

**MINUTES**  
**MARCH 14, 2011**  
**7:30 p.m.**

**Pledge of Allegiance** President Sloane opens the meeting.

**Invocation:** Reverend Dr. Samuel Willis - Bethlehem Baptist Church delivers the Invocation.

**Reading of the Open Public Meeting Statement** - Mr. Law, Acting Administrator advises of the Public Notice of the meeting.

**Roll Call**

**Present:** Pottillo, Brown, Trout, Tierney, Louis, Fleming, Sloane, Mayor Riskie

**Absent:** Carter and Connor

**Approval of Minutes:**

On motion of Councilwoman Tierney, seconded by Councilman Louis, the minutes of January 24, 2011 and March 7, 2011 were approved as submitted. Councilman Trout abstained from the January 24, 2011 vote.

**Open to the Public for Agenda Items**

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

Joan and Dom Kennedy, 340 S. Jackson Street, came forward to object to the Resolution #11-67 which showed an adjustment to his water bill. Mr. Kennedy stated he strongly objected to the calculations estimated and is not agreeable to settle for that amount.

Councilman Fleming attempted to explain how the adjustments were calculated.

Mike & Joanne Fitzgerald, 33 Lupton Avenue, also one of the residents listed on that resolution also objected to the conclusion. Mr. Fitzgerald distributed a print out of their water usage and bills from 2007. At no time from 2007 to now, have they ever used the amount of water that is being recorded on the new meters, even in the hottest of summers.

Mrs. Fitzgerald stated that they have been trying to be involved and asked to attend meetings with consultants and also to receive copies of reports, none of which has happened.

Councilwoman Tierney stated that she did contact Mr. Law and inquired if they could be included or at least contacted to advise them what is going on. The City intends to be fair in their decision; but every resident received a higher bill, herself included. We have had 69 complaints out of 3500 homeowners, they are not high numbers.

President Sloane stated that some type of deduction was made based on the information we received. Council has the option for Council to reject the resolution and review the figures; however, he does not recommend that, this has gone on far too long.

Councilwoman Tierney requested that the Fitzgerald's receive a copy of the GPM report.

City Solicitor, James Pierson, advised that it would be up to Council whether to release the report.

On motion of Councilman Louis, seconded by Councilman Trout, the floor was closed to the Public.

On motion of Councilman Trout, seconded by Councilwoman Tierney, the GPM report

### **Presentation Relay for Life**

Angela Stagliano and Brian Nichol, Inventor and Co-Inventor of the Relay for Life Organization, briefed Council on how much cancer affects everyone in one way or another.

The Relay is to give support to the survivors of cancer and also a way to honor those whose lives were lost. On May 20th at 4:00 at the Chestnut Branch Park in Mantua, New Jersey the American Cancer Society will be holding their annual event and would like anyone interested to participate and contact them.

Councilwoman Brown stated she was a cancer survivor and has participated in the Cancer Relays and found it a very helpful support group for a very worthy cause.

### **Presentation Regarding Economic Revitalization**

Mr. Bob Melvin from Group Melvin Design and Mr. Jerry Vasquez, from Triad Associates, were the presenters for this evening's presentation.

Prior to the presentation Councilman Fleming advised that this is a pre-presentation that will be reviewed by Council prior to having a formal presentation before potential developers.

Councilman Louis advised that he has been attending many of the meetings and would just like to add that the City would also like to involve the County and private investors to help with the funding.

Mr. Melvin stated that the main feature of the study was to highlight the probability of light rail coming into Woodbury and how to focus on how we can best serve the pedestrians to include retail shops between the two train stops being considered in the City of Woodbury.

Mayor Riskie advised that he wanted everyone to be sure to understand that all proposed plans have to be approved by the Woodbury Zoning/Planning Board before any action is taken.

**PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS**

**Resolutions and Ordinances**

**Finance & Administration**

**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:4-45.14) (2<sup>nd</sup> Reading)**

Councilman Fleming presented the above-entitled ordinance.

The Acting Administrator read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilman Louis, the ordinance was ordered open for Public Hearing.

