

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
JANUARY 19, 2016  
CAUCUS/COUNCIL MEETING  
OF THE MAYOR AND COUNCIL**

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**OPENING:** Mayor Thomas Weaver called the meeting to order at 7:01PM.

**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, Municipal 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; Councilman Gordon Schaeffer.

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

**ENGINEER REPORT:** Wayne Roorda of Bach Associated provided a written report, which has been filed in the appropriate manner, and verbally reviewed items appearing upon the report. Councilwoman Christine Nucera inquired relating to the status of the soccer field project. Mr. Roorda stated that attempts had been made to contact the County regarding an easement on their property, which would be needed to continue forth with the developed plans. Councilman Armbruster noted that he had spoken to a member of the Board of Freeholders, and directed Mr. Roorda to draft correspondence with a drawing, indicating precisely what the Borough was requesting.

Brief discussion occurred regarding matters appearing on the engineer report. Mr. Roorda was excused following his report.

**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 relating to matters appearing on the agenda. Hearing no comments from the public, the floor was closed.

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

**ORDINANCES AND RESOLUTIONS:**

*INTRODUCTION/FIRST READING*

ORDINANCE 2016-02 AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF CLEMENTON, CHAPTER 26, ENTITLED "FIRE RESCUE". Mayor Weaver read by title. Councilwoman Nucera motioned to approve on first reading, seconded by Councilman Armbruster. Councilwoman Andrews requested that an explanation be provided as to the purpose of the ordinance being introduced. Mayor Weaver stated that the ordinance was going to make changes allowing for additional individuals to be qualified for the line officer positions. Jenai Johnson noted that the ordinance would reduce the term for each office to one year, and allow for the appointment of former chiefs to the office of chief or deputy chief, without the requirement of being a current member in good standing. Hearing no further comments, motion was carried upon the call of roll. **Ayes:** Andrews; Armbruster; Fisher; Milano; Nucera; Schaeffer.

RESOLUTION R16-40 AUTHORIZING PARTICIPATION IN MUNICIPAL ALLIANCE GRANT FUNDING PROGRAM. 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; Schaeffer.

RESOLUTION R16-41 AUTHORIZING REDUCTION IN PERFORMANCE GUARANTEES AS RECOMMENDED BY THE MUNICIPAL ENGINEER. 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; Schaeffer.

RESOLUTION R16-42 APPROVING MERCANTILE LICENSE FOR NICOLE'S GARDEN CENTER, LOCATED AT 11 WHITE HORSE PIKE IN THE BOROUGH OF CLEMENTON. Mayor Weaver read by title. Councilwoman Andrews motioned to approve, seconded by Councilman Schaeffer and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera; Schaeffer.

RESOLUTION R16-43 AUTHORIZING ADJUSTMENT TO ASSESSED VALUE FOR 2016 DUE TO STATE TAX APPEAL FOR BLOCK 56, LOT 34, OTHERWISE KNOWN AS 56 KNIGHT AVENUE. Mayor Weaver read by title. Councilwoman Andrews motioned to approve, seconded by Councilwoman Milano and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera; Schaeffer.

RESOLUTION R16-44 AUTHORIZING REMOVAL OF VETERAN DEDUCTION FOR BLOCK 135, LOT 7, OTHERWISE KNOWN AS 10 BIRCH ROAD. Mayor Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilwoman Andrews and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera; Schaeffer.

RESOLUTION R16-45 AUTHORIZING EXPENDITURE IN AN AMOUNT NOT TO EXCEED \$500.00 FOR REGISTRATION OF CHARLES GROVER TO CONTINUING EDUCATION HOSTED BY NEW JERSEY STATE ASSOCIATION OF CHIEFS OF POLICE. Mayor Weaver read by title. Councilman Fisher motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera; Schaeffer.

RESOLUTION R16-46 AUTHORIZING TEMPORARY INCREASE IN EMPLOYEE HOURS FOR ADRIANNE GUERNON TO 40 HOURS PER WEEK, EFFECTIVE JANUARY 25, 2016, FOR A PERIOD NOT TO EXCEED 120 DAYS. Mayor Weaver read by title. Councilwoman Andrews motioned to approve, seconded by Councilwoman Nucera. Councilwoman Andrews noted that this matter should have been passed to the personnel committee prior to being placed on the agenda for consideration. Councilman Fisher noted that he agreed with Councilwoman Andrews, and did not feel that this matter should be approved without further discussion. Mayor Weaver stated that he had asked for the matter to be placed on the agenda for approval due to the significant need for additional manpower in the construction office with several large scale developments in town. Hearing no further comments, motion was carried upon the call of roll. Ayes: Andrews; Milano; Nucera; Schaeffer. Nays: Fisher. Abstain: Armbruster.



**UNFINISHED BUSINESS:**

*MT. CARMEL LAND COMPANY/PAYMENT IN LIEU OF TAXES AGREEMENT*-George Botcheos stated that the Borough had approved a PILOT agreement with Mt. Carmel Land Company LLC, in 2008. Solicitor Botcheos noted that the developer had already received the necessary approvals, and would be moving forward with the project. Solicitor Botcheos stated that Gabe DiMedio, the property owner, had requested that the Borough Council affirm the previously approved PILOT agreement for the property.

