

January 14, 2008

The Regular Meeting of the Mayor and Council of the City of Woodbury held on the above date was called to order by President C. Barry E. Sloane at 7:30 pm. The meeting was held in Council Chambers located at Woodbury City Hall, 33 Delaware Street, Woodbury, NJ. The Clerk/Administrator, Thomas B. Bowe, stated that it was a Regular Meeting of the Mayor and Woodbury City Council and due notice had been given to both the press and the public by reason of a resolution for Regular Meetings adopted January 2, 2008.

The Invocation was delivered by the Reverend Andre Sauls.

**ROLL CALL**

Present: Riskie, Schreyer, Villari, Brown, Fleming, Louis, Tierney, Belko, President Sloane and Mayor Curtis

Absent: No One

**MINUTES**

On motion of Councilman Louis, seconded by Councilwoman Tierney, the minutes of December 27, 2007, and January 2, 2008 were approved as submitted.

**PRESENTATION HONORING MARTIN LUTHER KING, JR.**

President Sloane introduced the Reverend Andre Sauls who reflected on Reverend Martin Luther King's vision and dreams he had for the youth of the future.

**PUBLIC**

On motion of Councilman Riskie, seconded by Councilman Belko, the Regular Order of Business was suspended and the floor was opened to the Public for Agenda Items Only.

Seeing no one, on motion of Councilman Riskie, seconded by Councilwoman Brown, the Public Portion was closed and the Regular Order of Business was resumed.

**FINANCE & ADMINISTRATION**

**ORDINANCE #2067-08 – AN ORDINANCE TO FIX AND ESTABLISH SALARIES AND RATE OF COMPENSATION ON THE VARIOUS OFFICERS AND EMPLOYEES OF THE CITY OF WOODBURY IN THE COUNTY OF GLOUCESTER, AND TO PROVIDE THE MANNER OF PAYMENT THEREOF AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH**

Councilman Fleming presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilman Louis, the ordinance was passed on first reading, to be advertised according to law, come up for second reading, public hearing and final passage at the next regular meeting of Council on January 28, 2008.

### **VOUCHERS**

On motion of Councilman Fleming, seconded by Councilman Riskie, the vouchers as presented were authorized paid.

Mayor Curtis inquired about one of the vouchers asking if it pertained to the Laurel Street incident because the City could be reimbursed if it did.

Mr. Pierson was advised to look into the matter.

### **PUBLIC SAFETY**

Councilman Louis had nothing to report.

### **PUBLIC WORKS/UTILITIES**

Councilman Belko had nothing to report.

### **ECONOMIC DEVELOPMENT**

#### **RESOLUTION #08-47 – RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT FOR ZONING ORDINANCE, ZONING MAP AND LAND USE ORDINANCE REVIEW AND MODIFICATIONS UNDER A FAIR AND OPEN PROCESS**

Councilman Villari presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Louis inquired how many responses we received and if the firm of Melvin and Kernan was the lowest bidder.

Councilman Belko stated that there were four (4) applications and yes that firm was the lowest bidder.

On motion of Councilman Villari, seconded by Councilwoman Brown, the resolution was adopted by a voice vote.

#### **RESOLUTION #08-48 – RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT FOR THE BUSINESS DISTRICT REDEVELOPMENT AREA PHASE A NEEDS STUDY UNDER A FAIR AND OPEN PROCESS** (Melvin & Kernan)

Councilman Villari presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Belko inquired if there was a time frame given to anticipate when the project would be completed.

Councilman Fleming stated that there was talk it should be completed by June as it has to be done in phases.

President Sloane advised that the entire City is being included in the study not just the business district; he wanted to make that perfectly clear.

Mr. Law than explained how the funding would be handled for this project, as well as the time frame it has to be used by.

On motion of Councilman Villari, seconded by Councilwoman Brown, the resolution was adopted by a voice vote.

