

**MINUTES OF THE  
BOROUGH OF CLEMENTON  
September 15, 2020  
COUNCIL MEETING  
OF THE MAYOR AND COUNCIL**

**OPENING:** Mayor Weaver called the meeting to order at 7:05PM.

**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. Notice has been posted on the Municipal Website of the change to the remote meeting format pursuant to the executive orders of the Governor of the State of New Jersey."

**ROLL CALL:** Jenai Johnson, Municipal Clerk/Administrator, called the roll which resulted in the following members present: Mayor Thomas J. Weaver; Councilman Melvin Applegate; Councilman Mark Armbruster; Councilman Christopher Hammond; Councilwoman Meghan Milano; Councilman Thomas Shaw; Councilwoman Holly Strobl.

**SALUTE TO THE FLAG:** Mayor Weaver lead 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:** Mayor Weaver opened the floor to the public for anyone wishing to speak relating to items appearing on the agenda.

Rebecca Holloway, Clementon Borough- Ms. Holloway inquired about the specific purposes of the ordinances and was advised that full copies of the documents were available and posted on the Clementon Borough website on the Municipal Clerk page. Ms. Holloway requested that full documents of the resolutions be provided in the future as well and wished to be advised which construction positions were being filled.

Jenai Johnson advised her that the Fire Subcode Official and Building Subcode Official positions were being filled following a vacancy created by the resignation of the current staff. Ms. Holloway wished to be advised of the specific properties being removed from tax sale, and the cause for removal. Jenai Johnson provided the information contained within the resolution document that satisfied the inquiry.

Hearing no further public wishing to be heard, Mayor Weaver closed the floor to the public.

**ENGINEER REPORT:** Mark Basehore of Bach Associates was in attendance and provided his written engineer report, which has been filed in the appropriate manner. Mr. Basehore briefly reviewed his written report and status updates contained within.

**APPROVAL OF THE BILL LIST:** Councilman Armbruster motioned to approve the bills upon proper review and certification. Councilman Applegate seconded the motion and it was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

**ORDINANCES AND RESOLUTIONS:**

*SECOND READING/PUBLIC HEARING*

ORDINANCE 2020-10 AMENDING SALARIES AND WAGES OF EMPLOYEES AND OTHER OFFICIALS RETROACTIVE TO

JANUARY 1, 2020. Councilwoman Milano motioned to adopt on second reading, with a second by Councilwoman Strobl. Mayor Weaver opened the public hearing. There were no comments from the public. Mayor Weaver closed the public hearing and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

*SECOND READING/PUBLIC HEARING*

ORDINANCE 2020-11 BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL

IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$935,800 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$889,010; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mayor Weaver read by title. Councilman Armbruster motioned to adopt on second reading. Motion was seconded by Councilman Applegate. Mayor Weaver opened the public hearing.

Dana Neal, Clementon Borough- Inquiry was made as to what exact improvements the bond ordinance would fund.

Explanation was given that the bond ordinance would fund the general capital projects, and exact verbiage of the purposes were provided from the ordinance.

Hearing no further comments, the public hearing was closed and motion to adopt was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

*SECOND READING/PUBLIC HEARING*

ORDINANCE 2020-12 BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS SEWER UTILITY IMPROVEMENTS IN THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$115,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$115,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mayor Weaver read by title.

Councilwoman Milano motioned to adopt on second reading with a second by Councilman Armbruster. Mayor Weaver opened the public hearing for comments from the public. Dana Neal inquired as to the specific purpose of the ordinance. It was noted that the ordinance would fund various sewer utility improvements within the Borough and several examples were provided from the body of the ordinance. Hearing no further comments, Mayor Weaver closed the floor to the public. Motion to adopt was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

