

January 28, 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 Pro-Tempore William Fleming 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.

Reverend King, Pastor of The Living Word Baptist Church called for a Moment of Silence for President Sloane's loss of his mother before delivering the Invocation.

**ROLL CALL:**

**Present:** Riskie, Schreyer, Villari, Brown, Fleming, Louis, Tierney, Belko

**Absent:** President Sloane and Mayor Curtis

**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 Agenda Items Only.

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

**PRESENTATION BY COUNTY**

President Pro-Tempore Fleming introduced Dan Bontempo, Associate Principal Director of Public Projects for Grannery Associates, who were retained by the County to oversee the Courthouse Complex.

Mr. Bontempo advised that bids will be going out on Wednesday on the proposed parking garage that the County is constructing at Broad and Hunter Streets stating that the project should take from 20 to 24 months to complete. Mr. Bontempo then used visual aides to show the layout of the proposed project and also advised of the proposed changes being made to the existing courthouse. There was also some discussion on the increased traffic flow and how that would be addressed.

Mr. Bontempo stated that the structure itself will be five stories, one below ground and four above, with the an addition of 13 more court rooms, and the Probation Office being moved to the overall location.

Councilman Belko asked Mr. Bontempo to further elaborate on the traffic flow.

Mr. Bontempo showed and explained how patrons would enter and leave the garage and proposed parking changes that currently are being considered as well as the installation of a traffic light at Broad and Hunter Streets.

Councilwoman Tierney had some concerns regarding lighting and the tree landscape which Mr. Bontempo addressed advising that all of these factors have been taken into consideration; however he did not have them available this evening.

On motion of Councilman Belko, seconded by Councilwoman Schreyer, the floor was opened to the Public for questions regarding the Garage Project.

Heide Louis came forward to inquire about the height of the original elevator shaft stating that at the Historical Preservation Meeting the elevation of the shaft was discussed.

Mr. Bontempo advised that it had been changed.

Ms. Louis also inquired about deliveries being made to the Food Bank, and if they would be affected.

Mr. Bontempo stated that they would still have access for deliveries.

Stephanie Jones, Spring Street, inquired why the parking garage is free of charge to the users.

President Pro-Tempore Fleming stated that the garage is owned by the County and the decision was done to encourage people to come into town.

Anthony Chiesa, 36 Rugby Place came forward to inquire how many people currently work in the court house and after construction how the number would increase.

No definite answer was given.

Tom Bowe, 515 Centre Street, inquired what type of retail is being planned for that space.

Mr. Bontempo speculated that there would be some type of coffee shop, etc. The area in question is very limited consisting of only about 7,000 square feet.

On motion of Councilman Riskie, seconded by Councilwoman Schreyer, the Public Portion on the new garage was closed and the Regular Order of Business was resumed.

President Pro-Tempore Fleming thanked Mr. Bontempo for taking the time to come to answer some of Council's questions and we look forward to working along with the County to see that the project runs smoothly.

## **OLD BUSINESS**

### **ORDINANCES**

#### **#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 Riskie presented the above-entitled ordinance for final adoption.

The City Clerk read the title of the ordinance.

On motion of Councilman Riskie, seconded by Councilwoman Schreyer, the ordinance was ordered opened for public hearing.

On motion of Councilman Riskie, seconded by Councilwoman Schreyer, the public hearing was ordered closed.

On motion of Councilman Riskie, seconded by Councilwoman Schreyer, the ordinance was passed on second and final reading by a roll call vote.

Ayes	8	
Nays	0	
Absent	1	President Sloane

#### **ORDINANCE #2068-08 – AN ORDINANCE OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF A LEASE FOR 17 HOPKINS STREET, WOODBURY, NJ**

Councilman Riskie presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Riskie, 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 February 11, 2008.

## **RESOLUTIONS**

### **FINANCE & ADMINISTRATION**

**RESOLUTION #08-51 – RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE LICENSE WITH THE CITY OF WOODBURY BEGINNING JULY 1, 2007 AND ENDING JUNE 30, 2008**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

The City Clerk also explained what will occur after the resolution is passed this evening stating that the license is in jeopardy due to back taxes owed to the Department of Taxation. Upon adoption of this resolution, the Dept. of Taxation will seize the license and auction it for sale at which time they will take what is due them. The sale will take place at City Hall on or about February 20, 2008 using an open auction bidding process.

