

MINUTES
FEBRUARY 28, 2011
7:30 p.m.

The Meeting was opened with the Pledge of Allegiance.

President Sloane requested a Moment of Silence.

The Open Public Meeting Statement was read by the Acting Clerk, Gail R. Scheffler.

Roll Call

Present: Carter, Brown, Louis, Tierney, Connor, President Sloane, and Mayor Riskie

Absent: Pottillo, Trout, *Fleming

Minutes

On motion of Councilman Louis, seconded by Councilwoman Tierney, the minutes of February 14, 2011 were approved as submitted.

Public

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

***Councilman Fleming arrived at 7:36 pm.**

Anthony Chiesa, 36 Rugby Place, inquired about Ordinance #2132-11 the property it involved. Mr. Roy Duffield, Tax Assessor stated it was a vacant lot behind the Karate School on S. Evergreen Avenue.

Mr. Chiesa also inquired regarding Resolution #11-58 the Debt Policy. Mr. Law responds.

Brendan Chiesa, 36 Rugby Place, inquired regarding Resolution #11-60 and the Lien against the Country Club. Mr. Law responds.

Mr. Chiesa also inquired about Resolution #11-56 regarding Colonial Park and why the City was involved, as it is a County property. Mr. Sam Hudson, Administrator of the Senior Housing Development Corporation of Gloucester County, was in the audience and responded to the question.

There being no one else, on motion of Councilman Louis, seconded by Councilwoman Tierney, the Public Portion was closed and the Regular Order of Business was resumed.

PRESENTATION BY CASA

Councilwoman Brown introduced Ms. Deanna Davis, Administrator of CASA (Court Appointed Special Advocates).

Ms. Davis stated her corporation is interested in conducting a small parade starting from the Acme Parking Lot to the Masonic Lodge on Broad Street. The date is Saturday, April 16, 2011 and the time will be from 11:00 am to 3:00 with a short programs being held at the Acme Parking Lot. Ms. Davis stated she has been in contact with Lt. Atkinson, Acme and the Masonic Lodge to ensure all the proper individuals are in agreement before moving forward. She is awaiting final approval from Chief Merinuk as she is aware that this date is the same of the Woodbury Relays.

PUBIC SESSION ON ORDINANCES AND RESOLUTIONS

RESOLUTIONS AND ORDINANCES

FINANCE & ADMINISTRATION

ORDINANCE #2130 - BOND ORDINANCE AUTHORIZING THE CONSTRUCTION AND INSTALLATION OF A NEW WATER MAIN SYSTEM TO REPLACE EXISTING WATER MAINS IN AND FORE THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$3,587,500 THEREFORE; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATIONS BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$3,587,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Councilman Fleming presented the above-entitled ordinance.

The Acting Clerk read the title of the ordinance.

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

On motion of Councilman Fleming, seconded by Councilwoman Tierney, the public hearing was ordered closed.

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

Ayes	7	Carter, Brown, Fleming, Louis, Tierney, Connor, President Sloane
Nays	0	
Absent	2	Pottillo, Trout

ORDINANCE #2131-11 - CALENDAR YEAR 2011 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A.40A:4-45.14)

Councilman Fleming presented the above-entitled ordinance.

The Acting Clerk read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilwoman Tierney, 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 March 14, 2011.

ORDINANCE #2132-11 - ORDINANCE OF THE CITY OF WOODBURY AUTHORIZING ACCEPTANCE OF DEED IN LIEU OF FORECLOSURE REGARDING S. EVERYGREEN AVENUE, BLOCK 138, LOT 2 (1st Reading)

Councilman Fleming presented the above-entitled ordinance.

The Acting Clerk read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilwoman Tierney, 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 March 14, 2011.

RESOLUTION #11-57 - RESOLUTION OF THE CITY OF WOODBURY SUPPORTING A REPEAL OF SICK LEAVE INJURY

Councilman Fleming presented the above-entitled resolution.

The Acting Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilwoman Tierney, the resolution was adopted by a voice motion.