**RESOLUTION #08-49 – RESOLUTION CREATING ZONING – LAND USE AND REDEVELOPMENT AREA COMMITTEE**

Councilman Villari presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Villari, seconded by Councilwoman Brown, the resolution was adopted by a voice vote.

**RESOLUTION #08-50 – RESOLUTION AUTHORIZING APPLICATION TO NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR A GRANT TO STUDY THE FEASIBILITY AND POTENTIAL ECONOMIC BENEFITS OF ESTABLISHING A SPECIAL IMPROVEMENT DISTRICT**

Councilman Villari presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Villari stated that the name of Robert Law has to be added to the resolution; therefore, the resolution has to be amended. On motion of Councilman Villari, seconded by Councilman Belko, the amended resolution was approved as suggested.

Mr. Law explained that when he went on-line he noticed that the on-line resolution was slightly different from the one being presented, and that is why he is requesting the change so we can be in total compliance with what the state requires. There was some discussion about matching grants which Mr. Law explained further.

On motion of Councilman Villari, seconded by Councilman Belko, the resolution was adopted by a voice vote along with the amended changes recommended.

The Mayor further explained that Main Street has to contact every property owner to see if they are in agreement with the feasibility study so we must act tonight on the resolution.

More dialogue continued regarding the pros and cons of the study and Main Streets part in the study.

### **PERSONNEL**

Councilman Riskie advised that the Committee will be meeting again to discuss how to incorporate one change in the evaluation forms and that was to add a space on how the employee could improve himself. When that has been accomplished the Committee will reconvene and the evaluation forms will be distributed for this current year.

President Sloane stated that the Personnel Committee may want to consider including salary ranges within the job descriptions.

### **ENVIRONMENTAL**

Councilwoman Tierney stated that she has met with Thomas Dukelow of the Public Works Department to set goals for the upcoming year. One of those goals is to plant additional trees within the City, especially in those areas where trees have been removed.

### **COMMUNITY DEVELOPMENT**

#### **RESOLUTION #08-41 – RESOLUTION AUTHORIZING THE USE OF REGIONAL CONTRIBUTION AGREEMENT FUNDS FOR BLOCK 114, LOT 5 A/K/A 25 ABERDEEN PLACE**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Brown, seconded by Councilman Riskie, the resolution was adopted by a voice vote.

#### **RESOLUTION #08-42 – RESOLUTION AUTHORIZING THE USE OF REGIONAL CONTRIBUTION AGREEMENT FUNDS FOR BLOCK 146, LOT 15 A/K/A 111 HUNTER STREET**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Brown, seconded by Councilwoman Schreyer, the resolution was adopted by a voice vote.

**RESOLUTION #08-43 – RESOLUTION AUTHORIZING THE USE OF REGIONAL CONTRIBUTION AGREEMENT FUNDS FOR BLOCK 178, LOT 5 A/K/A 59 PROGRESS AVENUE**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Brown, seconded by Councilman Riskie, the resolution was adopted by a voice vote.

**RESOLUTION #08-44 – RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD HOUSING REHABILITATION PROGRAM FUNDS FOR BLOCK 116, LOT 15 A/K/A 146 FRANKLIN STREET**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Brown, seconded by Councilwoman Tierney, the resolution was adopted by a voice vote.

**RESOLUTION #08-45 – RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD PRESERVATION PROGRAM AND NEIGHBORHOOD HOUSING REHABILITATION PROGRAM FUNDS FOR BLOCK 116, LOT 5 A/K/A 65 HOPKINS STREET**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Brown, seconded by Councilwoman Schreyer, the resolution was adopted by a voice vote.

**RESOLUTION #08-46 – RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD HOUSING REHABILITATION PROGRAM FUNDS FOR BLOCK 102, LOT 2 A/K/A 45 NELSON AVENUE**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Brown, seconded by Councilwoman Schreyer, the resolution was adopted by a voice vote. Councilman Riskie abstained from the vote.

Councilwoman Brown personally thanked Reverend Andre Sauls for delivering the Invocation this evening and advised everyone to keep an eye out for the Woodbury Cultural Center.

