

**MINUTES OF THE
BOROUGH OF CLEMENTON
APRIL 19, 2016
COUNCIL MEETING
OF THE MAYOR AND COUNCIL**

OPENING: Mayor Weaver called the meeting to order at 7:02PM.

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."

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

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

ENGINEER REPORT: Wayne Roorda of Bach Associates submitted a written report, which has been filed in the appropriate manner, and verbally reported on the following matters:

ERIAL CLEMENTON ROAD- Mr. Roorda stated that his office had solicited estimates for performing an assessment of the water infrastructure as well as the replacement of water service main lines in response to the recent meeting with the County. Mr. Roorda stated that he would be seeking further clarification from the County as to their statement advising that nothing would be completed in Clementon without the assessment. Mayor Weaver stated that he wished to see the County repairing the busted up areas and broken parts of the road, which could be completed without diamond grinding. Mayor Weaver stated that the diamond grinding was the cause of concern for damage to pipes. Mr. Roorda stated that he had received a cost estimate of \$4 per linear foot of sonar to assess the integrity of the pipes, with an estimated distance of 3,700 feet. Councilman Armbruster stated that the test being performed would likely result in a demand from the County to improve the 50 year old piping. It was determined that Mr. Roorda would be drafting correspondence to the County notifying them that the Borough did not wish to perform the testing, but wished to have repairs completed without the diamond grinding. It was also noted that Mr. Roorda would be attempting to put together a meeting with the county engineer to continue discussing the matter.

CAMDEN COUNTY OPEN SPACE – Mr. Roorda stated that his office had prepared and submitted an application to Camden County for procurement of park benches and exercise equipment to be installed at Princeton Avenue Park, Daniel Dougherty Sports Complex and Pederson Park.

*YEAR 38 CDBG FUNDING-*Mr. Roorda stated that the Administrator had submitted an application for year 38 CDBG funds for pedestrian safety improvements to various locations within the Borough, and noted that his office would provide any assistance relating to this project.

NJDOT FY2016, OHIO AVENUE PHASE II- Mr. Roorda stated that the Borough had received approval for the Ohio Avenue Phase II project for year 2016 funding, and noted that they would be preparing a concept plan for softening the “s” curve. Mr. Roorda stated that he anticipated the project getting an early summer bid. Mr. Roorda also noted that he would be reducing the scope to fall within the \$200,000 funding.

CDBG ADDITIONAL FUNDING/GENERATOR CHA- Councilman Armbruster stated that he wanted to obtain information on the cost that would be associated with Bach Associates preparing design work and specs for an emergency generator at the Clementon Housing Authority. Councilman Armbruster noted that discussion had previously occurred related to the Borough applying for additional shovel ready surplus funding from CDBG later in the year, on behalf of the CHA. Mr. Roorda stated that he estimated that the work would be in the ballpark of \$15,000-\$20,000. Mr. Roorda stated that the design work and specs would take a few weeks to prepare.

OHIO AVENUE EXTENSION BUILDING- Councilman Armbruster stated that he had been contacted by Dominic Vesper of the County, inquiring if the Borough would be interested in purchasing the County owned Ohio Avenue Extension Building. Councilman Armbruster stated that the acquisition of the property had been discussed in the past, but the requested purchase price was in the ballpark of \$300,000. Councilman Armbruster stated that his concern related to the property being purchased for a purpose not in the best interest of the Borough, such as a tax exempt religious organization. Councilman Armbruster stated that his suggestion would be to contact Green Acres to see if funds were available for the acquisition of the property, which could be demolished and transformed into a park area. Councilwoman Milano noted that she had been approached by several residents who desired to create a community garden.

SOCCER FIELDS/DANIEL DOUGHERTY COMPLEX- Councilwoman Nucera inquired if there had been any progress with the plans for the installation of soccer fields with the awarded Camden County Open Space Funds. Mr. Roorda stated that he had been experiencing difficulty getting in touch with the appropriate parties at Camden County to discuss the easement needed on the adjacent County owned property. Councilman Armbruster stated that he had a meeting scheduled with Frank Moran the following week, and would bring the matter up for discussion at that time.

