion was seconded by Councilwoman Nucera and carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.

7. RESOLUTION R24-158 AUTHORIZING REFUND OF OVERPAYMENT OF WATER/SEWER ACCOUNT FOR BLOCK 137, LOT 3. Mayor Weaver read by title. Councilwoman Nucera motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.

8. RESOLUTION R24-159 CONFIRMING ADJUSTMENTS TO CERTAIN WATER ACCOUNTS IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Nucera motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.
9. RESOLUTION R24- 160 AUTHORIZING ONE YEAR EXTENSTION AND PARTICIPATION IN CONTRACT WITH TECHNA PRO FOR TRAFFIC SIGNAL AND SCHOOL FLASHER EMERGENCY RESPONSE AND SIGNAL MODIFICATIONS UNDER THE CHERRY HILL COOPERATIVE PRICING SYSTEM IDENTIFIER #37-CHCPS. Mayor Weaver read by title. Councilman Fisher motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.
10. RESOLUTION R24- 161 AUTHORIZING MAYOR AND MUNICIPAL CLERK TO EXECUTE AN AGREEMENT ASSUMING RESPONSIBILILTY FOR OPERATION OF THE PUBLIC LIBRARY. Mayor Weaver read by title. Councilwoman Nucera motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Dorsey, Fisher, McKelvey, Nucera, Shaw.
11. RESOLUTION R24-162 AUTHORIZING REDUCTION #2 OF PERFORMANCE BOND FOR SITE IMPROVEMENTS AT LEEWOOD VILLAGE PHASE 4B. Mayor Weaver read by title. Councilwoman Nucera. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.
12. RESOLUTION R24-163 AUTHORIZING ENTRANCE INTO A SHARED SERVICE AGREEMENT FOR THE DRAFTING OF SOLID WASTE COLLECTION SPECIFICATIONS. Mayor Weaver read by title. Councilwoman Nucera motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.
13. RESOLUTION R24-164- AUTHORIZING APPROVAL TO SUBMIT AN AWARD EXTENSION REQUEST FOR LA-2023 SST CLEMENTON BOROUGH BERLIN ROAD PEDESTRIAN IMPROVEMENTS 04 TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION. Mayor Weaver read by title. Councilwoman Nucera motioned to approve. Motion was seconded by Councilman Shaw and carried upon the call of roll. Ayes: Dorsey; Fisher; McKelvey; Nucera; Shaw.

**UNFINISHED BUSINESS:** Councilman McKelvey reported that there is an economic opportunity for a \$500,000 grant for the Library. A meeting with the Mayor needs to be scheduled to discuss.

**NEW BUSINESS:** George Botcheos reported on communication with Steve Dilks in regards to building a structure on property that was purchased from the Borough.

**PRIVILEGE OF THE FLOOR:**

17 Chestnut Lane- Jules Massey and Kathryn

Requesting an update on their neighboring property, 19 Chestnut Lane. Requesting an update on taxes due and status of the property (owned, foreclosed, etc)

Concerned with the safety of their house, other neighboring houses and residents due to vines and a tree pull on wires leading to the house. Mayor Weaver suggests that Jason, Public Works Superintendent contact AC Electric to handle the wires/electric service. Also, coordinate a leaf pick-up for the property.

13 Silver Lake- Dave Cornwell

Complaint against a Borough employee, pertaining to the October 12<sup>th</sup> Health and Wellness Event.

George Botcheos informed Mr. Cornwell that the employee has the right to a RICE notice and this needs to be a written, formal complaint to the Borough Clerk/Administrator. It is suggested that Mr. Cornwell supply all documentation and review that code of ethics for the Borough, County and State.

Mr. Cornwell also reported that he is concerned with the structural integrity of the building at 265 White Horse Pike.

**ADJOURNMENT:** Councilwoman Nucera motioned to adjourn at 8:05pm, with a second from Councilman Shaw and hearing none opposed, the meeting was adjourned.

**Respectfully Submitted,**

**Victoria Kupsey  
Deputy Municipal Clerk**