

**BOROUGH OF CLAYTON  
REGULAR COUNCIL MEETING  
MAY 11, 2023 – 6:30 PM  
MINUTES**

The Regular Council meeting of the Borough of Clayton was called to order with Mayor Bianco presiding.

A moment of silence was held for fallen Deptford Police Officer, followed by the flag salute.

**ROLL CALL:** Rollo here, Vondran here, Simon here, Saban here, Moorhouse here, Chapes here, Mayor Bianco here

Notice of Time and Date for this meeting appeared in Resolution 14-23 of the annual schedule of meetings for the year 2023, dated January 5, 2023, which was published in the Sentinel Newspaper and the South Jersey Times. Copies are also posted on the Bulletin Board in the Municipal Building in compliance with the Sunshine Law.

**SUNSHINE LAW:**

- A. Posting written notice on the Official Bulletin Board in the Municipal Building.
- B. Mailing written notice to the South Jersey Times and the Sentinel.
- C. Filing written notice with the Clerk of the Borough of Clayton.

**2023 MUNICIPAL BUDGET – PUBLIC HEARING**

**MOTION** to Open to Public  
M/Chapes      S/Vondran (All)

No Public comments or questions

**MOTION** to Close to Public  
M/Vondran      S/Moorhouse (All)

Council President Simon gave a brief Budget Statement

**RESOLUTION 111-23 – ADOPTION OF THE 2023 MUNICIPAL BUDGET**  
M/Vondran      S/Rollo

**ROLL CALL:** Rollo yes, Vondran yes, Simon yes, Saban yes, Moorhouse yes, Chapes yes

**PRESENTATION**

Bill Gilmore presented the changes that Winchester Development has submitted to revise the plan for Fairview site. Removed commercial space, made apartments bigger, trash shoots added, bike storage and elevators. Redevelopment Plan needs to be amended.

**MOTION** to allow amendment process  
M/Simon      S/Vondran

ROLL CALL: Rollo yes, Vondran yes, Simon yes, Saban yes, Moorhouse yes, Chapes yes

**APPROVAL OF MINUTES:**

None

**STANDING COMMITTEE REPORTS:**

VETERAN AFFAIRS / HISTORIC – Councilman Rollo – Veterans Committee is looking for members. Next meeting May 16<sup>th</sup>. Historic Committee meeting will be on May 18<sup>th</sup>.

PUBLIC SAFETY/MUNICIPAL ALLIANCE/SP EVENTS – Councilwoman Vondran – Police report for April was given. Clayton Day is June 10<sup>th</sup>. Need dunk tank volunteers.

FINANCE / SCHOOL AFFAIRS– Councilman Simon – Finance report for April was given. School Affairs – Haupt field improvements are almost complete. They will be ready for Graduation as the first event.

PUBLIC WORKS / PUBLIC BLDGS / JIF – Councilman Saban – Public Works report for April was given. Construction report for April was given.

ECONOMIC DEVELOPMENT / PARK & REC – Councilwoman Moorhouse – Park & Rec. – School is donating the old scoreboard to Park & Rec.

ENVIRONMENTAL / BOARD OF HEALTH – Councilman Chapes – May 20<sup>th</sup> is the parade route clean up. Meet at Acme at 9:00. County Water Fest is approaching. May 29<sup>th</sup> is the Parade at 9:00 am

**OTHER REPORTS:**

ADMINISTRATOR – Sue Miller - none

BOROUGH CLERK – Christine Newcomb - none

ENGINEER – Mark Brunermer – DOT authorized E. Center. Pre-construction meeting will be scheduled for the end of May. Finishing W. Linden design for submission to DOT. 2024 NJDOT applications are due by July.

SOLICITOR – Timothy Scaffidi - none

MAYOR – Tom Bianco – Asked about Children at Play sign for S. Broad Street.

**COMMUNICATIONS:**

Email – Alexa Robinson – interested in purchasing land owned by the Borough - Block 1814, Lot 9 (Earl Avenue). Mark Brunermer advised that there is water and sewer. There is also a drainage swale from the neighbor that they would need to be aware of.

Letter – NJDOT Fiscal Year 2024 State Aid Programs – Applications due by July 1<sup>st</sup>.

Letter – Environmental Resolutions Inc. – 39 East Chestnut, Water Treatment Plant – Unrestricted Use Response Action Outcome – Project is closed out and remediated.