Councilman Armbruster motioned to reaffirm the PILOT agreement, and authorize the mayor and municipal clerk to execute the agreement between the Borough of Clementon and Mt. Carmel Land Company, LLC. Councilwoman Andrews seconded the motion and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera; Schaeffer.

***(MEMORIALIZED IN RESOLUTION R16-47)***

*REVALUATION*- Councilman Armbruster stated that the tax assessor had previously breached the topic of having another revaluation done in the Borough of Clementon. Councilman Armbruster stated that this was something that the governing body should seriously consider and look into further. Councilman Armbruster suggested that it was his belief that many homes were assessed at values higher than the actual market value. Solicitor Botcheos stated that he would have to research the ability of the Borough to perform a revaluation so soon after the one prior. Councilman Armbruster noted that it was a matter that he wished to consider further in the future if it were allowable by the County.

**NEW BUSINESS:**

*EVENTS*- Councilwoman Nucera stated that the Opening Day Ceremony for Clementon Youth Athletic Association Baseball and Softball had been scheduled for April 2<sup>nd</sup>. Councilwoman Nucera also reported that Clementon Day was scheduled for May 14<sup>th</sup>, and would be held in Clementon Park and Splash World. Councilwoman Nucera stated that she would provide further information as it became available.

*ELECTRONIC PAYMENTS*- Councilwoman Andrews stated that she had been looking into the possibility of implementing online electronic payment acceptance at Borough Hall for taxes, water, and sewer bills. Councilwoman Andrews stated that a Spring Clementonian publication was planned, with information related to the period between April and August of 2016. Councilwoman Andrews noted that it was her hope that a Borough calendar would be possible the following year.

*BOROUGH OWNED SIDEWALKS*- Councilman Armbruster stated that there were borough owned sidewalks that needed repair and replacement, including those located in front of Borough Hall, and other areas. Councilman Armbruster stated that it may be necessary to put the sidewalks out to bid to have the project completed. Councilman Armbruster stated that he would be looking into the matter further with the Director of Public Works.

*PLANNING/ZONING BOARD APPOINTMENTS*- Councilman Armbruster stated that it had come to the attention of the Borough that state statute prohibited members of the Planning and Zoning Board from holding office on the Shade Tree Commission, and restricted the number of members allowed to be members of the Environmental Commission. Councilman Armbruster stated that the members that were in violation of the statute had been made aware, as had the Planning and Zoning Board Solicitor. Councilman Armbruster stated that the members were being given the opportunity to choose which office they wished to forfeit, after which appointments would need to be made to fill vacancies. Councilman Armbruster stated that he would bring forth further information on the matter at a future meeting.

**PRIVILEGE OF THE FLOOR:**

*Tara Magitz, 48 Higgins Avenue-* Ms. Magitz stated that she was experiencing issues on her property due to the development at the Leewood Property, and asked that the Borough contact the developer and ensure that measures were taken to remedy the issues. The information and photos were given to the Municipal Engineer, Wayne Roorda, for investigation and any necessary correspondence with the developer. Ms. Magitz requested that the annual meeting schedule be posted on the website, as well as the recent meeting minutes. Ms. Magitz also inquired if the Free Rabies Clinic would be advertised.

Jenai Johnson stated that the updated schedule had been added to the website, as well as information relating to the upcoming free rabies clinic, and would confirm that the information was showing on the public website. Ms. Johnson also noted that the rabies information was currently displayed on the both the electronic signage at Railroad Park, and the marquis in front of Borough Hall.

*Joe Lerro and Randall Freiling, Clementon Borough-* Mr. Lerro and Chief Freiling reported that additional information had been gathered relating to the ongoing investigation of the intersection of Gibbsboro Road and White Horse Pike. The gentlemen stated that the New Jersey Department of Transportation had concurred that there were safety problems with the intersection, and they would be coming to the site to attempt to draft plans that would alleviate the issues in a cost efficient manner. It was noted that this intersection is in the top 20% accident prone intersections. Mr. Lerro and Chief Freiling stated that they would continue to keep the mayor and council abreast of future developments and meetings related to the intersection.

*Joe Cassel, Clementon Borough-* Mr. Cassel inquired relating to the appropriate contact number for any matters that occur on Fridays when the Borough Hall is closed. Councilman Armbruster directed Mr. Cassel to contact the Public Works Garage for assistance, as the phones are monitored on Fridays, specifically for any trash related complaints or issues.


**EXECUTIVE SESSION:**

There were no discussions for executive session.

**ADJOURNMENT:**

Councilwoman Andrews motioned to adjourn at 8:50pm, seconded by Councilwoman Milano and hearing none opposed, motion was carried.

Respectfully submitted,



Jenai L. Johnson,  
Municipal Clerk/Administrator