

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
February 4, 2014  
5:00PM  
SPECIAL BUDGET MEETING  
OF THE MAYOR AND COUNCIL**

**OPENING:** Council President Thomas Weaver called the meeting to order at 5:12 PM.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:** Municipal Clerk Jenai Johnson read the following statement, "This Special meeting was called pursuant to the provisions of the Open Public Meetings Act. Notices of this meeting were electronically transmitted to the Central Record and Courier Post Newspapers.. In addition, a copy of said notice was posted on the bulletin board in the Municipal Building".

**ROLL CALL:** Jenai Johnson called the roll which resulted in the following members present: Councilman Jonathan Fisher; Councilwoman Christine Nucera; Councilman Thomas Weaver; Councilman Thomas Williams. Also present were Jenai Johnson, Municipal Clerk/Administrator and Lorraine Boyer, Chief Finance Officer.

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

**2014 BUDGET WORKSHOP DISCUSSION:**

Donna Carns, Court Administrator, presented her requested budget for 2014 and noted that there were 2.5% increases in the salary line which incorporated the judge, deputy court administrator and court administrator salary. She noted that the other lines within the proposed budget had remained the same. Brief discussion occurred regarding the need for capital improvements within the Court Room, inclusive of chair grouping systems, digital recorder and replacement of chairs located behind the bench. Ms. Carns was excused following the budget discussion of the Court. Troy Bishop, Fire Marshall, presented his budget for 2014. Mr. Bishop noted that his budget was self contained and did not rely on any revenue outside of his department. Mr. Bishop noted that he had included salary increases of \$500 for himself and Inspector Zuggi. Mr. Bishop stated that this was justified by the addition volume of work created by the County discontinuing Fire Marshall Services to local municipalities. Mr. Bishop noted that the other lines within his budget remained the same as last years' figures.

**ADJOURNMENT:**

Hearing no further comments, and no public in the audience for comment, Councilwoman Nucera motioned to adjourn at 5:48pm, seconded by Councilman Weaver and hearing none opposed, motion was carried.

Respectfully Submitted,

Jenai L. Johnson,  
Municipal Clerk/Administrator

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
FEBRUARY 4, 2014  
CAUCUS/COUNCIL MEETING  
OF THE MAYOR AND COUNCIL**

**OPENING:** Council President Thomas Williams called the meeting to order at 7:01PM.

**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, Municipal Clerk/Administrator, called the roll which resulted in the following members present: Councilman Thomas Avellino; Councilman Jonathan Fisher; Councilwoman Christine Nucera; Councilman Thomas Weaver; Councilman Thomas Williams.  
Absent: Mayor John J. Nicholson Jr., Councilman Mark Armbruster.  
Also present was Solicitor George Botcheos.

**SALUTE TO THE FLAG:** Council President Weaver 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:** Council President Weaver opened the floor to the public for any items relating to items appearing on the agenda. Hearing no comments from the public, Council President Weaver closed the floor to the public.

**APPROVAL OF MINUTES:**

**MINUTES OF THE NOVEMBER 12, 2013 CAUCUS/COUNCIL MEETING-** Councilman Williams motioned to approve the minutes as presented, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

**MINUTES OF THE DECEMBER 3, 2013 CAUCUS MEETING-** Councilwoman Nucera motioned to approve the minutes as presented, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

**MINUTES OF THE DECEMBER 17, 2013 COUNCIL MEETING-** Councilman Fisher motioned to approve the minutes as presented, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Weaver; Williams. Abstain: Nucera. Absent: Armbruster.

**MINUTES OF THE JANUARY 4, 2014 REORGANIZATION MEETING-** Councilwoman Nucera motioned to approve the minutes as presented, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

**MINUTES OF THE JANUARY 28, 2014 SPECIAL BUDGET MEETING-** Councilman Williams motioned to approve the minutes as presented, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

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



**ORDINANCES AND RESOLUTIONS:**

*INTRODUCTION/FIRST READING*

ORDINANCE 2014-02 AMENDING AND SUPPLEMENTING CHAPTER 51 OF THE CODE OF THE BOROUGH OF CLEMENTON, ENTITLED POLICE DEPARTMENT. Council President Weaver read by title. Councilwoman Nucera motioned to approve on first reading, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster. Public Hearing was scheduled for March 4, 2014.