A resident inquired if there was any progress with the dead end storm drain at the end of Mohawk Avenue. The resident noted that his driveway was being damaged by the water. Mr. Roorda stated that he was also seeking cooperation from the County on this matter.

TAX MAP UPDATE/DIGITIZATION- Mr. Roorda stated that discussion needed to occur at a subsequent meeting regarding the possibility of authorizing funding for tax map updating/digitization. The matter was slated for discussion at a future engineering meeting.

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 stated that he had inquired at the meeting immediate prior related to excessive charges on one specific wireless line. Jenai Johnson stated that, as previously indicated, the Borough was aware of the issue, and had been advised by Verizon Wireless that the excess charges were being credited back to the Borough, and would be reflected upon the account. Ms. Johnson stated that she was able to confirm that the matter had been rectified.

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

ORDINANCES AND RESOLUTIONS:

SECOND READING/PUBLIC HEARING

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 adopt on second reading, seconded by Councilwoman Nucera. Mayor Weaver opened the floor to the public. Hearing no comments from the public, the floor was closed and motion was carried upon the call of roll.

INTRODUCTION/FIRST READING

ORDINANCE 2016-06 AMENDING AND SUPPLEMENTING CHAPTER 70 OF THE CODE OF THE BOROUGH OF CLEMENTON ENTITLED "ALCOHOLIC BEVERAGES". Mayor Weaver read by title. Councilwoman Andrews motioned to approve on first reading, seconded by Councilman Armbruster and motion was carried upon the call of roll.

Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

•Public Hearing will be held on May 17, 2016.

INTRODUCTION/FIRST READING

ORDINANCE 2016-07 AMENDING SALARIES AND WAGES OF EMPLOYEES AND OTHER OFFICIALS RETROACTIVE TO JANUARY 1, 2016. Mayor Weaver read by title. Councilwoman Andrews motioned to approve on first reading, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

•Public Hearing will be held on May 3, 2016.

RESOLUTION R16-80 CANCELLING RESOLUTION R16-57, REFUNDING PROPERTY TAX OVERPAYMENT FOR 31 WAUSEON AVENUE. Mayor Weaver read by title. Councilwoman Milano motioned to approve, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

RESOLUTION R16-81 AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE BOROUGH OF BELLMAWR FOR MAINTENANCE OF FIRE APPARATUS. Mayor Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

RESOLUTION R16-82 AUTHORIZING EXPENDITURE OF OPEN SPACE TRUST FUNDS IN AN AMOUNT NOT TO EXCEED \$15,000 FOR IMPROVEMENTS TO HERO'S PARK. Mayor Weaver read by title. Councilman Armbruster motioned to approve, seconded by Councilwoman Andrews and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

RESOLUTION R16-83 AUTHORIZING THE BUDGET TO BE READ BY TITLE ONLY. Mayor Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

PUBLIC HEARING-2016 MUNICIPAL BUDGET

RESOLUTION R16-84 ADOPTING 2016 MUNICIPAL BUDGET. Mayor Weaver read by title. Councilwoman Andrews motioned to approve, seconded by Councilwoman Nucera. Mayor Weaver opened the public hearing for the 2016 municipal budget. Hearing no comments from the public, the floor was closed and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

John Busch, Fire Services Coordinator, Clementon Fire Rescue- Chief Busch stated that he had provided the Mayor and Council with a report containing updates on training, as well as bolstering the enlistment of volunteers.

UNFINISHED BUSINESS:

PW SEASONAL EMPLOYEES- Councilman Armbruster stated that he had been speaking to the Public Works Director and it was their recommendation to hire two seasonal employees to work with James Briggs on Grounds Maintenance, specifically the cutting of grass, which would be paid from the Open Space Trust Fund. Mr. Applegate, Director of Public Works, stated that the individuals would be responsible for the grass cutting, mulching, weeding and other maintenance at the playgrounds, Borough Buildings and sports complexes. Mr. Applegate noted that the department had purchased a paint sprayer to paint the crosswalks during the warm weather. Councilman Armbruster suggested that these individuals would be paid \$11.00 per hour and be employed temporarily for the period beginning May and ending in September. Jenai Johnson stated that she would confirm that the employment period did not extend beyond the New Jersey Civil Service Commission guidelines for temporary employment.

