

**BOROUGH OF CLAYTON
REGULAR COUNCIL MEETING
AUGUST 11, 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 absent, Saban absent, 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.

APPROVAL OF MINUTES:

Regular Council meeting 6/9/22
Closed Session meeting 6/9/22
M/Vondran S/Rollo (All)

Special Council meeting 6/15/22
M/Chapes S/Moorhouse (All) (Vondran-abstained)

Regular Council meeting 7/14/22
M/Vondran S/Moorhouse (All)

STANDING COMMITTEE REPORTS:

VETERAN AFFAIRS / HISTORIC – Councilman Rollo – Veterans have not met. They did meet with residents of Coyle Road. Historic lost two members. Names for replacements have been submitted.

PUBLIC SAFETY/MUNICIPAL ALLIANCE/SP EVENTS – Councilwoman Vondran – Special Events working on the Fall Festival. Police report for July was given.

FINANCE / ECONOMIC DEVELOPMENT– Councilman Simon - absent

PUBLIC WORKS / PUBLIC BLDGS / JIF – Councilman Saban – absent. Public Works Director advised they are finishing the water main repairs at High Street. Carvin Street is next.

SCHOOL AFFAIRS / PARK & REC – Councilwoman Moorhouse – Park & Rec meeting was cancelled due to National Night Out.

ENVIRONMENTAL / BOARD OF HEALTH – Councilman Chapes – No report.

OTHER REPORTS:

ADMINISTRATOR – Sue Miller - absent

BOROUGH CLERK – Christine Newcomb - none

ENGINEER – Mark Brunermer – Awarding S. Broad Phase 2 tonight. E. Center is at DOT with revisions. Letters were sent to the residents. Coyle meeting went well. It will be a phased approach. Need appraisals for the first phase.

SOLICITOR – Timothy Scaffidi - none

MAYOR – Tom Bianco – keep Donna and her family in your prayers.

COMMUNICATIONS:

Clayton Historic – Aurora Cassidy and June Salvatore resigned from Historic. Would like to replace with Chris Passarella and Elizabeth Passarella and Deborah Fisler Mongiardo as an alternate.

M/Rollo S/Chapes

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

APPLICATIONS:

None

ADOPTION OF ORDINANCES:

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

OPEN TO PUBLIC

M/Rollo S/Moorhouse (All)

CLOSE TO PUBLIC

M/Rollo S/Moorhouse (All)

MOTION to Adopt

M/Rollo S/Chapes

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

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

OPEN TO PUBLIC

M/Chapes S/Moorhouse (All)

CLOSE TO PUBLIC

M/Vondran S/Chapes (All)

MOTION to Adopt

M/Rollo S/Moorhouse

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

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

OPEN TO PUBLIC

M/Moorhouse S/Chapes (All)

CLOSE TO PUBLIC

M/Vondran S/Chapes (All)

MOTION to Adopt

M/Vondran S/Moorhouse

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

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

OPEN TO PUBLIC

M/Vondran S/Moorhouse (All)

CLOSE TO PUBLIC

M/Vondran S/Chapes (All)
MOTION to Adopt
M/Vondran S/Rollo

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

ORDINANCE 15-2022 – ORDINANCE AMENDING BOND ORDINANCE 15-2021
OF THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER, NEW JERSEY

OPEN TO PUBLIC
M/Chapes S/Moorhouse (All)
CLOSE TO PUBLIC
M/Chapes S/Moorhouse (All)
MOTION to Adopt
M/Vondran S/Moorhouse

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

INTRODUCTION OF ORDINANCES:

INTRODUCTION OF ORDINANCE 16-2022 – AN ORDINANCE AMENDING
CHAPTER 74, PROPERTY MAINTENANCE, ARTICLE III, ABANDONED AND
VACANT PROPERTY, SECTION 74-23, REGISTRATION OF ABANDONED
PROPERTY, OF THE CODE BOOK OF THE BOROUGH OF CLAYTON

INTRODUCTION OF ORDINANCE 17-2022 – AN ORDINANCE OF THE
BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER NEW JERSEY,
APPROPRIATING \$140,000 FOR THE ACQUISITION OF VARIOUS EQUIPMENT
FOR THE FIRE DEPARTMENT
M/Rollo S/Vondran

ROLL CALL: Rollo yes, Vondran 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 161-22 – AUTHORIZING PAYMENT OF BILLS AND VOUCHERS

RESOLUTION 162-22 – AUTHORIZING A REFUND OF AN OVERPAYMENT BY
AN INDIVIDUAL FOR TAX YEAR 2022

RESOLUTION 163-22 – AUTHORIZING A REFUND OF AN OVERPAYMENT BY
AN INDIVIDUAL FOR TAX YEAR 2022

RESOLUTION 164-22 – CANCELING TAXES ON A PROPERTY OWNED BY A
TOTALLY DISABLED VETERAN

RESOLUTION **165-22** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY A TITLE COMPANY FOR TAX YEAR 2022

