

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
JANUARY 20, 2015  
COUNCIL MEETING**

**OPENING:** Council President Thomas Weaver called the meeting to order at 6:55 PM.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:** Council President 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 called the roll which resulted in the following members present: Councilman Thomas Weaver ; Councilman John Fisher; Councilwoman Christine Nucera; Councilman Mark Armbruster; Councilwoman Meghan Milano; Councilwoman Carol Andrews. Absent Mayor Jack Nicholson

**SALUTE TO THE FLAG:** Council President Thomas Weaver lead in the salute to the Flag.

**ENGINEER REPORT:** Wayne Roorda, Municipal Engineer, who entered the meeting at 6:55pm , provided a verbal Engineer Report on the following matters:

**Railroad Park-** Bach Associates prepared an application for the 2012 Camden County Open Space grant. \$25,000 was awarded to the Borough for proposed improvements at the Railroad Park. A three quote package was prepared and the final plan had been provided to the Borough for comments. Mr. Roorda noted that his office has distributed the quote package to several contractors. Bids were collected on July 15<sup>th</sup>. The apparent low bidder was announced as Penny green at \$26,335. A quote tabulation and award recommendation letter was provided to the Borough. Mr. Roorda reported that Penny green had commenced construction. Mr. Roorda stated that his office was providing construction management services as needed. Mr. Roorda stated that his office had submitted a letter for review and approval recommending payment in the amount of \$23,341.50. Also being requested was the possibility of partial refund of \$4,000 of the \$6,000 maintenance bond by the contractor. Mr. Bach suggested that he felt \$2,000 was sufficient for maintenance. It was noted that the payout and release of \$4,000 of the maintenance escrow would be presented for approval, retaining \$2,000 in escrow for 2 years.

**Leewood Villages at Rowand Pond** – Mr. Roorda reported that the final stages of working out the conditions for the Leewood water permit from the DEP were being finalized. The Borough had water the operator submit paperwork to DEP to clarify some of the storage concerns that they had. Mr. Roorda stated that he anticipated a letter clearing the permit conditions in the near future. Mr. Roorda stated that his office was currently reviewing his bond estimate for sewer and water permits for utility improvement.

Councilman Armbruster asked about an escrow review for water and sewer. Wayne advised that they are 2 separate accounts one for water and sewer utilities, and a separate escrow account for site inspections. Councilman Armbruster followed with an inquiry as to whether Leewood had gotten approval for wetland permits. Mr. Roorda stated that he did not know if that occurred. Jenai Johnson stated that she would inquire with both the Planning and Zoning Engineer and Solicitor to ascertain whether there were any outstanding invoices for services in relation to the Leewood project.



*Rehabilitation of Gibbsboro Road Water Main and Well No 9 (NJEIT)*-Mr. Roorda stated that Bach Associates wished to start the preliminary basemapping and survey work in order to prepare plans for the NJEIT application process. Mr. Roorda noted that the costs were estimated to be \$9,100 for the sliplining of Gibbsboro Road water main, and \$8,800 for the Well No 9 project. Mr. Roorda noted that the preliminary work would not be in vain if the Borough chose to hold off on the loan application until the following year, as the data could still be used. Councilman Armbruster inquired how the engineers planned to survey the water main on Gibbsboro Road for the sliplining project when the Borough was not able to locate the mains. Mr. Roorda stated that a topographic survey and extra verification would be performed, to line up valve box to valve box. Councilman Armbruster inquired if the Public Works Director felt that the sliplining project was worthwhile. Melvin Applegate stated that this project could be postponed, but ultimately needed to be completed. Discussion occurred regarding the possibility of increased liability to the Borough if the watermain caused road sinkholes. Solicitor Botcheos agreed that doing nothing would increase liability to the Borough if the Borough had knowledge of hazards.

Resolution R15-44 Authorizing Bach Engineer to proceed with the Survey and Base map Preparation for Well #9 and Gibbsboro Road Water Main improvements. Councilman Armbruster motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes, Weaver, Milano, Andrews, Nucera, Fisher, Armbruster.

*Fire Hall Emergency Generator* – Mr. Roorda stated that he was looking into the anticipated time for delivery of the generator, and would provide further information at the next meeting.

*Sanitary Sewer Repairs at Railroad Crossings*- Mr. Roorda stated that both lines were done on same day with no issues, noting that Jenai and Mel would be given copies of the report along with follow ups. It was noted that a change order was necessary to remove \$5,300 in the contract that were not necessary.