Councilman Armbruster motioned to authorize the hire of two temporary part time seasonal laborers in the Department of Public Works at an hourly rate of \$11.00 per hour for a period not to exceed 6 months, to be funded by expenditure of Open Space Trust Funds. Motion was seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

(MEMORIALIZED BY RESOLUTION R16-85)

NEW BUSINESS:

REQUEST FOR SEWER CHARGE BILL ADJUSTMENT FROM 1 BERLIN ROAD- Jenai Johnson stated that the Borough had received a request from the owner of 1 Berlin Road, requesting a reduction in sewer charges for the property due to the closure of the laundromat previously located at the property. It was noted that the property owner had received a reduction of billed units from the Camden County Municipal Utilities Authority from 18 billed units to 7 billed units. After brief discussion it was determined that the Borough would accommodate the request to reflect the same billable units as the CCMUA, but would not grant the reduction retroactive as requested by the property owner. It was determined that the reduction would be effective April 1, 2016 which begins the billing quarter.

Councilman Armbruster motioned to authorize the reduction of sewer units billed for 1 Berlin Road to 7 Units, effective April 1, 2016, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer. ***(MEMORIALIZED BY RESOLUTION R16-86)***

It was noted that the units would be increased to the former if a laundromat was reopened at the property.

PRIVILEGE OF THE FLOOR:

Keith Cybulski, Clementon Borough- Mr. Cybulski stated that he wished to obtain an update on the progress of the work being completed on the bridge at Berlin Road, which he understood was being completed by the County, and received funding approval. Councilman Armbruster stated that the County was in the process of doing the preliminary planning and preparation work, including the relocation of utilities, and creating a pedestrian traffic foot bridge. Councilman Armbruster stated that modifications were being made to enter the plaza and the anticipated demolition time was during the summer months. Councilman Armbruster noted that the project had a planned duration of 18 months. Chief Randall Freiling stated that there were some issues that had recently arisen related to litigation regarding a small piece of property involved in the project. Mr. Cybulski inquired if the Borough had entered into an agreement to perform landscaping services to the Housing Authority. Councilman Armbruster confirmed that the Borough had agreed to perform grass cutting for the authority only, and would not be performing any landscaping.

A brief discussion occurred relating to the proposed installation of a pole barn behind the fire hall, and the possibility of purchasing the Ohio Avenue Extension Property.

Christopher McKelvey, Clementon Borough- Mr. McKelvey stated that the Spring Clean Community Event had gone well, with the dumpsters at near capacity. Mr. McKelvey stated that the shredder had been underutilized. He reported that all six groups scheduled had participated. Councilman Armbruster stated that the Borough had held off on plantings at the Butterfly garden in anticipation of the installation of the previously approved fencing. Councilman Armbruster noted that the fence had an estimated six week order time.

Councilman Fisher stated that he had seen a \$4,800 emergency street light repair on the bill list, and asked Chief Freiling to clarify the reason for the expense. Chief Freiling stated that the money would be recouped from the insurance carrier of the vehicle involved.

EXECUTIVE SESSION:

Councilman Armbruster motioned to enter executive session at 8:00PM related to the following matters:

Clementon Park Tax Appeal

Personnel/ Contractual Negotiations related to the Chief of Police and Finance Office Personnel

Councilwoman Nucera seconded the motion and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

It was noted that the duration of the closed session was expected to be approximately 20 minutes.

Councilwoman Milano motioned to re-enter open session at 8:41PM, seconded by Councilwoman Nucera and hearing none opposed, motion was carried.

ACTION AS A RESULT OF EXECUTIVE SESSION:

RESOLUTION R16-87 AUTHORIZING HOURLY RATE ADJUSTMENT FOR ADMINISTRATIVE ASSISTANT, MARGARET GIORDANO, TO \$19.23 PER HOUR. Councilwoman Andrews motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera. Absent: Schaeffer.

ADJOURNMENT: Councilwoman Andrews motioned to adjourn at 8:43, seconded by Councilwoman Milano and hearing none opposed, motion was carried.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jenai L. Johnson", written in a cursive style.

Jenai L. Johnson,
Administrator/Municipal Clerk