

**MINUTES OF THE
BOROUGH OF CLEMENTON
MAY 3, 2016
CAUCUS MEETING
OF THE MAYOR AND COUNCIL**

OPENING: Council President Christine Nucera called the meeting to order at 7:03PM.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT: Council President Nucera 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, Municipal Clerk/Administrator, called the roll which resulted in the following members present: Councilman Mark Armbruster; Councilman Jonathan Fisher; Councilwoman Meghan Milano; Council President Christine Nucera; Councilman Gordon Schaeffer. Absent: Mayor Thomas Weaver; Councilwoman Carol Andrews. Also present was Solicitor George Botcheos.

SALUTE TO THE FLAG: Council President Nucera 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:**

Keith Cybulski, Clementon Borough- Mr. Cybulski questioned which license was being transferred with the approval of Resolution R16-93. Jenai Johnson advised that the person to person transfer related to the license formerly utilized at J. Walkers. Mr. Cybulski inquired if the license would be utilized at the same building. Ms. Johnson stated that the license ownership was being transferred and the Borough did not have any indication if the purchaser intended to utilize the license at the same premises, or to pursue a place to place transfer at a later date. Councilman Armbruster stated that it was his understanding that the applicant may not intend to purchase the building where the license was formerly utilized.

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

ADMINISTRATOR/COUNCIL REPORTS:

Jenai Johnson, Administrator/Municipal Clerk- Ms. Johnson stated that she had attended the Audit Exit Conference immediately prior to the current council meeting, and noted that the Borough had zero findings in their audit for year 2015. Ms. Johnson stated that this was an improvement from prior years, and reflected positively upon the financial practices of the Borough and employees.

Jonathan Fisher, Councilman- Councilman Fisher stated that he had nothing to report at the present time.

Gordon Schaeffer, Councilman- Councilman Schaeffer reported that Sheila Freiling, the Emergency Management Coordinator, was currently attending a conference in Atlantic City, which he hoped would bring back important information to the Borough. Councilman Schaeffer also noted that he would be further reporting on requests for salary adjustments to the Construction Officials at a future meeting.

Meghan Milano, Councilwoman- Councilwoman Milano stated that the Senior Committee had again indicated that they wished to be provided funding for busses. Councilwoman Milano stated that she had instructed them that they needed to provide the destination of the bus, as well as the individuals that would be utilizing the service to ensure that it was benefiting Clementon residents. Councilwoman Milano also inquired about the possibility of obtaining a part time

librarian for the Clementon Memorial Library. Jenai Johnson stated that the major preventative factor had been the funding. Councilman Armbruster elaborated on the matter and noted that the individual employed as a librarian was required to possess a masters degree in library sciences pursuant to the New Jersey Civil Service Commission requirements. Councilman Armbruster noted that discussion had occurred regarding the possibility of a shared service agreement with Lindenwold for librarian services, and that this matter could be further explored if it was the desire of the Governing Body.

Mark Armbruster, Councilman- Councilman Armbruster stated that the public works department was currently on schedule with leaf collection, but noted that the inclement weather could possibly delay the continued progress. Councilman Armbruster also stated that the fence for the Butterfly Garden behind Borough Hall had been ordered, along with 40 yards of top soil, which had been spread over the weekend.

Councilman Fisher stated that he wished to make council aware that the Borough had ordered and erected five "Clementon" signs the prior year, and recently placed a large welcome sign at New Freedom Road and the White Horse Pike.

Councilwoman Christine Nucera- Councilwoman Nucera stated that Clementon Day would be held on May 21st, with a firework display at dusk. Councilwoman Nucera stated that each household would be provided with two free tickets, and additional tickets for the remainder of household members could be purchased for \$5.00 each.

Jenai Johnson reported that the Borough Website had been moved and was available at www.clementon-nj.com. It was noted that the site was still under construction, and all prior information was attempting to be loaded onto the new site. Councilman Armbruster stated that he preferred a different domain name, possibly ending with .gov. Jenai Johnson stated that she would look into the options, but would continue to move forward getting information available on the existing domain name.

APPROVAL OF MINUTES:

MINUTES OF THE APRIL 5, 2016 CAUCUS MEETING-Councilman Schaeffer motioned to approve the minutes as presented, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

MINUTES OF THE APRIL 19, 2016 COUNCIL MEETING-Councilman Armbruster motioned to approve the minutes as presented, seconded by Councilwoman Milano 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 2016-07 AMENDING SALARIES AND WAGES OF EMPLOYEES AND OTHER OFFICIALS RETROACTIVE TO JANUARY 1, 2016. Council President Nucera read by title. Councilman Armbruster motioned to adopt on second reading, seconded by Councilwoman Milano. Council President Nucera opened the hearing to the public. Hearing no comments the floor was closed and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

FIRST READING/INTRODUCTION

ORDINANCE 2016-08 AMENDING AND SUPPLEMENTING CHAPTER 298 OF THE CODE OF THE BOROUGH OF CLEMENTON, ENTITLED "ZONING". Council President Nucera read by title. Councilman Armbruster motioned to approve on first reading, seconded by Councilman Schaeffer and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

RESOLUTION R16-88 GRANTING A FIREWORKS PERMIT TO CLEMENTON LAKE AMUSEMENT PARK/SPLASH WORLD FOR MAY 21, 2016, CONTINGENT UPON FINAL APPROVAL OF THE FIRE MARSHAL. Council President Nucera 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.