## **APPLICATIONS:**

Kennel License renewal – Karma Kennels  
M/Vondran      S/Chapes

ROLL CALL: Rollo yes, Vondran yes, Simon yes, Saban yes, Moorhouse yes, Chapes yes

Kennel License renewal - Gloucester County Animal Shelter  
M/Chapes      S/Simon

ROLL CALL: Rollo yes, Vondran abstain, Simon yes, Saban yes, Moorhouse yes, Chapes yes

Junkyard License renewal – United Auto Recycling Corp.  
M/Rollo      S/Chapes

ROLL CALL: Rollo yes, Vondran yes, Simon yes, Saban yes, Moorhouse yes, Chapes yes

## **ADOPTION OF ORDINANCES:**

None

## **INTRODUCTION OF ORDINANCES:**

INTRODUCTION OF ORDINANCE **12-2023** – AN ORDINANCE AMENDING CHAPTER 88, UNIFIED DEVELOPMENT, ARTICLE VI GENERAL REGULATIONS, SECTION 46, RECREATIONAL USES IN RESIDENTIAL DISTRICTS, SUBSECTION B(1) OF THE CODE BOOK OF THE BOROUGH OF CLAYTON  
M/Simon      S/Moorhouse

ROLL CALL: Rollo yes, Vondran yes, Simon yes, Saban yes, Moorhouse yes, Chapes yes

ORDINANCE will be referred to the Planning Board for review.

## **RESOLUTIONS:**

**CONSENT AGENDA:** The items listed below are considered to be routine by the Borough of Clayton and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, then an item or items will be removed from the Consent Agenda and will be considered separately.

**RESOLUTION 112-23** – AUTHORIZING PAYMENT OF BILLS AND VOUCHERS

**RESOLUTION 113-23** – AUTHORIZING A SENIOR CITIZEN OR DISABLED PERSON DEDUCTION FOR TAX YEAR 2022 AND 2023

**RESOLUTION 114-23** – AUTHORIZING TRANSFER OF TAX CREDITS FROM THE YEAR 2022 TO THE YEAR 2023

RESOLUTION **115-23** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY A TITLE COMPANY FOR TAX YEAR 2023

RESOLUTION **116-23** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY AN INDIVIDUAL FOR TAX YEAR 2023

RESOLUTION **117-23** – AUTHORIZING A CLOSED SESSION FOR BOROUGH COUNCIL AT THE END OF THE REGULAR MEETING – Personnel

RESOLUTION **118-23** – AUTHORIZING A REFUND OF AN OVERPAYMENT FOR A CONSTRUCTION PERMIT IN THE BOROUGH OF CLAYTON

RESOLUTION **119-23** – AUTHORIZING EXECUTION OF AN AMENDMENT TO THE AGREEMENT BETWEEN THE BOROUGH OF CLAYTON AND CALLED TO CLEAN LLC

RESOLUTION **120-23** – AWARDING CONTRACT FOR THE PURCHASE OF TWO (2) 2023 FORD UTILITY INTERCEPTOR VEHICLES FOR THE CLAYTON POLICE DEPARTMENT

RESOLUTION **121-23** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY A MORTGAGE COMPANY FOR TAX YEAR 2023

RESOLUTION **122-23** – CANCELING TAXES ON A PROPERTY OWNED BY A TOTALLY DISABLED VETERAN

**MOTION** to approve Resolutions 112-23 through 122-23  
M/Simon          S/Saban

ROLL CALL: Rollo yes, Vondran yes, Simon yes, Saban yes, Moorhouse yes, Chapes yes

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**MOTION** to authorize posting for truck driver and laborer  
M/Chapes          S/Moorhouse (All)

**To Participate in the Public Portion of the meeting, please use the standing microphone. Each member of the public will be asked to identify themselves by stating their name and address for the record. Additionally, there is a 5-minute time limit for each speaker.**

**OPEN TO PUBLIC**

M/Moorhouse    S/Chapes (All)

Jeanne Schoellkopf – 340 Aura Road – asked if property down from the junkyard is also approved to have all the vehicles they have? Rose Lafferty, Code Enforcement Officer

stated that if she can't see it from the street, then she isn't aware of it. Chief Davis will look into it. May need the property address.

Doc Cerone – 37 W. DeHart – Special Events is in need of volunteers for the dunk tank. There will also be “Battle of the Burger” that they need an additional judge for. Charles Simon said he would be a judge.

**CLOSE TO PUBLIC**

M/Vondran S/Chapes (All)

**MOTION** to go into Closed Session

M/Chapes S/Moorhouse (All)

**MOTION** to go into Open Session

M/Simon S/Chapes (All)

Closed Session was for a Personnel Matter.

**MOTION** to accept the Hearing Officer's decision, and only because of the Attorney General's Guidelines.

M/Chapes S/Simon

ROLL CALL: Rollo yes, Vondran yes, Simon yes, Saban yes, Moorhouse yes, Chapes yes

**MOTION TO ADJOURN**

M/Simon S/Moorhouse (All)

Submitted by:



Christine Newcomb  
Municipal Clerk