

**BOROUGH OF CLAYTON
REGULAR COUNCIL MEETING
DECEMBER 14, 2023 – 6:30 PM
MINUTES**

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

Invocation was given, followed by the flag salute.

ROLL CALL: Rollo here, Vondran here, Simon absent, 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.

APPROVAL OF MINUTES:

Regular Council meeting 11/9/23
M/Saban S/Chapes (All)

STANDING COMMITTEE REPORTS:

VETERAN AFFAIRS / HISTORIC – Councilman Rollo – Veterans discussed coffee with a Vet. Next meeting is December 19, 2023. Historic discussed the museum building. Next meeting is December 21, 2023.

PUBLIC SAFETY/MUNICIPAL ALLIANCE/SP EVENTS – Councilwoman Vondran – Police Report for November was given.

FINANCE / SCHOOL AFFAIRS– Councilman Simon – absent. Mayor Bianco advised that JROTC was thanked for their involvement in the parade.

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

ECONOMIC DEVELOPMENT / PARK & REC – Councilwoman Moorhouse – no report.

ENVIRONMENTAL / BOARD OF HEALTH – Councilman Chapes – Environmental suggests getting your leaves out before the end of the month.

OTHER REPORTS:

ADMINISTRATOR – Sue Miller - none
BOROUGH CLERK – Christine Newcomb - none
ENGINEER – Mark Brunermer – W. Linden will be out for bid in January. Cenco contract is on the agenda. Project should begin in April 2024. Well #6 work continues.
SOLICITOR – Timothy Scaffidi - none
MAYOR – Tom Bianco - none

COMMUNICATIONS:

Letter – NJDOT – 2024 Municipal Aid – N. Broad Street Roadway Improvements Grant

Letter – NJDOT – Accepted into planning study

APPLICATIONS:

None

ADOPTION OF ORDINANCES:

ORDINANCE **22-2023** – AN ORDINANCE OF THE BOROUGH OF CLAYTON AMENDING CHAPTER 93 WATER, OF THE CODEBOOK OF THE BOROUGH OF CLAYTON BY ADDING A NEW ARTICLE TO BE ENTITLED “MANDATORY REPLACEMENT OF LEAD/GALVANIZED SERVICE LINE”

OPEN TO PUBLIC

M/Saban S/Vondran (All)

CLOSE TO PUBLIC

M/Chapes S/Moorhouse (All)

MOTION to Adopt

M/Saban S/Moorhouse

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

ORDINANCE **23-2023** – AN ORDINANCE AMENDING CHAPTER 93 OF THE CODE OF THE BOROUGH OF CLAYTON (WATER)

OPEN TO PUBLIC

M/Saban S/Moorhouse (All)

CLOSE TO PUBLIC

M/Rollo S/Vondran (All)

MOTION to Adopt

M/Saban S/Moorhouse

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

ORDINANCE **24-2023** – AN ORDINANCE AMENDING 78 OF THE CODE OF THE BOROUGH OF CLAYTON (SEWERS)

OPEN TO PUBLIC

M/Saban S/Chapes (All)

CLOSE TO PUBLIC

M/Chapes S/Moorhouse (All)

MOTION to Adopt

M/Saban S/Moorhouse

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

ORDINANCE 25-2023 – AN ORDINANCE OF THE BOROUGH OF CLAYTON
AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE
BOROUGH OF CLAYTON AND THE GLOUCESTER COUNTY YMCA

OPEN TO PUBLIC

M/Rollo S/Moorhouse (All)

CLOSE TO PUBLIC

M/Vondran S/Chapes (All)

MOTION to Adopt

M/Vondran S/Rollo

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

INTRODUCTION OF ORDINANCES:

None

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 232-23 – AUTHORIZING PAYMENT OF BILLS AND VOUCHERS

RESOLUTION 233-23 – AUTHORIZING THE RELEASE OF STREET OPENING
PERFORMANCE BOND – 500 Moore Blvd.