RESOLUTION R16-89 AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997. Council President Nucera read by title. Councilman Armbruster 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 R16-90 AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997. Council President Nucera read by title. Councilman Armbruster 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 R16-91 AUTHORIZING SUBMISSION OF RECYCLING TONNAGE GRANT APPLICATION TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION. Council President Nucera read by title. Councilman Fisher motioned to approve, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

RESOLUTION R16- 92 AUTHORIZING PRECISE SALARIES OF EMPLOYEES OF THE BOROUGH OF CLEMENTON. Council President Nucera read by title. Councilman Fisher motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Fisher; Milano; Nucera; Schaeffer. Abstain: Armbruster. Absent: Andrews.

RESOLUTION R16-93 AUTHORIZING APPROVAL OF PERSON TO PERSON TRANSFER OF LIQUOR LICENSE 0411-33-005-002. Council President Nucera read by title. Councilman Armbruster motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Armbruster; Fisher; Milano; Nucera; Schaeffer. Absent: Andrews.

UNFINISHED BUSINESS: There were no discussions related to unfinished business.

NEW BUSINESS:

BLOCK 109, LOT 5- Solicitor Botcheos stated that he had been approached by Jim Smith related to Block 109, Lot 5. Mr. Smith had requested that Solicitor Botcheos approach the governing body to ascertain if the Borough had any interest in the acquisition of the property. Mr. Smith reported that the prior tax liens had been resolved on the property. Councilman Armbruster stated that the property was located at the end of Albertson Avenue in the Pine Grove section of town, and was formerly utilized as a playground. Councilman Armbruster noted that there were not any playgrounds currently erected in that specific section of the Borough, and suggested the body consider obtaining the property for future use as a recreational ground. After brief discussion, Solicitor Botcheos was directed to contact the Tax Assessor to obtain a fair market value of the property, which Solicitor Botcheos would bring back to the Council at a future meeting for additional consideration of the matter.

PRIVILEGE OF THE FLOOR:

Lance Dickey, 241 Gibbsboro Road- Mr. Dickey stated that he wished to inquire about the status of the flat roof properties in town, which were an eye sore to residents. Councilman Armbruster stated that it was his belief that Mr. Dickey was referring to certain foreclosed homes, which liens had been placed upon by the Borough for maintenance of the properties. Councilman Armbruster noted that the problem was being compounded by the failure of the owners to sell the properties. Mr. Dickey stated that he has witnessed many speeders on Gibbsboro Road, and unsafe turns onto Ohio Avenue. Mr. Dickey also noted that a speed limit sign had been damaged, and not replaced to date. Councilman Armbruster responded that the Borough would attempt to obtain another 35mph sign for the location from the County, and direct the department of public works to erect the signage.

Mr. Dickey inquired about the staffing of the police department on an average shift, due to the recent break ins that had been reported. Councilman Armbruster stated that the Borough currently mans each shift with 2-3 officers, with mutual assistance from adjacent towns as necessary.

Lisa Patterson, 38 Highland Avenue- Ms. Patterson stated that she had been experiencing trash in her area from foot traffic, along with concerns of homeless individuals living on the railroad property across the street from her home. It was her belief that someone was utilizing the wooded railroad property for living quarters, as evidenced by the trash located in that area as well. Councilman Schaeffer stated that he had an acquaintance who patrolled the area for CSX, inclusive of Clementon Borough, and would make them aware of the issue. Ms. Patterson concluded by alerting the governing body that the trash collector had been leaving a trail of trash behind the truck on pick up days. Ms. Patterson was instructed to call the public works garage with any trash issues for rectification and documentation.

Keith Cybulski, Van Horn Avenue- Mr. Cybulski inquired about the status of the website and was instructed that the Borough had to acquire a new domain name. Mr. Cybulski was advised that the site was now located at www.clementon-nj.com.

Mr. Cybulski also requested that the Borough investigate a possible sink hole/pothole located near the manhole cover on Albertson Avenue. It was noted that the Borough would have public works look into the matter the following day.

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

ADJOURNMENT: Councilwoman Milano motioned to adjourn at 7:39PM, seconded by Councilman Schaeffer and hearing none opposed, motion was carried.

RESPECTFULLY SUBMITTED,



Jenai L. Johnson,
Municipal Clerk/Administrator