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

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

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

**Ordinance - #2132-11 - Ordinance of the City of Woodbury Authorizing Acceptance of Deed in Lieu of Foreclosure regarding S. Evergreen Avenue, Block 138, Lot 2 (2<sup>nd</sup> Reading)**

Councilman Fleming presented the above-entitled ordinance.

The Acting Administrator read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilwoman Tierney, the ordinance was ordered open for Public Hearing.

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

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

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

**#11-63 - Resolution to Adjust Water Charges for 4<sup>th</sup> Quarter Billing Due to Faulty Transmitter Unable to Send Actual Reading**

Councilman Fleming presented the above-entitled resolution.

The Acting Administrator read the title of the resolution.

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

**#11-64 - Resolution Authorizing Cancellation of Balances on Water Sewer Accounts in the City of Woodbury**

Councilman Fleming presented the above-entitled resolution.

The Acting Administrator read the title of the resolution.

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

**#11-65 - Resolution Authorizing City Engineer To Go Out To Bid for Phases I and II of the Delaware Street Resurfacing Project**

Councilman Fleming presented the above-entitled resolution.

The Acting Administrator read the title of the resolution.

Councilman Louis inquired if Phase I and Phase II will go to the City line. The City

Engineer stated unlikely, because of the cost factor, if the City receives the grant it would allow the City to complete from Broad to Warner Streets.

Councilman Louis stated that he and others were under the impression that from the beginning of this project, many were lead to believe that the project would go as far as Warren Street.

Mr. Wilkinson continued by explaining that from the beginning it was known that the State will only give a municipality \$200,000.00 a year in grant funds, so we should look at this as a three year project.

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

**#11-67 - Resolution Authorizing Adjustment to 3<sup>rd</sup> Quarter 2010 Water Billing for Certain Accounts**

Councilman Fleming presented the above-entitled resolution.

The Acting Administration read the title of the resolution.

Councilman Fleming requested that this resolution be tabled until such time further conversation can continue with the residents involved.

On motion of Councilman Fleming, seconded by Councilman Trout, the resolution was tabled.

**#11-68 - Resolution Authorizing a Purchase Agreement with Winner Ford for Two (2) 2011 Crown Victoria Police Vehicles**

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

**Vouchers**

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

Councilman Fleming advised that he intends to hold a couple more meetings with the Finance Committee prior to the Public Hearing and potential adoption of the Budget.

Mayor Riskie inquired if there are any anticipated reductions to be made.

Councilman Fleming advised that the Committee has worked very hard to make whatever cuts they have. Only area to cut would be personnel and they would hope that did not have to happen.

## **Public Safety**

### **#2135-11 - Ordinance Amending Chapter 59 “Animals” Section 31 Violations and Penalties of the Code of the City (1<sup>st</sup> Reading)**

Councilman Louis presented the above-entitled resolution.

The Acting Administrator read the title of the resolution.

President Sloane explained that he had asked that the City Solicitor review both the Snow Removal Ordinance and Dog License Ordinance. This request was due to the overwhelming number of people who had to appear in Municipal Court during the recent months. The previous ordinances required a court appearance so a penalty could be established. This amendment will now establish this penalty fee thereby eliminating the need to appear in court.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the ordinance was adopted on first reading, to be advertised according to law, come up for public hearing and final adoption at the next regularly scheduled meeting of Council on March 28, 2011.

### **#2136-11 - Ordinance Amending Chapter 167 “Removal of Snow, Ice and Obstruction” Section D of the Code of the City of Woodbury (1<sup>st</sup> Reading)**

Councilman Louis presented the above-entitled resolution.

The Acting Administrator read the title of the resolution.

On motion of Councilman Louis, seconded by Councilman Trout, the ordinance was adopted on first reading, to be advertised according to law, come up for public hearing and final adoption at the next regularly scheduled meeting of Council on March 28, 2011.

## **Public Works/Utilities**

Councilman Louis advised he is still looking into creating a Parking Authority within the City of Woodbury.

**Economic Development**

Councilwoman Tierney had nothing to report.

**#2133-11 - An Ordinance Authorizing the Lease of Office Space to Woodbury Main Street to Assist with Economic Development within the City of Woodbury (2<sup>nd</sup> Reading)**

Councilman Trout presented the above-entitled ordinance.