RESOLUTION #11-58 - RESOLUTION TO ADOPT A CITY OF WOODBURY DEBT POLICY

Councilman Fleming presented the above-entitled resolution.

The Acting Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilman Louis, the resolution was adopted by a voice motion

RESOLUTION #11-59 - RESOLUTION APPROVING AN INTERLOCAL AGREEMENT TO PROVIDE FIRE OFFICIAL SERVICES TO THE BOROUGH OF WENONAH

Councilman Fleming presented the above-entitled resolution.

The Acting Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilman Louis, the resolution was adopted by a voice motion

RESOLUTION #11-60 RESOLUTION OF THE CITY OF WOODBURY IMPOSING LIEN (S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPALITY CODE § 162-4

Councilman Fleming presented the above-entitled resolution.

The Acting Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilwoman Tierney, the resolution was adopted by a voice motion

VOUCHERS

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

Councilman Fleming stated he would like to remind everyone that the hearing for the Introduction of the Budget will be Monday, March 3, 2011 at 7:00 pm in Council Chambers.

Councilman Fleming advised that he would like to inform everyone that the City is taking all of the complaints from the residents regarding the water reading discrepancies that have been occurring very seriously. A meeting had been held with the Public Works Department, the Meter Company who sold us the new meters, and he has been in contact with

the third party Consultant. Councilman Fleming had prepared a ten page memo which he distributed to every Council Member of his findings. To highlight just a few points they have come to the following conclusions; Council must conduct a review of the rate structure, residents will have to be more aware of their water usage, and thirdly possible problems such as a leakage that the homeowner is not aware of could drastically affect a water reading due to the sensitivity of the equipment.

Councilman Fleming then gave an example stating he did a test to calculate the projected flow in his own home using varying methods of water usage. Councilman Fleming then gave the water usage and the rate factor based on the water flow , each time verifying how the water meter calculated the usage, and was very extremely surprised at the results. Councilman Fleming then explained how the meter technically calculates the water usage on a daily basis, which is different than our previous system which calculated water usage on a quarterly basis.

In conclusion the GAI report recommended that a one-time adjustment be made to all residents for the third quarter billing. Also more materials will be made available to the consumer explaining just how sensitive the meters are.

President Sloane stated that he would like to summarize; meters are working just fine, residents have to be educated just how sensitive the meters are in recording usage, set up hardware by a red flag alerting customer when there is a leakage, possibility of reviewing our rate structure, and lastly, possibly offering a one-time grace period to customers who have experienced a drastic change in their water readings.

Joe Kennedy, 340 South Jackson Street inquired when will this be resolved, it has been going on for some five weeks now.

President Sloane advised Mr. Kennedy that Council is just as concerned to resolve this situation as he is.

Councilman Louis commented that he highly doubts that the high readings have all been caused by leaky faucets. We received 69 complaints in the Water and Sewer Department, not just the two that have come before Council. We have to take a long hard look at what our rate structure is and bring it back into line with current rates.

Councilwoman Tierney suggested Council wait before we make any type of adjustment with our water rates. She believes that last summer we had an extremely dry summer and we have to educate our residents on the significance of conserving water usage.

Mayor Riskie referenced a comment former Mayor Richard Skinner made in 1995 that one day water would be a very expensive commodity to provide our residents, which is now a reality.

Joanne Fitzgerald, 33 Lupton Avenue inquired if she could obtain a copy of the GAI Report. Also could the public have any input prior to Council's decision.

Howard Friedbergh, 661 N. Broad Street, stated that he had problems and his water meter was replaced and it has made a big difference; but he would like to put his name on the list since he already paid those bills and now he is believes they were inaccurate.

President Sloane advised Mr Friedbergh to leave his name with the Water and Sewer Department and they would include his name on the list when a final decision is reached.

PUBLIC SAFETY

RESOLUTION #11-55 - RESOLUTION AUTHORIZING THE CITY OF WOODBURY TO GRANT A PERMIT TO MAIN STREET WOODBURY FOR PUBLIC MUSIC PERFORMANCES FOR WOODFEST

Councilman Louis presented the above-entitled resolution.

