

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
MARCH 15, 2016  
COUNCIL MEETING  
OF THE MAYOR AND COUNCIL**

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

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:** Mayor Weaver read the following announcement, "This meeting has been properly advertised and posted pursuant to N.J.S.A. 10:4-6, the Open Public Meetings Act."

**ROLL CALL:** Jenai Johnson, Municipal Clerk/Administrator, called the roll which resulted in the following members present: Mayor Thomas Weaver; Councilman Mark Armbruster; Councilman Jonathan Fisher; Councilwoman Meghan Milano; Council President Christine Nucera; Councilman Gordon Schaeffer. Absent: Councilwoman Carol Andrews. Solicitor Botcheos was also absent from the meeting.

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

**ENGINEER REPORT:** Wayne Roorda of Bach Associates provided a written report, which has been filed in the appropriate manner, and verbally presented the following items:

**CAMDEN COUNTY OPEN SPACE ADVISORY PROGRAM-** Mr. Roorda reported that his office would be preparing an application for submission to Camden County for procurement of park benches and exercise equipment to be installed at Princeton Avenue Park, Daniel Dougherty Sport Complex, and Petterson Park. Mr. Roorda noted that a resolution authorizing the application was listed for approval on the current agenda.

**CAMDEN COUNTY CDBG YEAR 38 FUNDING-** Mr. Roorda reported that the deadline for project description applications was March 22, 2016. Mr. Roorda noted that Jenai Johnson had been preparing the application and he had been assisting with any necessary information. Mr. Roorda stated that the project application was slated for Pedestrian Safety Improvements throughout the town, specifically the replacement of sidewalks.

**TROUT AVENUE DRAINAGE IMPROVEMENTS-** Discussion occurred regarding a tree that had fallen in close proximity of the project area. It was determined that Wayne Roorda would be visiting the site the follow day to ensure that there was not any damage.

**BIKE PATH-** Councilman Armbruster stated that he had been contacted by Mayor Passanani regarding a reawakening of a project to create a bike path thru multiple towns along Atlantic Avenue. Wayne Roorda stated that he would look into the project and return with information at a later date.

**PRIVILEGE OF THE FLOOR FOR A TOTAL TIME NOT TO EXCEED 10 MINUTES  
FOR ITEMS APPEARING ON THE AGENDA ONLY:**

*Keith Cybulski, Clementon Borough-* Mr. Cybulski inquired about a borough issued cellular telephone, which appeared to have a significantly higher monthly cost as compared to the other lines. After obtaining clarification on the charge under question, Jenai Johnson reported that the wireless line in question was issued to a member of Council, and she was currently working on

resolving the billing issue. It was noted that the plan had been corrected by Verizon Wireless to cover data, and future bills would reflect the change. Ms. Johnson also stated that she was working with the representatives to receive credit for the overage during the current invoice period. Mr. Cybulski asked if he would see a credit the following month. Ms. Johnson stated that she was working toward that goal, but not definitively predict the outcome.

Nancy Bonsall, Dog Advocacy and Rescue- Ms. Bonsall stated that she wished to thank the Borough for their adoption of the ordinance scheduled for public hearing, banning the sale of cats and dogs from pet shops. Ms. Bonsall stated that the Borough was joining multiple other municipalities in Camden County, and furthering her efforts.

Fred Busch, Clementon Borough- Mr. Busch stated that he had noticed that the Borough was going to the 3.5% increase in the 2016 budget, and highly recommended that the Mayor and Council look at all possibilities to cut costs, and additionally increase income. Mr. Busch stated that all attempts should be made to cut costs.

Nicholas Tocco, Chief Finance Officer for the Borough of Clementon, advised Mr. Busch, and those in attendance, that the Borough was not increasing the budget by the referenced 3.5%, but rather a 1% increase was included in the 2016 budget.

Hearing no further comments from the public, the floor was closed.

