

**BOROUGH OF CLAYTON  
REGULAR COUNCIL MEETING  
JULY 14, 2022 – 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 here, Saban here, Moorhouse here, Chapes here, Mayor Bianco here

Notice of Time and Date for this meeting appeared in Resolution 14-22 of the annual schedule of meetings for the year 2022, dated January 6, 2022, 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.

**PROCLAMATIONS:**

PROCLAMATION Honoring the Clayton High School Lady Clippers Softball Team – 2022 Group 1 State Champions

PROCLAMATION Honoring the Clayton High School Girls Track and Field Team – 2022 Group 1 State Champions

**MOTION** to go into closed work session meeting  
M/Rollo            S/Chapes

**MOTION** to go into open session  
M/Rollo            S/Chapes

**APPROVAL OF MINUTES:**

Regular Work Session meeting 5/26/22  
M/Saban            S/Rollo (All)

**STANDING COMMITTEE REPORTS:**

VETERAN AFFAIRS / HISTORIC – Councilman Rollo – Veterans Committee is looking for new members. Historic meeting at the museum next week.

PUBLIC SAFETY/MUNICIPAL ALLIANCE/SP EVENTS – Councilwoman Vondran – Police Report for June was given. Special Events is working on Fall Festival. Attended Municipal Alliance meeting.

FINANCE / ECONOMIC DEVELOPMENT– Councilman Simon – Finance report for June was given. Downtown project – moving forward next meeting.

PUBLIC WORKS / PUBLIC BLDGS / JIF – Councilman Saban – Public Works report for June was given. Finishing up the CDBG projects

SCHOOL AFFAIRS / PARK & REC – Councilwoman Moorhouse – Next School Board meeting is July 19<sup>th</sup>. Park & Rec. discussed community garden at Autumn Pasquale Park. Looking to put in fruit trees. Another non-profit is helping with a possible sensory garden.

ENVIRONMENTAL / BOARD OF HEALTH – Councilman Chapes – Environment planted the Salem Oak at the Historic Museum on June 11, 2022.

**OTHER REPORTS:**

ADMINISTRATOR – Sue Miller – no report.

BOROUGH CLERK – Christine Newcomb – no report.

ENGINEER – Mark Brunermer – S. Broad Phase II was approved. It will be out to bid before the next council meeting.

SOLICITOR – Timothy Scaffidi – no report.

MAYOR – Tom Bianco – Inspira had their ribbon cutting last Friday. The car wash was rehabbed. New business next the diner. They will have their grand opening on Saturday from 12-5:00.

**COMMUNICATIONS:**

Letter – Environmental Resolutions, Inc. – Former Wayne’s Auto – Unrestricted Use Response Action Outcome / Remediation has been completed. Property can now be sold.

Letter – Offer from Michael Young to purchase Borough owned property (Block 1818, Lot 2) for \$1,200.00 & (Block 1818, Lot 1) for \$1,200.00. Discussion regarding doing title work and surveys for borough properties to be sold. Add the cost to buyer. Mark Brunermer will look into it.

**APPLICATIONS:**

Kennel License Renewal – Karma Kennels  
M/Saban            S/Moorhouse

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

**ADOPTION OF ORDINANCES:**

None

## **INTRODUCTION OF ORDINANCES:**

**INTRODUCTION OF BOND ORDINANCE 11-2022 – BOND ORDINANCE**  
AUTHORIZING THE ACQUISITION OF VARIOUS PIECES OF WATER/SEWER CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS WATER/SEWER CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY WATER/SEWER SYSTEM; APPROPRIATING THE SUM OF \$353,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$353,000 MAKING CERTAIN DETERMINATIONS AND CONVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

**INTRODUCTION OF BOND ORDINANCE 12-2022 – BOND ORDINANCE**  
AUTHORIZING THE REPLACEMENT OF WATER MAIN ALONG A PORTION OF DELSEA DRIVE IN THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,800,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$885,406 MAKING CERTAIN DETERMINATIONS AND CONVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

**INTRODUCTION OF BOND ORDINANCE 13-2022 – BOND ORDINANCE**  
AUTHORIZING THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$278,300 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$264,385 MAKING CERTAIN DETERMINATIONS AND CONVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

**INTRODUCTION OF BOND ORDINANCE 14-2022 – BOND ORDINANCE**  
AUTHORIZING THE ACQUISITION OF CERTAIN FIRE APPARATUS FOR THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,490,500 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,415,975 MAKING CERTAIN DETERMINATIONS AND CONVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

INTRODUCTION OF ORDINANCE **15-2022** – ORDINANCE AMENDING BOND  
ORDINANCE 15-2021 OF THE BOROUGH OF CLAYTON, COUNTY OF  
GLOUCESTER, NEW JERSEY  
M/Saban            S/Simon