The Acting Administrator read the title of the ordinance.

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

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

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

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

Councilman Trout advised he has been attending Main Street meetings and they are moving along very well. They recently held a Comedy Night this past Friday evening which was very successful, it was a sell-out.

Councilman Trout referenced Mr. Melvin mentioning establishing a Economic Development Counsel and inquired if that was something he was to act on.

President Sloane stated yes when the time warranted, but not quite yet.

Councilman Louis stated that when this Ad-hoc Committee was formed there were several different people, in various roles, that would like to be involved.

President Sloane stated he would ensure that we have as much public participation as possible when the Committee is implemented.

## **Personnel**

Councilman Pottillo advised that posting in the newspaper and on the internet for the positions of Clerk, Administrator, and Economic Development Director will continue until the 31st of March. So far we have received 37 responses.

## **Environmental**

Councilman Trout had nothing to report.

## **Community Development**

### **#2134-11 - Ordinance of the City of Woodbury Authorizing the City of Woodbury to Execute an Agreement to Transfer and to Transfer Real Property to Gloucester County Habitat for Humanity (1<sup>st</sup> Reading)**

Councilwoman Brown presented the above-entitled ordinance.

The Acting Administrator read the title of the ordinance.

On motion of Councilwoman Brown, seconded by Councilman Pottillo, the ordinance was placed on first reading, to be advertised according to law, come up for second reading and final adoption at the next regularly scheduled Council Meeting of March 28, 2011.

### **#11-62 - Resolution Authorizing Execution of Agreement Between the New Jersey Housing and Mortgage Finance Agency and the City of Woodbury for the Live Where You Work Program**

Councilwoman Brown presented the above-entitled resolution.

The Acting Administrator read the title of the resolution.

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

### **#11-66 - A Resolution of the City of Woodbury to Enter into and Obtain a Grant from the County of Gloucester Department of Economic Development, Division of Housing and Community Development for the Program Year 2011 Community Development Block Grant Municipal Program and Authorizing the Filing of an Application Seeking Grant Funds in the Amount of \$100,000.00 for the Construction of ADA Compliant Restrooms and Bleachers at Stewart Lake Park Football Field – Priority No. 1**

Councilwoman Brown presented the above-entitled resolution.

The Acting Administrator read the title of the resolution.

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

**#11-69 - A Resolution of the City of Woodbury Authorizing the City of Woodbury to Enter into and Obtain a Grant from the County of Gloucester Department of Economic Development, Division of Housing and Community Development for the Program Year 2011 Community Development Block Grant Municipal Program and Authorizing the Filing of an Application Seeking Grant Funds in the Amount of \$50,000.00 for the Construction of ADA Compliant Handicap Ramps Throughout Specific Areas of the City – Priority No. 2**

Councilwoman Brown presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

Councilwoman Brown introduced Deanna Davis from the CASA Organization to come forward to talk about a parade her group is requesting. Ms. Davis requested that the parade be held on April 30th starting at 11:00 am, and will only last about an hour. They would be walking down Broad Street from the Acme to the Masonic Lodge.

Chief Merinuk stated that originally he spoke with Ms. Davis and she requested the date of April 16, 2011, which was the same date as the Woodbury Relays. He did not feel that was a good choice of days to have it. Chief Merinuk also cautioned Council that if they approved this request, it could open requests for all other organizations who desired to march for a variety of causes.

Councilwoman Tierney advised that participating in the City's Fall Parade may be a better day to reach out to the public, due to the large attendance. Ms. Davis responded advising that April is "Child Abuse Prevention Month".

On motion of Councilwoman Brown, seconded by Councilman Pottillo, the request was approved for this year to conduct said parade on April 30, 2011.

**Green Acres Program**

Councilwoman Tierney had nothing to report.

## **Reports**

### **Report of Mayor**

Mayor Riskie thanked Councilman Pottillo and his Committee for moving forward with the publication of the three positions. Hopefully, the City will be able to fill the positions with a qualified candidate.

