

April 9, 2007

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 p.m.. The meeting was held in Council Chambers located at Woodbury City Hall, 33 Delaware Street, Woodbury, N.J.. 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 4, 2007.

The Invocation was delivered by the Reverend Christine Regan of St. Stephens Lutheran Church.

### **ROLL CALL**

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

**Absent:** Mayor Curtis

### **MINUTES**

On motion of Councilman Louis, seconded by Councilman Riskie, the minutes of the meeting of March 26, 2007 were approved as submitted. Councilwoman Tierney and Councilwoman Brown abstained from voting as they were absent from that meeting.

### **CHANGES TO THE AGENDA**

President Sloane stated that the changes to the agenda included:

1. There will be a presentation of plaques after the Public Portion;
2. The second reading of Ordinance #2047-07 will be added to the agenda.

### **PUBLIC PORTION**

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

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

### **PRESENTATION OF PLAQUES**

Councilwoman Brown stated that on behalf of the Neighborhood Watch Association she was asked to present a plaque to the City in recognition of the City's continuing support.

President Sloane graciously accept the plaque stating that he was honored to accept the plaque and that the West End Neighborhood Association has been an asset to the City in the nineteen years they have been in existence.

President Sloane then presented a plaque to Virginia Horn by the West End Association for all her hard work with the Neighborhood Preservation Program.

### **PRESENTATION OF RECYCLE PROGRAM**

Councilman Belko introduced Mr. Robert Milligan, who then gave a comprehensive "power point" presentation about his company, Recyclebank.

Recyclebank is a single-stream recycle trash collection company that offers residents of the communities in which it operates incentives in the form of redeemable coupons to recycle, which theoretically increases residents participation in recycling.

Recyclebank will retrofit whatever number of trash trucks a given municipality needs and they will provide their special containers to that municipality's residents. Through the retrofitting and the special containers they are able to track who recycles and at what weight they recycle, thus being able to determine the amount of coupons an individual household or individual should get.

Recyclebank's normal charge to a municipality is \$2.50 per living unit, per month; however, they would offer the City of Woodbury a 50-50 split during the first year of operation if they came into Woodbury.

There were a number of questions from Council, and a few from the public with Councilman Belko, who had made the initial contact with Recyclebank, leading the discussion.

In the final analysis the City must now do its homework relative to the "big picture" to see if this program is economically feasible for the City.

### **FINANCE & ADMINISTRATION**

**ORDINANCE #2047-07 – YEAR 2007 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR GREATER THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14)**

Councilman Fleming presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilman Riskie, the ordinance was placed second reading and ordered open 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 Councilman Riskie, the resolution was adopted by a roll call vote.

Ayes	9
Nays	0

**RESOLUTION #07-88 – RESOLUTION AUTHORIZING CHANGE ORDER #1 REGARDING ELKIS BROTHERS WAREHOUSE DEMOLITION CONTRACT**

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #07-90 – RESOLUTION TO REFUND OVERPAYMENT OF WATER CHARGES**

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**VOUCHERS**

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

Councilman Fleming stated that Council will be receiving copies of spreadsheets pertaining to capital projects whereby Council is encouraged to review and if there are any questions they can be addressed at the next Council meeting.

**PUBLIC SAFETY**

Nothing to Report.

### **PUBLIC WORKS**

Councilman Belko advised that after hearing the presentation from Mr. Milligan of Recycling Bank he would highly recommend that Council look closer into participating in the program and also has a copy of an agreement so that the Solicitor can review it.

President Sloane stated that we may have to further look into the presentation involving matters of going out to bid before entering with one contractor, the Solicitor would have to look into this.

### **ECONOMIC DEVELOPMENT**

Nothing to Report.

### **PERSONNEL**

Councilman Riskie stated that all the job descriptions have been completed and distributed so he is advising Council review all of them and if there are any questions to contact him.

### **ENVIRONMENTAL**

#### **RESOLUTION #07-87- RESOLUTION AUTHORIZING INTERLOCAL SERVICES AGREEMENT WITH ROWAN UNIVERSITY FOR TREE REMOVAL**

Councilwoman Schreyer presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilwoman Tierney inquired what trees these were that were being removed.

Mr. Dukelow stated that they were pine trees, fifteen (15) in total, seven (7) on the Rowan property and eight (8) in the City's right-of-way.

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

### **COMMUNITY DEVELOPMENT**

#### **RESOLUTION #07-89 – RESOLUTION SUPPORTING THE COUNTY OF GLOUCESTER'S APPLICATION TO THE NEW JERSEY HISTORIC SITES COUNCIL FOR EXPANSION OF THE JUSTICE COMPLEX**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Belko stated that although he is very happy that the courts are staying in Woodbury, he has never seen the County's total plan for all their coming alterations. This would have been just a common courtesy on the County's part to share their plans.

President Sloane commented that the County did have open public hearings for anyone to attend.

Councilman Belko stated that this subject is not new we have discussed this before.

President Sloane inquired if anyone had directly written a letter to the County asking them to make a presentation before Council.

There being no further comments, on motion of Councilwoman Brown, seconded by Councilwoman Schreyer, the resolution was adopted by a roll call vote.

Ayes	6	Riskie, Schreyer, Villari, Brown, Fleming, President Sloane
Nays	1	Louis
Abstain	2	Tierney, Belko

### **GREEN ACRES**

Councilwoman Schreyer inquired about the status of the soccer fields.