*SECOND READING/PUBLIC HEARING*

ORDINANCE 2014-01 AMENDING THE SALARIES AND WAGES OF EMPLOYEES AND OTHER OFFICIALS RETROACTIVE TO JANUARY 1, 2014. Council President Weaver read the ordinance by title and opened the hearing to the public. Hearing no comment from the public, the public hearing was closed. Councilman Williams motioned to adopt on second reading, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

RESOLUTION R14-36 AUTHORIZING TRANSFER OF CERTAIN 2013 BUDGET APPROPRIATIONS. Council President Weaver read by title. Brief discussion occurred regarding the funds being transferred and the need for the proposed purchases. It was determined that further information was necessary prior to consideration of the resolution transferring certain 2013 budget appropriations. Councilman Williams motioned to table Resolution R14-36, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster. RESOLUTION R14-36 was TABLED to the February 18, 2014 Council Meeting.

RESOLUTION R14-37 AUTHORIZING PAYMENT # 2 TO AMERICAN ASPHALT COMPANY, INC., FOR THE RECONSTRUCTION OF OHIO AVENUE PROJECT, IN THE AMOUNT OF \$58, 113.29, BASED UPON THE RECOMMENDATION OF THE MUNICIPAL ENGINEER. Council President Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

RESOLUTION R14-38 AUTHORIZING CHANGE ORDER #1 FOR WELL PUMP VFD INSTALLATION PROJECT IN THE AMOUNT OF \$2,745.00 BASED UPON THE RECOMMENDATION OF THE MUNICIPAL ENGINEER. Council President Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Fisher and motion was carried upon the call or roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

RESOLUTION R14-39 AUTHORIZING PAYMENT #1 TO WILLIER ELECTRIC IN THE AMOUNT OF \$41,206.06 FOR THE WELL PUMP VFD INSTALLATION- WELLS NO. 9, 10 & 11, BASED UPON THE RECOMMENDATION OF THE MUNICIPAL ENGINEER. Council President Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

RESOLUTION R14-40 AUTHORIZING THE BOROUGH TO ENTER INTO AN OPTION AND STRUCTURE LEASE AGREEMENT WITH NEW CINGULAR WIRELESS FOR ANTENNAE ON THE NEW FREEDOM ROAD WATER TOWER RETROACTIVE TO JANUARY 30, 2014.

Council President Weaver read by title. Councilman Williams motioned to approve, seconded by Councilman Fisher and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster. Solicitor Botcheos noted that he had negotiated a \$3,000.00 signing bonus by having the documents signed by the close of January.

RESOLUTION R14-41 AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE A SHARED SERVICE AGREEMENT WITH THE COUNTY OF CAMDEN FOR ANIMAL CONTROL SERVICES. Council President Weaver read by title. Councilwoman Nucera motioned to approve, seconded by Councilman Williams and motion was carried upon the call of roll. Ayes: Fisher; Nucera; Weaver; Williams. Nays: Avellino. Absent: Armbruster.



RESOLUTION R14-42 APPROVING CONDUCTED ENERGY DEVICES (CED) POLICY FOR CLEMENTON POLICE DEPARTMENT. Council President Weaver read by title. Councilman Williams motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

RESOLUTION R14-43 AUTHORIZING 2014 MUNICIPAL ALLIANCE GRANT APPLICATION. Council President Weaver read by title. Councilman Williams motioned to approve, seconded by Councilwoman Nucera and motion was carried upon the call of roll. Ayes: Avellino; Fisher; Nucera; Weaver; Williams. Absent: Armbruster.

**UNFINISHED BUSINESS:**

DISCUSSION REGARDING PURCHASE OF BLOCK 161, LOT 25- Solicitor Botcheos reported that he had been contacted by Mrs. Loring, the owner of Block 161, Lot 25. Solicitor Botcheos inquired if the Borough still had interest in purchasing the property, and noted that the owner had increased the sale price significantly. There were several questions from Councilmembers regarding the benefit to the Borough for the purchase of this land. Council President Weaver noted that the Mayor and Council had previously intended to purchase the property and preserve it with Open Space and Green Acres Funds. Council President Weaver also noted that the property was in the same area as the Signal Hill Property, already owned and preserved by the Borough. It was determined that further discussion would occur when Councilman Armbruster was present.