*SECOND READING/PUBLIC HEARING*

ORDINANCE 2020-13 BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS IMPROVEMENTS AND THE ACQUISITION OF VARIOUS EQUIPMENT FOR THE WATER UTILITY IN THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$1,350,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLEMENTON, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,282,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING. Mayor Weaver read by title. Councilman Armbruster motioned to adopt on second reading. Motion was seconded by Councilman Applegate. Mayor Weaver opened the public hearing of Ordinance 2020-13. Dana Neal, Clementon Borough- Ms. Neal asked what projects would be funded by this ordinance. It was explained that the ordinance would provide for various Water Utility improvements within the Borough and noted that the full description was available in the body of the ordinance posted on the website. Hearing no further comment from the public, Mayor Weaver closed the public hearing and motion to adopt was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-117 AUTHORIZING APPOINTMENT OF GARY BURGIN TO THE POSITION OF FIRE SUBCODE OFFICIAL IN THE BOROUGH OF CLEMENTON EFFECTIVE OCTOBER 1, 2020. Mayor Weaver read by title. Councilman Applegate motioned to approve, with a second by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-118 AUTHORIZING ACQUISITION OF FIRE SAFETY VEHICLE FROM THE FIRE SAFETY DEPARTMENT TO CLEMENTON CODE ENFORCEMENT FOR A SUM OF \$1,000.00. Mayor Weaver read by title. Councilman Applegate motioned to approve, with a second by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-119 AUTHORIZING PRECISE SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE BOROUGH OF CLEMENTON RETROACTIVE TO JANUARY 1, 2020. Mayor Weaver read by title. Councilman Armbruster motioned to approve with a second from Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-120 AUTHORIZING RENEWAL OF CERTAIN LIQUOR LICENSES IN THE BOROUGH OF CLEMENTON FOR THE 2020-2021 LICENSE TERM. Mayor Weaver read by title. Councilman Armbruster motioned to approve with a second from Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-121 AUTHORIZING REMOVAL OF CERTAIN PROPERTIES IN THE BOROUGH OF CLEMENTON FROM TAX SALE. Mayor Weaver read by title. Councilman Armbruster motioned to approve, with a second from Councilwoman Strobl and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-122 AUTHORIZING APPOINTMENT OF JOSEPH DOUGHERTY TO THE POSITION OF BUILDING SUBCODE OFFICIAL FOR THE BOROUGH OF CLEMENTON EFFECTIVE OCTOBER 1, 2020. Mayor Weaver read by title. Councilman Applegate motioned to approve, with a second from Councilwoman Milano and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-123 AUTHORIZING PAYMENT TO ENVIRONMENTAL RESOLUTIONS FOR WATSONTOWN-NEW FREEDOM ROAD WATER MAIN REPLACEMENT PROJECT. Mayor Weaver read by title. Councilman Applegate motioned to approve, with a second by Councilman Armbruster and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

RESOLUTION R20-124 AUTHORIZING MAYOR AND MUNICIPAL CLERK TO EXECUTE CONTRACT WITH VENTURE TANK COMPANY FOR REMOVAL OF UNDERGROUND STORAGE TANK. Mayor Weaver read by title. Councilman Applegate motioned to approve, with a second from Councilman Armbruster and motion was carried upon the call of roll. Ayes: Applegate; Armbruster; Hammond; Milano; Shaw; Strobl.

**UNFINISHED BUSINESS:**

Borough Facebook- Councilman Hammond stated that he had distributed a proposed Borough Facebook Page that he had created and was seeking approval from the rest of Council. Councilman Hammond stated that it was modeled after another local municipal page. Councilman Shaw and Councilman Armbruster stated that they believed it was beneficial. There were no objections and it was agreed that Jenai Johnson would administer the page.

Mayor Weaver stated that he had received correspondence from Mr. Quicksill requesting waiver of penalties on garage properties that he was purchasing to rehabilitate. It was noted that this matter was brought up at a prior meeting and feedback was still necessary from the solicitor on the legality of forgiving such penalties. The property was block 32, lot 6, otherwise known as 7 Lincoln Avenue.

**NEW BUSINESS:**

Discussion regarding format for future meetings of the Borough of Clementon- Mayor Weaver stated that he wished to hold meetings in person at the Community Center beginning October 1<sup>st</sup>. Mayor Weaver noted that in compliance with the Governor's orders, the capacity would be limited at 75 persons. Councilman Hammond inquired if the meetings would still be held via zoom from that location and the mayor stated that they would not. Councilwoman Milano stated that she had concerns that the return to in person meetings was premature, as the schools were not even open. The Mayor indicated that he felt it was difficult to Zoom the meetings.

Councilman Armbruster stated that there were several paper streets, including an area adjacent to 14 Jerome Terrace, for which the property owners were seeking a fence variance. Councilman Armbruster felt that it would be prudent to split the paper streets between the adjacent property owners and do the

appropriate deed work for the transfer to collect taxes on the property and avoid maintaining. Mayor Weaver stated that this was previously looked into when the list of Borough owned grounds had been compiled, and an attempt had been made for the Borough to relieve themselves of any property not useful to the operation or preservation of open space.

**PRIVILEGE OF THE FLOOR:** Mayor Weaver opened the floor to the public for any person wishing to speak.

Melynie Crow, 146 Pawnee Avenue- Mrs. Crow asked if temperatures would be checked if the open public meeting returned to the in person format. Mayor Weaver stated that he believed that to be a good idea, along with supplying hand sanitizer for the attendees. Mrs. Crow stated that the continuation of Zoom meetings allowed for the most public participation for those unable to attend in person and urged the continuation.