The Mayor Also thanked Councilman Louis for inquiring about establishing a Parking Authority Committee in the very near future.

Also, the Mayor advised that he has received a second request from Kathy Renner, Esq. who represents Brown and Connery inquiring about the problem involving the alley behind their building.

Councilwoman Tierney stated she would check again with Public Works on the status.

Mayor Riskie stated he received a letter from the City Solicitor, James Pierson on the Revaluation that will be occurring.

### **Report of Clerk**

Mr. Law, Acting Administrator, advised of a Public Hearing to be held on March 21, 2011 before the Planning/Zoning Board regarding a solar carport for a property on 232 Glover Street.

The City Engineer, Ted Wilkinson, came forward to update Council on repairs to the Fire House Project. Also, the front doors to the City Hall Building will be repaired with some of the money left over from the Firehouse Project.

Councilwoman Tierney requested that before Council take any action on where to spend the excess money left over from the Firehouse Project, it be discussed with the Finance Committee.

**Public**

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

George Gallenthin, 26 S. Bayard Street, came forward to discuss his dissatisfaction with the condition of the Woodbury Country Club. Mr. Gallenthin offered several opinions the City could take to ensure that proper maintenance measures are taken until such time the property is sold. Mr. Gallenthin offered his explanation of how the City could enforce the rehabilitation of the Woodbury Country Club property vs. the redevelopment of said property.

Al Nicolosi, 10 Aberdeen Place, agreed with much of Mr. Gallenthin's comments regarding "looking outside of the box" which is Woodbury's only way of moving forward. Mr. Nicolosi stated that the City has to be prepared to start opening their minds to different ideas and hire someone knowledgeable enough in this area who can spearhead an Economic Development Committee and take Woodbury into the 21st Century.

Chuck Rose, 306 W. Centre Street, came forward to advise Council that he will now be one of the liaisons from the County attending Council Meetings. The other two individuals are Lisa Morina and Bob DiLella.

Gary Strong, 31 S. Bayard Street, addressed the concerns Mr. Gallenthin who previously spoke about the concerns of the Woodbury Country Club. He too decided to move to Woodbury because it was a great place to live and he could not ask for anything better than to have a golf course as his back yard view and a city park out of his front window. Some of his concerns are kids trespassing, overgrowth of weeds and potential fire hazard conditions which is now what he and the other neighbors are dealing with.

Richard Melchiorre, 323 Delaware Street, inquired about the Delaware Street Project and if sidewalk replacement has been considered.

Mr. Wilkinson, City Engineer, advised that the State will not allow for replacing sidewalks with grant money. The City Engineer stated if the contractor damages someone's sidewalk during construction that the contractor would be responsible to replace it.

Mr. Melchiorre also stated that as a taxpayer he is concerned about the redevelopment of Main Street situation (or lack of) as there is nothing to attract anyone to go there. He has moved here and came to a Council Meeting and we have been talking for three years and we are still talking with no progress.

President Sloane stated that in the last three years, there is a process that has to be taken and it does take time to set the plan into motion; so we have taken steps to move forward. The City has taken positive steps starting with addressing our rental properties, hiring someone knowledgeable regarding redevelopment, who can bring a future vision to Woodbury.

Josh Schottenfeld, 123 S. Horace Street, came forward to request Council reconsider the ordinance addressing residents being able to keep chickens as backyard pets.

Mayor Riskie commented on Mr. Scottenfeld's e-mail listing all the positives regarding changing the ordinance. He still does think it would be an environmental issue because of the City being mostly residential. However, the City Solicitor has been instructed to review the request.

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

There being no further business, on motion of Councilwoman Tierney, seconded by Councilman Trout, the meeting was adjourned at 9:36 pm.

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ROBERT LAW  
Acting Administrator

**OTHER INDIVIDUALS PRESENT**

Assessor: Roy Duffield

Engineer: Ted Wilkinson, PE

Liaison for County: Chuck Rose

Librarian: Jean Wipf

Main Street Director: Ronda Abbruzzese

NPP coordinator: Virginia Horn

Police Chief: Reed Merinuk

Solicitor: James Pierson, Esq.

Recording Secretary: Fran A. Nigro