**APPROVAL OF THE BILL LIST:** Councilwoman Nucera motioned to approve the bill list upon proper review and certification, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

## **ORDINANCES AND RESOLUTIONS:**

### *SECOND READING/PUBLIC HEARING*

#### ORDINANCE 2016-03 BANNING THE SALE OF DOGS AND CATS FROM PET SHOPS.

Mayor Weaver read by title. Councilman Schaeffer motioned to adopt on second reading, seconded by Councilman Armbruster. Mayor Weaver opened the hearing to the public. Hearing no comments from the public, motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

### *INTRODUCTION/FIRST READING*

#### ORDINANCE 2016-05 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET

APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK PURSUANT TO NJSA 40A:4-45.14. Mayor Weaver read by title. Councilman Armbruster motioned to approve on first reading, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

RESOLUTION R16-69 INTRODUCTION OF THE 2016 MUNICIPAL BUDGET. Mayor Weaver read by title. Councilman Armbruster motioned to approve, seconded by Councilman Schaeffer and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.



RESOLUTION R16-70 AUTHORIZING APPROVAL AND ISSUANCE OF MERCANTILE LICENSE FOR LA MORENITA FOOD MARKET, LLC, LOCATED AT 12 WHITE HORSE PIKE IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Milano motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

RESOLUTION R16-71 AUTHORIZING SUBMISSION OF YEAR 38 COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT DESCRIPTION FORM. Mayor Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

RESOLUTION R16-72 AUTHORIZING APPLICATION TO BE FILED WITH THE CAMDEN COUNTY OPEN SPACE/FARMLAND PRESERVATION DIVISION, BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY. Mayor Weaver read by title. Councilwoman Milano motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

**UNFINISHED BUSINESS:**

*BUNNY HOP-* Councilwoman Nucera announced a reminder that the Bunny Hop was scheduled for Sunday, from 1pm-3pm at the Community Center. Councilwoman Nucera also stated that the CYAA Opening Day Ceremonies would be held on April 9<sup>th</sup>.

*BOROUGH HALL PROPERTY BORDER-* Councilman Armbruster stated that previous discussion had occurred regarding the installation of a barrier at the rear of the Borough Hall adjacent to the butterfly garden and gazebo. Councilman Armbruster stated that the adjacent neighbors had experienced issues with foot traffic thru their property, which had increased when the recent storm claimed several trees located on the property. Councilman Armbruster stated that he had contacted Joseph Feldman of the Shade Tree Commission, who indicated that the area was conducive to the growth of arborvitaes. In speaking to the property owners, they had indicated that they preferred the installation of fencing. Councilman Armbruster stated that if there were no objections, he would begin obtaining estimates for fencing in this location, as well as at Schaeffer Park.

*BUTTERFLY GARDEN-* Councilwoman Milano stated that Councilman Armbruster had been doing a wonderful job improving the butterfly garden, and commended him for all of his efforts.

*LEEWOOD GRAND OPENING-* Mayor Weaver stated that the Grand Opening of the Leewood Project was scheduled for April 24<sup>th</sup>. A time was yet to be determined and would be announced once decided.

**NEW BUSINESS:**

**MAYORAL APPOINTMENT OF JOINT PLANNING BOARD MEMBERS-** Mayor Weaver read the following mayoral appointments, to be effective immediately:

Joseph Feldman to the office of Class II Member with a term expiration of December 31, 2018

Gary Saunders to the office of Class IV Member with a term expiration of December 31, 2016

Mayor Weaver noted that the appointments were being made based upon the recommendation of the Planning Board Chairman.



REQUEST FOR WIAVER OF INTEREST CHARGES AND PAYMENT PLAN FOR UNPAID SEWER CHARGES AND PROPERTY TAXES FOR 66 CHELSEA CIRCLE- Jenai Johnson reported that the Tax Collector had received a written request from the property owner of 66 Chelsea Circle, in which she had requested a payment plan, as well as waiver of interest charges. Ms. Johnson noted that the owner of the property did not reside within the residence, and that the property had been acquired within the last year. It was also noted that a lien had been placed upon the property due to delinquent charges. Ms. Johnson stated that it was her recommendation, as well as that of the tax collector, that the requests be denied. After brief discussion, it was determined that the Governing Body did not wish to approve the requests. Hearing no further comment on the matter, the requests were denied.