*Trout Ave*- Discussion occurred regarding the need for Councilman Armbruster to meet with Mr. Roorda to discuss the scope of the Trout Avenue proposed improvements, to determine if they would be eligible for funding.

**PRIVILEGE OF THE FLOOR FOR A TOTAL TIME NOT TO EXCEED 10 MINUTES FOR ITEMS APPEARING ON THE AGENDA ONLY:** There were no comments from the public.

**APPROVAL OF MINUTES:**

MINUTES OF DECEMBER 16, 2014 COUNCIL MEETING-Councilman Armbruster motioned to approve the minutes as presented, seconded by Councilman Fisher and motion was carried upon the call of the roll.

Ayes: Nucera, Weaver, Fisher, Armbruster, Abstained: Andrews, Milano.

MINUTES OF DECEMBER 16, 2014 EXECUTIVE SESSION - Councilman Mark Armbruster motioned to approve the minutes as presented, seconded by Councilman Fisher and motion was carried upon the call of the roll. Ayes: Nucera, Weaver, Armbruster, Fisher, Abstained: Andrews, Milano.

MINUTES OF NOVEMBER 17, 2014 EXECUTIVE SESSION- Councilman Mark Armbruster motioned to approve the minutes as presented, seconded by Councilman Fisher and motion was carried upon the call of the roll. Ayes: Nucera, Weaver, Armbruster, Fisher, Abstained: Andrews, Milano.



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

**ORDINANCES AND RESOLUTIONS:**

*INTRODUCTION/FIRST READING*

ORDINANCE 2015-02 AMENDING AND SUPPLEMENTING CHAPTER 26 OF THE CODE OF THE BOROUGH OF CLEMENTON, ENTITLED "FIRE RESCUE". Councilman Thomas Weaver read by title and opened the hearing to the public. Hearing no comments from the public, Councilman Fisher motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes :Andrews (but noted that she did not wish for items to be added to the agenda after initial distribution at future meetings); Armbruster (noting that he felt the ordinance should be broadened to include other positions); Milano; Fisher; Nucera; Weaver.

RESOLUTION R15-39 APPOINTMENT OF LONG MARMERO & ASSOCIATES, LLP AS SPECIAL LABOR COUNSEL FOR USE IN CONJUNCTION WITH CONTRACTS/COLLECTIVE BARGAINING AGREEMENTS FOR A PERIOD OF ONE YEAR.

RESOLUTION R15- 40 AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE YEAR 36 GRANT AGREEMENT WITH CAMDEN COUNTY IMPROVEMENT AUTHORITY, COMMUNITY DEVELOPMENT BLOCK GRANT.

RESOLUTION R15-41 AUTHORIZING PAYMENT #1 FOR THE FIRE HALL EMERGENCY GENERATOR PROJECT IN THE AMOUNT OF \$38,205.00.

RESOLUTION R15-42 AUTHORIZING SUBMISSION OF GRANT AGREEMENT FOR GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE.

RESOLUTION R15-43 AUTHORIZING PAYMENT APPLICATION IN THE AMOUNT OF \$61,191.20 FOR THE SLIPLINING PROJECT AT ERIAL ROAD AND WALLACE AVENUE .Council Weaver read by title.

Councilwoman Andrews motioned to approve Resolutions R15-39 thru and including R15-43, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Andrews; Armbruster; Fisher; Milano; Nucera; Weaver.

**UNFINISHED BUSINESS:**

*Council Appointment of Class III Member Planning/Zoning Board- Councilman Thomas Weaver read by title. Councilwoman Nucera elected Councilman Mark Armbruster to represent The Board for Council, Seconded by Councilwoman Andrews and motion was carried upon the call of roll. Ayes; Weaver, Fisher, Milano Nucera, Andrews, Armbruster. (Memorialized in Resolution R15-44B)*

*DISCUSSION REGARDING SOLID WASTE AND RECYCLING CONTRACT* – Jenai Johnson presented the bid tab sheet that resulted from the Solid Waste and Recycling bid opening. Solicitor Botcheos stated that you cannot ignore the price difference. Mel Applegate stated that he had spoken with Frank from Central Jersey and he stated he was unaware of all the complaints and requested notification of issues in the future. It was requested that the owner of Central Jersey Waste attend the February 3<sup>rd</sup> meeting to discuss the contract. It was also noted that the Governing Body wished to explore shared services with another town following the award of the three year contract to Central Jersey.