## **GREEN ACRES**

Councilwoman Schreyer stated she was still waiting to hear from the State regarding a grant. Councilwoman Schreyer also commented on research she had done on the recycling of paper which contributes 50% to the paper industry's needs,

Mr. Stanley El thanked Councilwoman Brown for inviting him and the Reverend to participate in this evening's tribute to Dr. King.

## **MAYOR CURTIS**

Mayor Curtis discussed the following items:

1. Mayor Curtis advised that the Police Mini-Sub Station has relocated just a few doors from their most recent location as the property owner advised them that he wanted to sell the property as a single family home;
2. The Mayor also advised that he attended the Merchant Associations Meeting which is now being headed by Lee Weatherbee, who will serve as President? The turnout was extremely successful as he invited all the merchants from Evergreen Avenue as well as from North Woodbury;
3. Mayor Curtis advised that he also attended the Reorganizational Meeting of the Planning/Zoning Board and was advised that the old Seafood Building and B & B Plumbing on Red Bank Avenue will be demolished and a new medical building will be going there;
4. Also the Historic Preservation Commission approved a new business to open called A Taste of Philly which will be located next to Cheese to Please on S. Broad Street;
5. Mayor Curtis thanked Reverend Sauls for focusing on the youth of tomorrow and everyone should follow that lead and take the time to talk to our youth; and
6. The Mayor asked if Councilwoman Tierney could check with Mr. Dukelow to make sure that the City's Certification is up to date.

## **CLERK/ADMINISTRATOR**

Mr. Bowe announced that the parties considering renovating the Green Block Building are no longer interested in doing so now. This is not good news for the City of Woodbury.

Councilman Fleming stated that he wanted to advise Council on the status of the Boiler. He recently advised Council of stating that Duckett will be installing a new boiler after receiving quotes from several vendors.

Also Councilman Fleming advised that he along with Bob Law attended a meeting to apply for funding to be used in the Master Plan for the Redevelopment Portion. Many communities are pursuing this grant in the amount of 1.5 million; hopefully the City of Woodbury will be lucky enough to be one of them.

Also Councilman Fleming suggested that the City apply for the Smart Growth Program as well for endorsing the Master Plan.

Mr. Bowe reminded Council of the JIF Meeting being held in Collingswood on January 23, 2008 at 5:00 pm. The location is next to the high speed line. For every council member who attends the City will receive a \$250.00 credit. Councilman Fleming stated that for those who cannot make the Collingswood meeting there will be only one more meeting in Hammonton.

Mr. Bowe also referenced a e-mail from Bob Law advising of a seminar being given by Bowman and Company on Budget updates; please contact Mr. Law if anyone is interesting in attending. It is a very educational seminar and everyone is encouraged to attend.

## **PUBLIC**

On motion of Councilman Riskie, seconded by Councilwoman Schreyer, the Regular Order of Business was suspended and the floor was opened to the Public for Non-Agenda Items Only.

Seeing no one, on motion of Councilman Riskie, seconded by Councilwoman Schreyer, the Public Portion was closed and the Regular Order of Business was resumed.

Mayor Curtis announced that Lester Traband of Holroyd Place passed away; he was a very involved person with environmental and charitable organizations and his presence will be missed.

There being no further business, on motion of Councilman Riskie, seconded by Councilman Louis, the meeting was adjourned at 8:15 pm.

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**THOMAS B. BOWE**  
Clerk/Administrator

**OTHER OFFICIALS PRESENT:**

Assessor: Roy Duffield  
Chief Financial Officer: Robert Law  
City Engineer: Ted Wilkinson, PE  
Deputy City Clerk: Gail R. Scheffler  
Emergency Mgmt Ofcr: Lieutenant Steven Cope  
Librarian: Jean Wipf  
Solicitor: James Pierson, Esq.  
Public Works: Richard Leidy, Supervisor  
Bill Lynch, Foreman