Joseph Feldman, 20 Point Breeze- Mr. Feldman stated that he had been disappointed that there had been no police cars present in the procession for former Mayor Ozzie Brewin, who had recently passed away. Mr. Feldman stated that police presence should have been blocking intersections during the procession. Councilman Armbruster stated that the Funeral home had not requested police presence as would be the normal procedure. Councilman Armbruster also noted that police attending the funeral would normally be requested by the family, and no such request had been made. Mr. Feldman stated that he had been advised that the funeral home indicated to the family that they had not been getting positive responses to requests from the police department. Councilman Thomas Shaw indicated that he would look into that claim and discuss with the Chief to ensure that cooperation on the part of the Borough is continued.

Rebecca Holloway, 18 Francis Avenue- Ms. Holloway requested that the minutes be posted on the website more frequently and the files be named in a more discernable form. Jenai Johnson noted that the files were in fact named by date in the list of minutes posted, and additionally noted that the meeting minutes for July and August would be approved at the October 6<sup>th</sup> meeting. Councilman Armbruster noted that other residents had experienced issues when viewing from a tablet or phone, and were required to refresh to display the most recent minutes. Additionally, there had been instances where items had been posted and were not able to be viewed and reloading had been required.

David Cornwell, 13 Silver Lake Drive- Mr. Cornwell stated that he wished to discuss options for obtaining Wi-Fi for the homeless population. Mr. Cornwell stated that he did reach out to Rob Jacobowski and was advised that the tablets were available for use, but required Wi-Fi. Mr. Cornwell stated that he was requesting that the Borough expand the Wi-Fi signal outside of the community center building or Borough Hall to allow for connection to the tablets for use by the homeless population. It was noted that Councilman Hammond would look into the possibility and feasibility of Wi-Fi extenders. Mr. Cornwell stated that he felt that no Borough employees should be receiving a raise since they have not consistently been there due to COVID and noted that state employees were being furloughed. Mr. Cornwell stated that the Borough should be open to the public and that he understood other municipalities were not, but that business could not be conducted with the Borough Hall closed. Mr. Cornwell was asked if he had not received a service that he was seeking, and he stated that was not the case. Mr. Cornwell noted that he just felt that the offices should be open to the public. Mayor Weaver stated that several safety measures were being taken relating to upgrades in the HVAC and anticipated possible reopening to the public in November or December, in line with many other municipalities. Brief discussion occurred regarding the return to in person meetings in October and it was noted that the Borough would offer both an in person and Zoom remote format for those not comfortable or able to attend the physical location of the meetings.

Judie Werner, 145 Garfield Avenue- Ms. Werner wished to know the reason for certain properties being taken out of the tax sale. Jenai Johnson advised that the properties were removed because of a discrepancy in the billing for specific properties.

Jessica Cheesman, 54 Woodland Avenue- Ms. Cheesman stated that the Mayor had signed a Commit to Action Pledge and stated a meeting place would need to be designated with the space and capacity for the appropriate number of attendees. Ms. Cheesman stated that she wished to get the meeting scheduled and would follow up with the mayor.

Melynie Crow, Clementon Borough- Mrs. Crow asked if the community center facility had any updates to the hvac filters, or installation of an air scrubber. Mayor Weaver stated that it had not but noted that the ventilation system in the Municipal Building was significantly older with poor circulation.

Nickoles Stankowski, Francis Avenue- Mr. Stankowski stated that he was an avid outdoorsman and noticed surveyors in the area between Francis and Brand Avenues. Mr. Stankowski stated that he wondered if any of the wildlife and endangered species had been looked into prior to initiation of any project.

Hearing no further parties interested in commenting, Mayor Weaver closed the privilege of the floor.

#### **EXECUTIVE SESSION:**

Councilman Armbruster motioned to enter executive session at 8:38PM for matters relating to the items listed below. Motion was seconded by Councilwoman Strobl and hearing none opposed, motion was carried. Mayor Weaver announced that the anticipated duration of the closed session was 40 minutes and that he anticipated no action would be taken upon return to open session.

Discussion regarding pending litigation and personnel matters, McDevitt v. Clementon et. Al

Discussion regarding CBA Negotiations with Clementon Police Association

Councilman Applegate motioned to re-enter open session at 10:01PM, with a second from Councilwoman Strobl and hearing none opposed, motion was carried.

#### **ACTION AS A RESULT OF EXECUTIVE SESSION:**

No Action was taken as a result of executive session.

**ADJOURNMENT:** Councilman Armbruster motioned to adjourn at 10:01PM, seconded by Councilwoman Milano and hearing none opposed, meeting was adjourned.

RESPECTFULLY SUBMITTED,

Jenai L. Johnson,  
Municipal Clerk/Administrator