Councilwoman Nucera motioned to award contract to Central Jersey Waste and Recycling for a Three Year Term starting Febuary 15<sup>th</sup>, 2015, Seconded by Councilman Fisher and motion was



carried upon the call of roll. Ayes; Andrews, Armbruster, Milano, Fisher, Nucera, Weaver.  
**(MEMORIALIZED BY RESOLUTION R14-45)**

**DIMEDIO PROPERTY PROPOSED PURCHASE-** George stated that he had reached out to the attorney representing the owners of the Demedio property, who indicated they were interested in selling, and wished for an appraisal to be completed.

The attorney noted that the previously discussed 1.5 million asking price was not a formal appraisal. It was noted that this purchase would be funded through a bond ordinance or Open Space Funds. Solicitor Botcheos was directed to reach out to Lee Romm to initiate an appraisal on behalf of the Borough.

**LORING PROPERTY-**Councilman Weaver inquired whether the Loring Property purchase was fully complete and was advised that the Borough had officially taken ownership.

**CLEMENTON HOUSING AUTHORITY/CDBG FUNDS-** Councilman Armbruster reported that he and Councilwoman Nucera had toured the Housing Authority towers, and been informed that there was a significant amount of work required to maintain the facility, with no funds available. Councilman Armbruster suggested that the Borough explore the possibility of utilizing future year CDBG funds to assist the Housing Authority, specifically with the purchase of a generator for the facility. Jenai Johnson was directed to research the possibility of using CDBG funds for this purpose.

**OPEN SPACE TRUST FUND EXPENDITURE REQUEST/NIAGARA AVE PLAYGROUND-** Councilwoman Nucera stated that she was looking for approval for the expenditure of Open Space Trust Funds in an amount not to exceed \$60,000 for the Playground on Niagara Ave. The purchase would include the equipment and installation from a state contract vendor. Councilwoman Nucera motioned to approve Resolution R15-46 to award to Burke for equipment and low proposal for the installation. Councilman Fisher seconded and motion was carried upon with the call of roll. Ayes; Andrews, Armbruster, Fisher, Milano, Nucera, and Weaver.

**REMOVAL OF SHRUBS AT BOROUGH HALL POLICE ENTRANCE-** Councilman Fisher requested the removal of two large shrubs by the Police entrance at Borough Hall due to safety concerns expressed by the officers. There were no objections.

**LORING PROPERTY SITE VISIT-** Councilman Weaver stated that he wished to schedule a location meeting at the newly obtained 25 acre Loring Property with the Public Safety Committee Chair, and Public Works Director. He wished to go to the property and locate hazards, as well as recommendations to remedy the issues. Councilman Weaver stated that he would contact those individuals to determine a meeting date

**2015 MUNICIPAL BUDGET-** Jenai Johnson reported that the budget request sheets would be distributed in the coming days to all department heads and chairs of said departments. It was noted that she would speak to the Chair of the Finance Committee to schedule budget meeting dates and communicate that information to the Governing Body.

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

Keith Cybulski, Clementon Borough- Mr. Cybulski requested that all bill lists be copied for the public to review at meetings. The request was duly noted. Jenai Johnson informed Mr. Cybulski that copies of the bill list were placed in the lobby for public access prior to all meetings at which a bill list was scheduled to be approved. Ms. Johnson also advised him that all bill lists could be

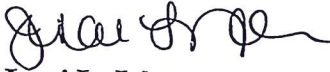
reviewed upon request at Borough Hall, as well as requested via the Open Public Records Act. Mr. Cybulski congratulated everyone on their new offices.

Mr. Cybulski asked if Councilwoman Milano or Councilman Fisher had met with their new boards and commissions to date. Councilman Fisher stated that he had met with the Fire Department at a regular training session, and intended to schedule meetings with the remainder of his committees. Councilwoman Milano stated that she had just taken office and not had the opportunity to meet with all of her committees to date.

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

**ADJOURNMENT:** Councilwoman Nucera motioned to adjourn 8:16pm, seconded by Councilman Fisher, and hearing none opposed, meeting was adjourned.

Respectfully Submitted,



Jenai L. Johnson,  
Administrator/Municipal Clerk