MT. CARMEL LAND COMPANY- Solicitor Botcheos reported that he had been contacted by an attorney relating to Block 60, Lot 13, a property that had been previously designated by the Borough as an area in need of redevelopment. Solicitor Botcheos stated that there had been a developer, who had gotten Planning and Zoning Board Approval. The Borough had also passed an ordinance for a 5 year tax abatement, contingent upon the taxes and utilities being brought current. It was his understanding that the conditions of the ordinance approval were not met. Solicitor Botcheos reported that the developer would like to move forward if the Borough was still agreeable to the abatement.

Brief discussion occurred and it was noted that an amended site plan may be necessary if they are proposing changes to the approved plan. Solicitor Botcheos advised the members of the Governing Body that he would have the client come to a future Council Meeting if the need presented itself, and he would speak further with the attorney representing the developer to ascertain more details.

**NEW BUSINESS:**

MUNICIPAL FACILITY RENTAL REQUEST FROM CLEMENTON PARK FOR VARIOUS DATES- Jenai Johnson reported that she had been provided with an application from Clementon Park for use of the Community Center on various dates, on which they desired to hold job fairs. Ms. Johnson noted that the park had utilized the facility in prior years, but that there had been no ordinance in place to charge fees for the usage. It was determined after brief discussion that the Community Center Sub Committee would meet to discuss the application and how it would be handled.

NOVEMBER MEETING SCHEDULE- Jenai Johnson reported that a November meeting of the governing body had not been included in the annual schedule, due to holidays and conferences scheduled during that month. Ms. Johnson requested that consideration be given to selection of an alternate date for the monthly meeting. It was determined that the November meeting would be held on Monday, November 17, 2014 at 7:00PM.

TAX COLLECTOR SHARED SERVICES, PINE HILL- Jenai Johnson reported that she had been contacted by the Administrator of Pine Hill Borough, James Mallon, regarding the possibility of shared services for the position of tax collector. It was determined that Councilman Fisher and Councilman Weaver would meet with the Tax Collector, as well as the Administrator, to determine if this would be a feasible option for the Borough to save money.

**PRIVILEGE OF THE FLOOR:**

*Joseph Lerro, 20 Cooper Avenue-* Mr. Lerro inquired relating to the status of the widening of the White Horse Pike and Gibbsboro Road intersection. Mr. Lerro stated that he had attended a previous council meeting at which he had approached the governing body regarding his concerns for the intersection. Council President Weaver stated that he did not have any further information to provide at the present time, as Councilman Armbruster had been attempting to obtain additional information and was not present. Mr. Lerro stated that he had obtained information that 119 accidents had occurred in that intersection in a 3 year period, with 100 of the accidents relating to left hand turns. Mr. Lerro emphasized the need for widening of the White Horse Pike at that location. Solicitor Botcheos stated that a meeting with New Jersey Department of Transportation would likely be the first step, to determine if they have any inclination of improvements to the location. Jenai Johnson requested that Mr. Lerro provide her with telephone contact information to be relayed to Councilman Armbruster.

*Keith Cybolski, Clementon Borough-* Mr. Cybolski requested a status update on progress with the Levine Property and noted that he had not seen progress, although the Borough had informed the public that development was forthcoming. Council President Weaver reported that Leewood had obtained their initial approvals for 49 townhomes and ground was scheduled to break in late spring, early summer of 2014. Mr. Cybolski suggested that the Borough encourage the developer to expedite the construction, with possible fines etc. Mr. Cybolski also commented on his dissatisfaction with the infrastructure of the Borough, inclusive of plastic bags covering broken fire hydrants around the town. Mr. Cybolski noted that they were a danger, and noted that there was one such nonfunctioning hydrant directly across from the residence of Councilman Fisher. Councilman Fisher noted that he had spoken at length with the public works director during budget meetings, and that money was being budgeted for these types of repairs needed.

**EXECUTIVE SESSION:**

There were no matters for discussion in closed session.

**ADJOURNMENT:** Councilman Williams motioned to adjourn at 7:58PM, seconded by Councilwoman Nucera and hearing none opposed, motion was carried.

Respectfully Submitted,



Jenai L. Johnson,  
Municipal Clerk/Administrator