Mr. Wilkinson, City Engineer, advised that they will be going before the Deptford Planning Board the first week in May for their approval. If approval is granted the work should start in June, making the fields ready for the fall season.

### **NEW BUSINESS**

Councilman Fleming stated that with regards to the County and the Courts he has put together some sketches on his own depicting some ideas on the planned structure. Councilman Fleming stated that he did agree with Councilman Belko that he would like someone from the County to make a presentation before Council when these plans are finalized.

Councilman Fleming continued by stating that in his plans he has tried to make the building compatible with the Quaker Meeting House including columns and a wrap around porch accompanied with a restaurant. These are just some of his thoughts; he is anxious to hear the County's reply.

## **MAYOR**

President Sloane advised that after speaking with the Mayor, he did not have anything to report this evening.

## **CLERK/ADMINISTRATOR**

Mr. Bowe stated that there was a problem with the north end sewer and why this situation must be addressed immediately. Mr. Bowe then invited the City Engineer, Ted Wilkinson, to further elaborate.

Mr. Wilkinson discussed he would like to go out to receive three quotes to keep the project under the threshold needed to go out to bid. Because of the nature of the problem it is imperative that we address this situation ASAP.

President Sloane further elaborated on this situation.

On motion of Councilwoman Schreyer, seconded by Councilman Fleming, the City Engineer was authorized to receive quotes and proceed with the project with the lowest quote received ASAP.

## **PUBLIC**

On motion of Councilman Louis, seconded by Councilwoman Schreyer, the Regular Order of Business was suspended and the floor was opened to the public for Non-agenda Items only.

Gloria Howell, 431 Deptford Avenue, came forward to advise that she is having a problem paying her taxes.

President Sloane invited Mr. Law to explain what has occurred thus far regarding this situation.

Mr. Law proceeded by advising that Mrs. Howell has written a letter to the Tax Collector, Lorraine Roberts, explaining her situation. However, Ms. Roberts responded to Ms. Howell's request to be removed from the tax sale stating that, because of the particulars in Mrs. Howell's case, her property unfortunately has to go up for tax sale.

President Sloane stated that if Mrs. Howell is concerned about losing her property, this could not occur immediately. It will be a long term situation before any such situation could be implemented. President Sloane requested that Mrs. Roberts explain in more detail if there was

any other way to help Mrs. Howell than granting her immunity from what is otherwise a state law.

Mrs. Howell was advised to return to the next Council meeting and allow Council sufficient time to have the Tax Collector investigate the situation fully and see if anything can be done about the property going up for sale, or how possibly a payment plan could be arranged.

Dave & Sue Schrock, 49 Crescent Avenue, came forward to thank the City for taking action to address the storm sewer problem. Mr. Schrock stated that this has been an on-going problem and was curious just how much work is being planned for this section of the sewer. Mr. Schrock continued that there are other issues on his property for which he is concerned such as his sidewalk and a fence. Mrs. Schrock continued by adding commentary about the sink whole.

Councilwoman Schreyer stated that she is very concerned with past money being set aside for the north end sewer then going towards the repairs of other projects, such as Bell Lake.

Councilman Riskie stated that sometimes that does happen, especially if a project is in dire need of repair. A decision has to be made as to which project is the priority.

Dr. Laurie L. Louis came forward to discuss a parking issue on Nelson Avenue. Dr. Louis stated that she has a practice on the corner of Nelson Avenue and Route 45 with a barber shop right next to her. Over the years the employees from the Nissan Dealership have taken up all the parking on Nelson Avenue leaving no parking for her patients or the patrons of the barber shop. Dr. Louis continued that she has tried to handle this problem in a professional manner and she has even had a conversation with the head of the Nissan Dealership. He supposedly notified his employees to stop parking on Nelson Avenue. Dr. Louis stated she has spoken with the Police Department and tickets have been issued, but that still hasn't helped. Not only is the parking an issue but the employees have even blocked driveways.

Chief Merinuk verified the issues Dr. Louis has brought up. Chief Merinuk will himself address the head of the Nissan Dealership, Mr. Wright, in an attempt to solve the problem.

Gloria Holmes, 19 Nelson Avenue, came forward to also express just how serious the problem is to which Dr. Louis was referring stating that this problem has been going on since 2003 and stated that Mr. Wright is a very nice gentleman; however, she also had pictures to show just how serious the situation has become.

President Sloane stated that in addition to the Chief of Police talking to Mr. Wright, he would also like a study done to possibly consider changing our parking ordinance if necessary.

Brian Jones, 140 Spring Street, came before Council to inquire if there are any ordinances that govern someone buying a property listed as a single-family dwelling, and immediately renting it.

President Sloane responded that there is an ordinance that prohibits a single-family home being converted to a multi-family dwelling; however, an owner may rent a single-family house after going through appropriate procedures. There is nothing that says he must notify the neighbors that he is renting out the property.

President Sloane advised Mr. Jones to contact the housing department to make sure the buyer has registered the property as a rental; and if the renters that do eventually get into that property are a nuisance then there are avenues that can be taken to make sure they do not infringe on the rights of other neighbors.

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

There being no further business, on motion of Councilman Riskie, seconded by Councilwoman Schreyer, the meeting was adjourned at 9:10 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  
Deputy Clerk: Gail R. Scheffler  
Fire Chief: John Keuler  
Librarian: Jean Wipf  
NPP Co-Ordinator: Virginia Horn  
Police Chief: Reed Merinuk  
Streets: Thomas Dukelow