RESOLUTION 234-23 – AUTHORIZING THE REFUND OF STREET OPENING
FEES FOR 1447 S, MALLARD STREET

RESOLUTION 235-23 – AMENDING RESOLUTION 201-22 AUTHORIZING THE
PURCHASE OF ONE (1) INTERNATIONAL HV507, 7-8 YARD DUMP TRUCK AS
PART OF SOURCEWELL UNDER A NATIONAL COOPERATION PURCHASE
PROGRAM BY THE BOROUGH OF CLAYTON

RESOLUTION 236-23 – AMENDING RESOLUTION 202-22 AUTHORIZING THE
PURCHASE OF ONE (1) INTERNATIONAL CV515, 4-5 YARD DUMP TRUCK AS
PART OF SOURCEWELL UNDER A NATIONAL COOPERATION PURCHASE
PROGRAM BY THE BOROUGH OF CLAYTON

RESOLUTION 237-23 – AUTHORIZING A REFUND OF AN OVERPAYMENT BY
AN INDIVIDUAL FOR TAX YEAR 2023

RESOLUTION **238-23** – CANCELING TAXES ON A PROPERTY OWNED BY A TOTALLY DISABLED VETERAN

RESOLUTION **239-23** – APPROVING 2024 TOW OPERATORS FOR THE BOROUGH OF CLAYTON

RESOLUTION **240-23** – AUTHORIZING THE APPOINTMENT OF BRIAN BROUGHMAN AS PART-TIME CROSSING GUARD IN THE BOROUGH OF CLAYTON

RESOLUTION **241-23** – APPOINTING ACTING ZONING OFFICER FOR THE BOROUGH OF CLAYTON – NUNC PRO TUNC

RESOLUTION **242-23** – AUTHORIZING TRANSFERS IN BUDGET APPROPRIATIONS IN WATER & SEWER OPERATING FUND

RESOLUTION **243-23** – AWARDING CONTRACT FOR THE PURCHASE OF FIRE DEPARTMENT TURN OUT GEAR

RESOLUTION **244-23** – AWARDING CONTRACT FOR CENCO BOULEVARD ROADWAY IMPROVEMENTS IN THE BOROUGH OF CLAYTON TO PAVING PLUS LLC

RESOLUTION **245-23** – AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES ADOPTED BY THE BOROUGH OF CLAYTON – Sickels – Tier A MS4 Permit – Stormwater Management Ordinances

RESOLUTION **246-23** – AUTHORIZING EXECUTION OF AGREEMENT FOR DISPOSAL FACILITY BETWEEN OMNI RECYCLING, LLC AND THE BOROUGH OF CLAYTON FOR THE DISPOSAL OF RECYCLED MATERIALS EFFECTIVE JANUARY 1, 2024

MOTION to approve Resolutions 232-23 through 246-23
M/Saban S/Moorhouse

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

OLD BUSINESS:

Alexa Robinson - Offer to Purchase Block 1814, Lot 9 (Earl Avenue) for \$30,000.
Tim Scaffidi added that Alexa would like to survey the property at her costs. There is also a swale issue on the property.

MOTION to accept offer of \$30,000
M/Moorhouse S/Vondran

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

NEW BUSINESS:

MOTION to hire Volkan Koc as a SLEO II, contingent on passing pre-employment requirements

M/Vondran S/Rollo

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

MOTION to authorize 2023 JIF Dividend and AELCT balance be taken as a credit towards the 2024 JIF Assessment

M/Moorhouse S/Saban

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

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/Vondran S/Rollo (All)

Rose Stukowski – 526 Coleman Drive – voiced concern over the new assessed value of her home and the taxes she will have to pay.

Angela Regler – 508 Poe Avenue – asked if there was a maximum % that the assessments can increase.

Donna Nestore explained that the revaluation could result in increases, decreases and no change to properties.

Lowrie Burton – 6 Lacy Court – he got an appraisal on the property for \$260,000. His value just went up \$180,000.

Zack Lewellen – 1324 Willow Avenue – assessor said he can't use Glassboro properties for appeals.

Steve Stefanow – 106 W. Clinton – just bought a home. Doesn't understand the process at all.

Aun Zaidi – 8 Kindle Court – loves this town. He met with the Assessor, but received no answers to questions.

Crystal Holland – 510 Washington Avenue – assessed value went from \$192,000 to \$331,000 and the inside needs updating.

Zack Lewellen – 1324 Willow – asked if the revaluation be pushed back? Housing market is crashing now.

Mayor and Council advised that they will talk with the Assessor to get information for the residents.

Angela Regler – 508 Poe Avenue – asked about the halfway houses in town. There are level 4 offenders in one area and it's concerning.

Aun Zaidi – 8 Kindle Court – asked who he can talk to about the speeding on S. Broad? Chief Davis advised that he will get the information from him after the meeting. Mr. Zaidi also asked if the little playground will be getting any updates? Councilwoman Moorhouse advised they are working on it.

CLOSE TO PUBLIC

M/Vondran S/Moorhouse (All)

MOTION TO ADJOURN

M/Vondran S/Saban (All)

Submitted by:

A handwritten signature in black ink, appearing to read "Christine Newcomb". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Christine Newcomb
Municipal Clerk