

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
OCTOBER 21, 2014  
COUNCIL MEETING  
OF THE MAYOR AND COUNCIL**

**OPENING:** Mayor John Jack Nicholson called the meeting to order at 7:09PM.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:** Mayor Nicholson 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: Mayor John "Jack" Nicholson, Jr; Councilman Mark Armbruster; Councilman Thomas Avellino; Councilman Jonathan Fisher; Councilwoman Christine Nucera; Councilman Thomas Williams. Absent: Council President Thomas Weaver. Also present were Borough Engineer Wayne Roorda and Municipal Solicitor George J. Botcheos.

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

**ENGINEER REPORT:** Wayne Roorda of Bach Associated prepared a written report, which has been filed in the appropriate manner, and verbally reported on the following items:

*Ohio Avenue, Phase II-* Mr. Roorda reported that an application had been submitted for municipal aid, which was due on October 10, 2014. Mr. Roorda also noted that an application for discretionary aid had previously been submitted for the project.

*Railroad Park-* Mr. Roorda reported that construction had begun and the benches and trash receptacles had been ordered for the sight. Mr. Roorda also noted that the paving had been completed.

*Daniel Dougherty Sports Complex Encroachment-* Mr. Roorda reported that he had been in communication with the homeowner adjacent to the Daniel Dougherty Sports Complex, and the Borough was currently awaiting the homeowner to agree to lopping off a portion of property where the corner met with the playground equipment. The intended agreement would provide the homeowner with an easement for having his fence and clinical backyard encroachment, in exchange for donation of a small piece of property to the Borough of Clementon.

*Fire Hall Emergency Generator-* Mr. Roorda reported that the generator equipment had been ordered and was waiting for delivery for completion.

*Princeton Avenue Park-* Mr. Roorda reported that the walkway was close to completion.

*Sewer Repairs Railroad Crossing/Wallace and Erial Rd.-* Mr. Roorda stated that the contract had been awarded and that preconstruction was tentatively scheduled for two weeks.

*VFD's-* Mr. Roorda stated that he had spoken to the public works director and that all outstanding issues had been addressed, and that the project would be closed out in the immediate future.

**PRESENTATION BY HARDENBERGH INSURANCE- SAFETY ON THE AGENDA**

Bonnie Rieck of Hardenbergh Insurance thanked the Governing Body for allowing her the opportunity to review the Borough's Safety Program, as well as 2014's Safety Focus Topic, "Special Events=Special Attention".

Mrs. Rieck presented a powerpoint presentation, which has been included as an exhibit of the meeting minutes. Hearing no comments or questions from the Governing Body or members of the public, Mrs. Rieck thanked the Mayor and Council for their attentiveness and was excused from the Council Meeting.

**PRIVILEGE OF THE FLOOR FOR A TOTAL TIME NOT TO EXCEED 10 MINUTES FOR ITEMS APPEARING ON THE AGENDA ONLY:** Mayor Nicholson opened the floor to the public. Hearing no comments, the floor was closed to the public.

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

#### **ORDINANCES AND RESOLUTIONS:**

RESOLUTION R14-143 APPOINTING RAYMOND HALLWORTH TO THE POSITION OF BUILDING SUBCODE OFFICIAL/BUILDING INSPECTOR IN THE BOROUGH OF CLEMENTON RETROACTIVE TO SEPTEMBER 15, 2014. Mayor Nicholson read by title. Jenai Johnson noted that the Governing Body had approved a similar resolution at the previous meeting, which had designated the incorrect title. Ms. Johnson noted that this was simply recognizing the appointment to the appropriate titles. Councilman Armbruster motioned to approve, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Armbruster; Avellino; Fisher; Nucera; Williams. Absent: Weaver.

#### **PUBLIC HEARING**

RESOLUTION R14-144 AUTHORIZING REDESIGNATION OF YEAR 34 CDBG FUNDS FROM SENIOR TRANSPORTATION TO OHIO AVENUE RECONSTRUCTION PHASE I. Mayor Nicholson read by title. Councilman Armbruster motioned to approve, seconded by Councilwoman Nucera. Mayor Nicholson opened the public hearing to the public. Hearing no comments from the public, the public hearing was closed and Resolution R14-144 was approved upon the call of roll. Ayes: Armbruster; Avellino; Fisher; Nucera; Williams. Absent: Weaver.

RESOLUTION R14-145 ESTABLISHING TRICK OR TREAT HOURS IN THE BOROUGH OF CLEMENTON. Mayor Nicholson read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Avellino; Fisher; Nucera; Williams. Absent: Weaver.

RESOLUTION R14-146 ACKNOWLEDGEMENT OF BEST PRACTICES INVENTORY AND RESULTS FOR YEAR 2014. Mayor Nicholson read by title. Councilman Armbruster motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Armbruster; Avellino; Fisher; Nucera; Williams. Absent: Weaver.

RESOLUTION R14-147 TO CONFIRM ADJUSTMENTS TO WATER ACCOUNT FOR BLOCK 999, LOT 60, OTHERWISE KNOWN AS 598 BERLIN ROAD IN THE BOROUGH OF PINE HILL. Mayor Nicholson read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Armbruster; Avellino; Fisher; Nucera; Williams. Absent: Weaver.