The Acting Clerk read the title of the resolution.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the resolution was adopted by a voice motion.

Councilman Louis stated that he recently spoke with Chief Merinuk and would invite him to come forward to brief Council on his budget overview.

Chief Merinuk stated that he has compiled an overview of responses that the Police Department handled in 2010; and would like Council to review the statistics prior to the budget meeting on Monday, March 7, 2011.

Also, the Chief advised that Patrolmen Pitzo has reached out to the apartment complexes regarding the landlord courses that will be offered and he will be speaking with the individual landlords in the next week.

Chief Merinuk addressed the Delaware Street Project and how it is affecting traffic.

Councilman Louis inquired how snow-removal is being handled by the Police Department regarding the issuing of tickets.

Chief Merinuk advised that this year his department received more complaints than last year. When a complaint is received an officer is dispatched and notifies the property owner that the snow must be removed within 24 hours after the snowfall has stopped. If the landlord does not comply a violation is issued that mandates a court appearance. The Chief agreed that the ordinance should be reviewed and amended accordingly.

President Sloane stated that he spent a day in Municipal Court and witnessed first-hand how much time, along with manpower is spent on misdemeanors, not to mention the discontent that is displayed by the resident. President Sloane stated that it is quite clear changes have to be made to the existing ordinance.

President Sloane stated that he would request the City Solicitor look into the City's procedures involving snow removal and dog license ordinances.

Chief Merinuk stated that he has not received many complaints regarding the Delaware Street detour; but today there was a vehicle accident, not necessarily because of the detour but the change in traffic patterns could have contributed.

PUBLIC WORKS/UTILITIES

Councilwoman Tierney inquired if the City Engineer could comment on the Delaware Street Project.

Mr. Ted Wilkinson, City Engineer, advised that the project will continue for another three (3) weeks.

The City Engineer is requesting authorization to go out to bid for additional work on Delaware Street to include curbing so that the City does not lose the money set aside to do the project. In addition, the Engineer is also requesting authorization to go out to receive bids for the Closure of Wells 1 and 2.

On motion of Councilwoman Brown, seconded by Councilwoman Tierney, the Curbing for Delaware Street and for the Closure of Wells 1 and 2 were approved as requested.

Councilwoman Tierney stated that the 3rd and 4th Graders Woodbury Basketball Team, who were undefeated for the season, had won their first Division Tournament this past Saturday. Councilwoman Tierney recognized Councilwoman Carter's son who is a member of the team and thanked all the volunteers, coaches and players for their accomplishment.

ECONOMIC DEVELOPMENT

ORDINANCE #2133-11 - AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE TO WOODBURY MAIN STREET TO ASSIST WITH ECONOMIC DEVELOPMENT WITHIN THE CITY OF WOODBURY

Councilman Fleming presented the above-entitled ordinance.

The Acting Clerk read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilman Connor, 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 March 14, 2011.

Councilman Fleming advised that a meeting will be held by the Committee regarding the Redevelopment on Thursday, March 2, 2011.

Also, Councilman Fleming stated that according to a report he read in the Gloucester County Light Rail Project is still being considered.

PERSONNEL

Councilman Louis advised he is still waiting for the Chairman of the Personnel Committee to get back to him regarding the Clerk, Administrator and Economic Development Director positions; and does not understand why it is being held up.

President Sloane stated that he still has to make some phone calls pertaining to the Economic Development Director position.

Mayor Riskie stated that he heard that response four weeks ago and is still hearing the same response, the next meeting will be six (6) weeks.

President Sloane advised that he would rather take some additional time to make sure the right decision on the proper way to handle the three positions. Also, President Sloane

stated that he was on vacation for two weeks and does not think waiting two more weeks is unreasonable.

COMMUNITY DEVELOPMENT

RESOLUTION #11-56 - RESOLUTION OF NEED PURSUANT TO N.J.S.A. 55:14k-6 FOR THE COLONIAL PARK HOUSING PROJECT LOCATED WITHIN THE CITY OF WOODBURY

Councilwoman Brown presented the above-entitled resolution.