CLEMENTON FIRE RESCUE- Chief Fred Busch reviewed his written departmental report. Chief Busch stated that the equipment was currently being inventoried, repairs were being made at the fire facilities, and he was making an effort to attempt to increase the membership. Chief Busch noted that he had contacted prior members, as well as any applicants that he was able to reach.

GROUNDS MAINTENANCE CLEMENTON HOUSING AUTHORITY- Councilman Armbruster stated that prior discussion had occurred regarding the financial hardship being experienced by the Clementon Housing Authority. Councilman Armbruster stated that he had been approached by the Housing Authority with a request for our Public Works Department to cut the grass around the Housing Authority Facility. Councilman Armbruster stated that he had spoken to the public works director, who indicated that it would not be a hardship. Councilman Armbruster stated that if there were no objection, he would direct the municipal solicitor to draft a shared service agreement and present for approval at the next council meeting. There were no objections to the proposal. Councilman Schaeffer asked if the Borough would be compensated for the services, and Councilman Armbruster indicated that the Borough would not.

BOTTOMS LAKE- Councilman Armbruster stated that he had seen an issue, posted on social media, which displayed an issue with trash build up at Bottoms Lake. Councilman Armbruster stated that the Borough was responsible for the lake, and suggested that the fire/rescue boat be utilized to perform some clean up in areas that are not land accessible. Councilman Armbruster stated that this location could possibly be included in the upcoming clean communities. Additional discussion occurred regarding the use of individuals in the SLAP program, performing court mandated community service, to clean up the area. It was determined that the Borough wished to look into utilizing volunteers to oversee the SLAP participants, but that the committee would discuss criteria for volunteers that would be approved to oversee these individuals, and report back to the governing body at a future meeting.

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

*Fred Busch, Clementon Borough-* Mr. Busch provided a brief historical narrative about Bernard Miller, who was the Mayor of Clementon in the 1940's. Mr. Busch stated that he had served in the Airforce and National Guard. Mr. Busch stated that Mayor Miller was a good patriot and would be missed.

*Brenda Franks, 46 Erie Avenue-* Ms. Franks stated that there were severe parking issues being experienced on Trout Avenue, caused by services being held on Fridays at the Temple. Ms. Franks stated that the trashcans placed at the curb exacerbate the issue, and it was her belief that a vehicular accident was eminent at that location. Councilman Armbruster stated that this concern was also expressed by the Planning Board at the time of the initial approval, and restrictions were set. Ms. Franks stated that the Code Enforcement Officer had been ticketing the vehicles in the

past, but the issue has not been resolved. The governing body indicated that the concerns would be relayed to the Police Chief for proper disposition.

Ms. Franks continued to express additional concern related to the upcoming increase in traffic due to the opening of Clementon Amusement Park. Ms. Franks stated that traffic had been gridlock the previous year, and suggested additional police presence to improve the flow of traffic. Councilman Armbruster stated that the Park had purchased the post office facility, with the intent of transforming the property into additional parking. Councilman Fisher also noted that he had been in conversation with the mayor about implementing bike and foot patrols in the summer months, with the intent of improving traffic.

*Keith Cybulski, Clementon Borough-* Mr. Cybulski stated that he was aware of two ATV qualified officers within the borough, and it was his recommendation that this vehicle be utilized, as well as bicycles. Mr. Cybulski stated that there were numerous bikes in the shed for auction, and recommended the use of these to save funds. Councilman Armbruster stated the Officer McCann was a certified bicycle officer, and could likely provide detailed requirements for implementation in the Borough. Mr. Cybulski stated that he wished to also express his discontent with the silt being generated from the Leewood Project, which was ultimately ending up in the lake. Mr. Cybulski stated that the silt would create a growth problem in Silver Lake. Councilman Armbruster stated that he had spoken to the former project manager at the location, and the Borough would be reopening discussion to attempt to rectify the issue. Mayor Weaver stated that he would visit the site and contact Michael Fink, the developer, to remedy the issue.

**EXECUTIVE SESSION:** There were no matters for discussion during executive session.

**ADJOURNMENT:** Councilwoman Milano motioned to adjourn at 8:11pm, seconded by Councilwoman Nucera and hearing none opposed, motion was carried.

Respectfully Submitted,



Jenai L. Johnson,  
Municipal Clerk/Administrator