RESOLUTION **166-22** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY AN INDIVIDUAL FOR TAX YEAR 2022

RESOLUTION **167-22** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY A MORTGAGE COMPANY FOR TAX YEAR 2022

RESOLUTION **168-22** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY A MORTGAGE COMPANY FOR TAX YEAR 2022

RESOLUTION **169-22** – AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES – TRIAD – ARP Firefighter Grant application -NUNC PRO TUNC

RESOLUTION **170-22** -AUTHORIZING AGREEMENT FOR CERTAIN PROFESSIONAL SERVICES – SICKELS – Outbound & Topographic Survey

RESOLUTION **171-22** – AUTHORIZING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR THE PURCHASE OF NEW FIRE EQUIPMENT

RESOLUTION **172-22** – RESOLUTION ACCEPTING THE 2021 AUDIT

RESOLUTION **173-22** – AUTHORIZING A CLOSED SESSION FOR BOROUGH COUNCIL – Potential Litigation – Deptford Beverage Inc. and Personnel

RESOLUTION **174-22** – RATIFYING COLLECTIVE BARGAINING AGREEMENT BETWEEN THE BOROUGH OF CLAYTON AND GOVERNMENT WORKERS UNION

RESOLUTION **175-22** – AUTHORIZING A VETERANS DEDUCTION FOR TAX YEAR 2022

RESOLUTION **176-22** – AWARDING CONTRACT FOR THE ROADWAY IMPROVEMENTS OF SOUTH BROAD STREET, PHASE II IN THE BOROUGH OF CLAYTON TO SOUTH STATE INC.

RESOLUTION **177-22** – AUTHORIZING APPLICATION TO NJDEP HAZARDOUS DISCHARGE SITE REMEDIATION FUND – 305 & 309 E. Linden Street

RESOLUTION **178-22** – AUTHORIZING A REFUND OF AN OVERPAYMENT BY A MORTGAGE COMPANY FOR TAX YEAR 2022

MOTION to approve Resolutions 161-22 through 178-22
M/Moorhouse S/Chapes

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

OLD BUSINESS:

None

NEW BUSINESS:

MOTION authorizing purchase of one Ventrac 4520Z Kubota WG972-GL Combo
Mower/Snow Blower
M/Chapes S/Rollo

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

MOTION authorizing purchase of one International 7-9 Yard Dump Truck
M/Moorhouse S/Vondran

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

MOTION authorizing purchase of one International 3-4 Yard Dump Truck
M/Rollo S/Vondran

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

MOTION authorizing purchase of one E-One Typhoon Custom Chassis 100' Aerial
Ladder Fire Truck
M/Chapes S/Vondran

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

MOTION to authorize 2.5% salary increase for non-union employees for 2022 through
2025
M/Moorhouse S/Chapes

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

OPEN TO PUBLIC

M/Chapes S/Moorhouse (All)

Jean Schoellkopf – 340 Aura Road – Thanked Mayor and Council for approving new members to Historic Committee. Front windows look good. Would like to hear the statistics on new construction.

Syed Benarba – 506 Coleman Drive – raised a safety concern after his wife was t-boned at E. Center Street from drivers running the stop sign. Requested a four-way stop at the intersection of E. Center and Vine Street. Mayor advised that the engineer, public works director and police will look into it.

Joe Abate – 132 E. Clayton Avenue – Thanked the Police department and all involved with the National Night Out. Asked for an update on the truck leak in Paulsboro. Chief Davis advised that all the specialists have said there is no health threat. Joe also requested that during the drought situation, he wants violators watering lawns to be reported.

CLOSE TO PUBLIC

M/Rollo S/Chapes (All)

MOTION to go into Closed Session

M/Rollo S/Moorhouse (All)

MOTION to go into Open Session

M/Vondran S/Moorhouse (All)

Mayor and Council will meet with Deptford Beverage at the September work session meeting on September 8, 2022.

MOTION to approve the hiring of Temel Uzen as a Full-Time officer

M/Moorhouse S/Vondran

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

MOTION to conditionally hire Joseph Travers as Full-Time officer in January

M/Vondran S/Chapes

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

MOTION to approve the hiring of Raeann Johnson as SLEO II

M/Vondran S/Moorhouse

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

MOTION to approve the hiring of Timothy Brown as SLEO III

M/Rollo S/Vondran

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

MOTION to approve hiring of Roberto Zapata as SLEO II, conditional on CFO and Labor Attorney approval

M/Chapes S/Vondran

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

OPEN TO COUNCIL:

Mayor Bianco would like to have a Proclamation for Gary and Terry Schneeman of Clayton Building Supplies, at the next council meeting.

MOTION TO ADJOURN

M/Vondran S/Chapes (All)

Submitted by:



Christine Newcomb, Municipal Clerk