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

**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 141-22** – AUTHORIZING PAYMENT OF BILLS AND VOUCHERS

**RESOLUTION 142-22** – AUTHORIZING A REFUND OF DUPLICATE PAYMENT  
OF MARRIAGE CEREMONY FEE

**RESOLUTION 143-22** – APPROVAL TO SUBMIT A GRANT APPLICATION AND  
EXECUTE A GRANT CONTRACT WITH NJDOT FOR WEST LINDEN STREET  
ROADWAY IMPROVEMENTS PROJECT

**RESOLUTION 144-22** – PROVIDING FOR THE INSERTION OF A SPECIAL ITEM  
OF REVENUE IN THE BUDGET PURSUANT TO NJSA 40A:4-87 – 2022 Local  
Freight Impact Grant - Cenco Blvd Roadway Improvements Grant

**RESOLUTION 145-22** – PROVIDING FOR THE INSERTION OF A SPECIAL ITEM  
OF REVENUE IN THE BUDGET PURSUANT TO NJSA 40A:4-87 – 2022  
Environmental Grant

**RESOLUTION 146-22** – APPROVING RAFFLE LICENSE FOR CLAYTON  
CLIPPERS YOUTH FOOTBALL AND CHEER ASSOCIATION LLC

**RESOLUTION 147-22** – AUTHORIZING REFUND OF PLANNING/ZONING  
BOARD ESCROW FEES

**RESOLUTION 148-22** – AUTHORIZING SUBMISSION OF AN APPLICATION FOR  
DMHAS GRANT FUNDING FOR THE CLAYTON MUNICIPAL ALLIANCE

**RESOLUTION 149-22** – APPROVING THE PLACEMENT OF MUNICIPAL LIENS  
AGAINST PRIVATE PROPERTY

**RESOLUTION 150-22** – AUTHORIZING EXECUTION OF AGREEMENT  
BETWEEN THE BOROUGH OF CLAYTON AND THE COUNTY OF  
GLOUCESTER – Municipal Alliance

**RESOLUTION 151-22** – PROVIDING FOR THE INSERTION OF A SPECIAL ITEM  
OF REVENUE IN THE BUDGET PURSUANT TO NJSA 40A:4-87 – NJDOT Safe  
Routes to Schools Program FY2022 Project

RESOLUTION **152-22** – MEMORIALIZING THE HIRING OF MARY LAVELLE, ASSISTANT FINANCE OFFICER FOR THE BOROUGH OF CLAYTON

RESOLUTION **153-22** – PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO NJSA 40A:4-87 – Municipal Alliance

RESOLUTION **154-22** – AUTHORIZING TRANSFER OF TAX CREDITS FROM THE YEAR 2022 TO THE YEAR 2023

RESOLUTION **155-22** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY AN INDIVIDUAL FOR TAX YEAR 2022

RESOLUTION **156-22** – AUTHORIZING A REFUND OF PAYMENT FOR SPECIAL EVENTS VENDOR FEE

RESOLUTION **157-22** – APPROVING EMERGENCY REPAIR TO CLAYTON WATER DEPARTMENT’S SCADA CONTROL OPERATING SYSTEM

RESOLUTION **158-22** – AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES – Sickels & Associates – NJDOT Local Freight Impact Fund-Cenco Blvd. Roadway Improvements

RESOLUTION **159-22** – AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES – Sickels & Associates – Water Main Extension North Delsea Drive

RESOLUTION **160-22** – CANCELING TAXES ON A PROPERTY OWNED BY A TOTALLY DISABLED VETERAN

**MOTION** to approve Resolutions 141-22 through 160-22  
M/Saban            S/Simon

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

**OLD BUSINESS:**

D. Cucinotta’s offer to purchase Block 1101, Lot 8 – Survey and Title Search needs to be done.

**NEW BUSINESS:**

**MOTION** to advertise for RFP for Architect for Expansion of the Rec. Center  
M/Simon            S/Moorhouse

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

**MOTION** to decline offer of portion of property from church  
M/Simon        S/Saban

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

Councilman Simon asked about power washing the municipal building.

Bernard Street has a low area at Laver that is gathering water. Mark will look at it.

**OPEN TO PUBLIC**

M/Rollo        S/Moorhouse (All)

Jeanne Schoellkopf – 340 Aura Road – Announced the new historic cabinet display; Quilts. Historic Museum is open the third Saturday each month. Thanked Public Works for all the work they do at the museum. Salem Oak is doing very well. 6-8” of growth since planting. Jeanne also asked about the sign at the cc woods. Tom will check with the County. She also thanked them for trimming the downtown trees.

Joe Abate – 132 E. Clayton Avenue – Thanked Mayor and Council for the clean-up of Wayne’s Auto.

April Durham – 36 Maple Street – Regarding the old business, she wants the address added so she knows where it is. She also wants a monthly report from the zoning officer. April had a complaint about the house next to her that is a foreclosed property.

**CLOSE TO PUBLIC**

M/Vondran        S/Chapes (All)


**OPEN TO COUNCIL:**

Mayor Bianco and Council members gave closing remarks.

**MOTION TO ADJOURN**

M/Vondran        S/Chapes (All)

Submitted by:

  
Christine Newcomb  
Municipal Clerk