RESOLUTION R14-148 APPOINTING JAMES SMITH TO THE SHADE TREE COMMISSION FOR A PERIOD OF 3 YEARS. Mayor Nicholson read by title. Councilman Armbruster motioned to approve, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Armbruster; Avellino; Fisher; Nucera; Williams. Absent: Weaver.

RESOLUTION R14-149 AUTHORIZING PURCHASE AND PLACEMENT OF SIGNAGE ON THE ROADWAY "STAY ALIVE, DON'T TEXT AND DRIVE" BY THE DEPARTMENT OF PUBLIC WORKS. Mayor Nicholson announced that Resolution R14-149 was being removed from the agenda until a future meeting due to a need to obtain further information and clarification on the program.

RESOLUTION R14-150 AUTHORIZING EXPENDITURE OF OPEN SPACE FUNDS FOR IMPROVEMENTS TO THE BUTTERFLY GARDEN, INCLUSIVE OF INSTALLATION OF SPRINKLER SYSTEM AND WALKWAY, IN AN AMOUNT NOT TO EXCEED \$7,000. Mayor Nicholson read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Armbruster; Avellino; Fisher; Nucera; Williams. Absent: Weaver.

#### **UNFINISHED BUSINESS:**

TREE MAINTENANCE BERLIN ROAD-Councilman Mark Armbruster stated that he had spoken to the Shade Tree Commission and they had indicated that they were going to investigate the tree reported by Mrs. Doreen Closs, located on Berlin Road. Councilman Armbruster stated that the Shade Tree Commission would be forthcoming with a recommendation on how to handle the issue. Councilman Fisher

asked if the Borough was responsible for tree maintenance. Councilman Armbruster stated that the Borough was not normally responsible for maintenance, but that it was his recommendation that the Borough work with the homeowner for any needs that may arise, including lane closures during the tree removal. Councilman Armbruster noted that if it were deemed to be a significant danger, the Borough would need to consider taking action.

Councilman Armbruster stated that the Shade Tree and Environmental Commissions would be working with the property owner adjacent to Borough Hall to create a tree line or possible fence to protect their property. It was noted that there had been issues with trespassing on their property.

**GRASS LAND LOCATED BETWEEN FIRE HALL AND LIBRARY-** Councilman Armbruster stated that he continued to desire to ascertain whether it was feasible to utilize open space trust funds to make improvements to the grassy area between the Fire Hall/Community Center and Library. Councilman Armbruster suggested that the property be combined with the hockey rink and basketball/tennis courts to create a contiguous recreation area. Councilman Armbruster stated that he wished to create and present a schematic drawing to the Municipal Solicitor to determine if this was acceptable for use of Open Space Funds. Councilman Armbruster stated that he would be receiving assistance and advice from the Shade Tree and Environmental Commissions. It was noted that Councilman Armbruster would present further information to the Governing Body at a future meeting.

Councilman Williams noted that issues had arisen in the past with projects designed by various commissions due to the need for continuous upkeep following the projects. Mayor Nicholson suggested that the Governing Body ensure completion of current projects prior to embarking upon further plans.

#### **NEW BUSINESS:**

**LOCAL BOARDS OF HEALTH-** Mayor Nicholson reported that he had been to the meeting held by the County of Camden related to the topic of Local Boards of Health. Mayor Nicholson stated that the County had performed all of the functions specific to Boards of Health in the past. Mayor Nicholson stated that the County was now encouraging local units to form their own local Board of Health. Mayor Nicholson stated that there were several forms of local boards, of which the Governing Body would have the option to select the desired type. Mayor Nicholson noted that the Advisory Board would simply provide advice, and not have the power to enact any type of legislation. The second option outlined was an autonomous board, which would bring recommendations to the Governing Body to adopt. Mayor Nicholson also reported that the Governing Body was able to be designated as the Local Board of Health. Solicitor Botcheos stated that the Borough of Clementon previously adopted an ordinance creating a local board of health, which authorized appointments at the beginning of each year. Solicitor Botcheos stated that he would review the statutes surrounding local boards of health and revisit the issue as it develops at the county level. Solicitor Botcheos noted that all towns in the county were being encouraged to act upon this issue, with the expectation that the County would no longer need to provide this service.

**TRUNK OR TREAT-** Councilman Armbruster reminded all in attendance that Trunk or Treat would be held on October 30<sup>th</sup>, and noted that all Clementon Residents were invited and encouraged to attend.

**LEEWOOD VILLAGES AT ROWAN POND-** Mayor Nicholson stated that a Groundbreaking ceremony was scheduled for Leewood Villages at Rowan Pond on October 29<sup>th</sup> at 10am. Mayor Nicholson stated that he would share any forthcoming information regarding the event with the Governing Body.

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

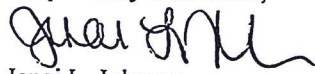
*Keith Cybulski, Van Horn Ave.-* Mr. Cybulski suggested that the information related to the Groundbreaking ceremony be posted on the digital sign at Railroad Park, being that the commencement of this development would be the largest project in the past 20 years within the Borough. Mr. Cybulski noted that he was aware that Jenai Johnson had already posted the information on the Borough website, and was grateful for the availability of information.

#### **EXECUTIVE SESSION:**

There were no matters for discussion in executive session.

**ADJOURNMENT:** Councilman Armbruster motioned to adjourn at 8:15pm, seconded by Councilwoman Nucera 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,  
Municipal Clerk/Administrator