The Acting Clerk read the title of the resolution.

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

Councilwoman Brown advised that she is in contact with the residents at Colonial Park on a weekly basis and has heard nothing but praise from the residents regarding the renovation project caused by the recent fire at Colonial Park Apartments.

Councilwoman Brown thanked Councilman Fleming for his report regarding the water meters and also the report from CASA Director, Ms. Davis.

Councilwoman Brown informed Council of the recent passing of Victor Browne, who was very involved in the Woodbury Summer Basketball Program at Wing-Dickerson Park. Mr. Browne's viewing will be held Saturday, March 5, 2011 from 9:00 to 11:00 with services at 11:00 am at Bethlehem Baptist Church.

GREEN ACRES PROGRAM

Councilwoman Carter had nothing to report.

MAYOR

Mayor Riskie reported on the following:

1. Mayor Riskie thanked Councilman Fleming for his extensive work on the water report;
2. The Mayor commented on the light rail project and asked that President Sloane authorize the Public Safety Committee to create the Parking Authority and have something in place and be prepared ;

3. Mayor Riskie advised he received a letter that there is a proposal to do away with Urban Enterprising Zones;
4. The Mayor also received a letter from the County inquiring if the City will be participating again this year with Movies in the Park. Mr. Dukelow will follow-up and report back to the County;
5. Also a letter from Senator Norcross and Assemblyman Wilson confirming the City receiving grant money in the amount of \$201,840.00 for the resurfacing of Delaware Street;
6. Assemblyman Burzichelli is looking into preparing some type of legislative for towns to acquire liquor licenses if they are part of a redevelopment project, such as we are.

CLERK

The Acting Clerk advised that a Public Hearing will be held on March 8, 2011 at 7:00 before the West Deptford Planning Board;

Ms. Scheffler, thanked Captain Sheehan for helping the City receive a gold award for the Safety Incentive Program; and also for the City's Recognition for Excellence with the reporting of claims.

Ms. Scheffler, speaking as the JIF Claims Officer, stated she would like to thank all the Department Heads for responding in a timely fashion.

PUBLIC

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

Dave Partridge, 120 S. Davis Street, approached Council regarding the accident which occurred today at the corner of S. Davis and Centre Streets. Mr. Partridge continued that since the traffic is being diverted from Delaware Street there should be a four-way stop sign, many vehicles are coming down the street at a very high rate of speed.

Chief Merinuk stated that his department is doing everything they possibly can to control the current traffic pattern change; but will look into the four-way stop sign.

Brendon Chiesa, 36 Rugby Place, stated that he is requesting that Council still continue to maintain routine maintenance when making budget cuts.

Also, Mr. Chiesa, inquired if City employees could be more considerate in the manner in which they throw trash cans back after emptying them.

In conclusion, Mr. Chiesa, commented on the position of the Clerk/Administrator, stating that even prior to Mr. Bowe leaving, Council was aware that his position would need to be filled; someone going on vacation, should not even enter into the decision making process on how and when to fill the vacancy.

Joanne Alice, 216 Holroyd Place, stated that last spring she met with Mayor Curtis, Mr. Bowe and Mr. Dukelow, regarding making improvements to an area near the lake.

Some of the recommendations were; steps leading down the slope to gain access to the walk way (someone even donated the pavers to be used). Also the fencing at the end of Holroyd Street is in desperate need of repair.

President Sloane requested that Rich Leidy follow-up on the request suggesting this may be a project our Community Service Workers could do.

As no one else desired to address Council, on motion of Councilwoman Tierney, seconded by Councilman Louis, 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 9:20 pm.

Respectfully submitted,

GAIL R. SCHEFFLER
Acting City Clerk

OTHER OFFICIALS PRESENT

Assessor: Roy Duffield
Chief Financial Officer: Robert Law
City Engineer: Ted Wilkinson, PE
Librarian: Jean Wipf
Main Street Director: Ronda Abbruzzese
NPP Coordinator: Virginia Horn
Police Chief: Reed Merinuk
Solicitor: James Pierson