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

**RESOLUTION #08-53 – RESOLUTION AUTHORIZING AGREEMENT WITH THE COUNTY OF GLOUCESTER FOR PARTICIPATION IN THE MUNICIPAL ALLIANCE PROGRAM**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #08-56 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH PARKER MCCAY P.A. FOR SERVICES AS BOND COUNSEL FOR AN AMOUNT NOT TO EXCEED \$15,000.00**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #07-57 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH THEODORE WILKINSON OF THE FIRM OF FEDERICI AND AKIN, P.A. FOR SERVICES AS CITY ENGINEER NOT TO EXCEED \$80,000.00**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #08-58 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH JAMES P. PIERSON, ESQUIRE OR THE FIRM OF ANGELINI, VINIAR & FREEDMAN, LLP FOR SERVICES**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #08-59 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH BOWMAN & COMPANY LLP FOR SERVICES AS AUDITOR FOR THE CITY OF WOODBURY NOT TO EXCEED \$48,000.00**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #08-60 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH HARRY HAUSHALTER, ESQUIRE FOR SERVICES AS TAX LITIGATOR FOR THE CITY OF WOODBURY NOT TO EXCEED \$8,000.00**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #08-61 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH LOUIS ROSNER, ESQUIRE FOR SERVICES AS LABOR COUNSEL FOR THE CITY OF WOODBURY NOT TO EXCEED \$15,000.00**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**VOUCHERS**

On motion of Councilman Riskie, seconded by Councilman Louis, the vouchers as presented, listed and certified were authorized paid.

### **PUBLIC SAFETY**

Councilman Louis stated that the Woodbury Fire Department had their Annual Fireman's Banquet and thanked everyone for their continued support.

### **PUBLIC WORKS/UTILITIES**

Councilman Belko advised that he met with the City Engineer concerning the West Centre Street Project and things are running according to schedule.

Also, Councilman Belko stated it appears that funding will be available to purchase recycling containers for our residents this year.

### **PERSONNEL**

#### **RESOLUTION #08-54 – RESOLUTION APPOINTING MICHAEL GRECCO TO THE POSITION OF PLUMBING SUBCODE OFFICIAL FOR A PERIOD OF FOUR YEARS EFFECTIVE AUGUST 31, 2005 TO AUGUST 31, 2009**

Councilman Riskie presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Councilman Riskie stated that he was informed that the City's Evaluation Forms have to be redone according to JIF's recommendations.

Mr. Bowe stated that the Personnel Policy also has to be redone and updated.

President Pro-Tempore Fleming advised that the deadline for this completion of forms will be April 30<sup>th</sup>.

Mr. Bowe reached out for volunteered to help redo the Personnel Policy so that we can meet the deadline. So far Mr. Bowe, Mr. Law and the Police Department had volunteered one of their officers who has expertise in this field.

### **ENVIRONMENTAL**

Councilwoman Tierney advised everyone that he they did not see the article in the newspaper recently where Governor Corzine signed a law effective 2010 that electronic equipment will no longer be allowed to be placed at curbside for trash removal.

Councilwoman Tierney referred to a resolution that was adopted on March 26<sup>th</sup> of last year whereby the City and the Kemble Church agreed to a swap of land to accommodate the refinished parking lot behind City Hall. Mr. Pierson explained that the City's Planning/Zoning Board must put the final plan in order.

### **COMMUNITY DEVELOPMENT**

#### **RESOLUTION #08-54 – RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD PRESERVATION PROGRAM FUNDS FOR BLOCK 116, LOT 10 A/K/A 77 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 Councilman Riskie, the resolution was adopted by a voice vote.

### **GREEN ACRES**

Councilwoman Schreyer advised that the City has not received a response from the State as of yet pertaining to the grants they applied for under the Green Acres Program.

### **NEW BUSINESS**

President Pro-Tempore Fleming stated that he had talked to the Planner and has been advised that an ad-hoc Committee had been formed and a tentative meeting will be held on Wednesday, February 13<sup>th</sup> to discuss the redevelopment of the land use ordinances. The public will be invited to attend monthly meetings which will be advertised when a definite schedule has been determined.

### **CLERK/ADMINISTRATOR**

Mr. Bowe advised that bids were received for the installation of water meters from two different bidders. After review by the Public Works Department and the City Solicitor, it was determined that both bids came in too high of a price to accept; therefore, we are planning to go for re-bid.

The Clerk/Administrator advised that the Woodbury Garden Club has requested that the City make their annual donation in the amount of \$1500.00 to help defray the costs for the plants along Broad Street.

On motion of Councilwoman Tierney, seconded by Councilwoman Brown, the request was granted with Councilman Riskie abstaining.

Mr. Bowe also referred to a letter from Jordan Steibich who is a singer with a group from Woodbury Heights and has asked our Council to help with funding her expenses for a trip to Europe.

Councilwoman Tierney stated that although she knows the young lady in question and applauds her accomplishments, she does not think it should be Council's decision to start such a precedent for these requests. It was then suggested that Council refer the question to the Finance Committee for their response.

Mr. Bowe advised he received a letter from T & M Associates stating that work will be done along Delaware Street at the bridge leading into West Deptford at no time will the bridge be closed.

Mr. Bowe reminded everyone that Tuesday, February 5<sup>th</sup>, 2008 this will be the first Primary Presidential Election held in New Jersey.

Also, the Clerk referenced a package that was submitted by the owner of #1 Chinese and his discontent with the way his business situation is being handled by the City.

Mr. Bowe also stated that prior to the reconstruction of West Centre Street the residents will be informed of a public meeting which will take place to answer any concerns regarding the project.

### **CITY ENGINEER**

Ted Wilkinson, City Engineer, came forward to brief Council on some of the projects listed in the Engineers Report. The first project addressed was West Centre Street advising that he has developed the plans for this project and hopefully the project will come in under budget.

Another project is the Harrison Street Parking Lot and ground cover and how the City intends to finish off the project.

Councilman Louis asked Mr. Wilkinson to look into the asphalt along Lake Drive next to Bell Lake and the poor condition of the street.

President Pro-Tempore Fleming stated that City Hall's replacement heater should be installed over the week end and hopefully will resolve the ongoing heater problem.

## **PUBLIC**

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

Dave Jenkins, 345 Glover Street, came forward to inquire when the four-way stop signs will be installed at the various locations.

Mr. Bowe stated that they signs are in and Public Works will be making arrangements to have them installed.

Mr. Jenkins also inquired about the proposed auction for the liquor license.

Mr. Bowe stated that it will occur during normal business hours, probably in the morning.

Heide Louis, 102 North Girard, inquired if replacement lights will be installed along Broad Street.

Mr. Bowe stated that it would be addressed.

Ms. Louis also inquired if trees would be replaced within in the City after trees have been removed.

Councilwoman Tierney stated that she is working with Mr. Dukelow to obtain funding to do just that.

Ms. Louis stated that she is aware that many municipalities have obtain the tree funding that Councilwoman Tierney is referring to and would like to see the City of Woodbury being one of them.

Councilwoman Schreyer stated as a former Chairperson of the Environmental Committee she would like Ms. Louis to know that action has been underway for some time now and there has always been concern with the trees and the environment in the City, hopefully this will happen in the very near future and we could move forward in obtaining those funds.

As no one else desired to address Council, on motion of Councilman Riskie, seconded by Councilwoman Tierney, the Public Portion was closed and the Regular Order of Business was resumed.

There being no further business, on motion of Councilman Louis, seconded by Councilwoman Tierney, the meeting was adjourned at 9:00 am.

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THOMAS B. BOWE  
Clerk/Administrator

**OTHER OFFICIALS PRESENT**

Chief Financial Officer: Robert Law  
Deputy City Clerk: Gail Scheffler  
Emergency Management Coordinator: Lieutenant Cope  
Engineer: Ted Wilkinson, PE  
NPP Coordinator: Virginia Horn  
Police: Chief Merinuk  
Solicitor: James Pierson, Esq.