

The Regular Meeting of the Mayor and Council of the City of Woodbury held on the above date was called to order by President Harry R. Riskie 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 5, 2004.

The Reverend Christine Regan of St. Stephen's Church delivered the Invocation.

**ROLL CALL**

**Present:** Louis, Sloane, Schreyer, Grimming, Tierney, President Riskie, Mayor Clark

**Absent:** Brown, Graziani, Curtis

**MINUTES**

On motion of Councilman Louis, seconded by Councilman Grimming, the minutes of the meeting of April 26, 2004 were approved as submitted.

**PUBLIC**

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

Anthony Chiesa, 36 Rugby Place, came forward to inquire why Ordinance #1973-04 was being introduced and why did Council feel the need to change the current guidelines. Mr. Aimino explained why this was being done.

Mr. Chiesa also inquired regarding Ordinance #1974-04 and what the average salary increase would be. President Riskie stated that the increase would be a around 3.5 percent increase over last year.

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

**ORDINANCES**

**ORDINANCE #1973-04 - ORDINANCE AMENDING CHAPTER 202-57 OF THE WOODBURY MUNICIPAL CODE; USE REGULATIONS IN C-1 COMMERCIAL DISTRICT**

Councilman Grimming presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

Councilman Sloane inquired as to the difference between this ordinance and the existing ordinance?

Mr. Aimino, City Solicitor, advised that Section 11 was added and some of the previous permitted uses were deleted from the section dealing with permitted uses in first floor areas of the downtown.

President Riskie stated that these changes came about per the recommendation of the Planning/Zoning Board.

On motion of Councilman Grimming, 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 May 24, 2004.

**ORDINANCE #1974-04 - 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 Louis presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

Councilwoman Schreyer inquired about the non-contractual employees.

Mr. Law explained that the non-contractual employees will receive 3% increase whereas the police and public works contracts were slightly higher and the fire department is still negotiating a contract dating back to 2003.

Councilwoman Schreyer stated that her concerns were that there are State employees who have not received raises for the last two years.

On motion of Councilman Louis, 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 May 24, 2004. Councilwoman Schreyer was not in agreement with the voice vote and therefore it will be noted that she was opposed of the increase for non-contractual employees.

**SPECIAL MEETING**

President Riskie advised that a Special Meeting will be held next Monday, May 17th at 7:30 p.m. in Council Chambers. The purpose of the meeting will be to pass a resolution dealing with the Woodbury School Board Budget.

**RESOLUTIONS**

**RESOLUTION #04-81 - RESOLUTION AUTHORIZING EXECUTIVE SESSION (Litigation)**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Louis stated that possible action could be taken after the Executive Session is held.

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

**RESOLUTION #04-82 - RESOLUTION AMENDING AN INTERLOCAL SERVICES AGREEMENT BETWEEN THE CITY OF WOODBURY, THE BOROUGH OF WENONAH, THE BOROUGH OF WESTVILLE AND THE BOROUGH OF WOODBURY HEIGHTS**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #04-83 - RESOLUTION AUTHORIZING A CHANGE IN CONTRACT PRICE FOR THE HUNTER STREET MILLING AND REPAVING AND MOUNT CONSTRUCTION COMPANY, INC.**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #04-84 - RESOLUTION TO APPLY CERTAIN TAX OVERPAYMENTS YEAR TO YEAR 2002 TO 2004**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #04-85 - RESOLUTION APPOINTING CONSTRUCTION CODE OFFICIAL, BUILDING SUB CODE OFFICIAL AND BUILDING INSPECTOR** (Robert Kunkle)

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the resolution was adopted by a roll call vote

Mayor Clark then introduced Mr. Kunkle to Council.

**VOUCHERS**

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

Councilman Louis did advise that the Finance Committee will be meeting with the School Board Finance Committee tomorrow evening to discuss possible budget cuts that could be made to the School Board Budget after which a resolution will be presented at the Special Meeting of the Mayor and City Council on Monday, May 17th at 7:30 p.m..

## **RAFFLE APPLICATION**

Councilman Sloane presented a raffle application from WORC. On motion of Councilman Sloane, seconded by Councilwoman Schreyer, the application was approved as submitted.

Councilman Sloane spoke about a nationwide police program called CADIA in which the Woodbury Police Department participated and did extremely well. Councilman Sloane commended Chief Merinuk and his team of officers who participated in this program and encouraged them to keep up the good work.

Councilman Sloane requested Councilman Louis to forward to him any pertinent information from the City's Finance Committee relating to the Special Meeting scheduled for Monday evening. Councilman Louis stated he would gladly forward any information he had to Councilman Sloane via e-mail.

Councilwoman Schreyer advised that the Students in Government Program will be held at the meeting of May 24, 2004.

## **MAYOR CLARK**

Mayor Clark advised that she attended the Governor's Tax Summit Meeting in Trenton along with Councilman Louis, Councilwoman Tierney and Robert Law.

The Mayor summarized the events of that day by advising that there are no immediate plans to offer tax relief to property owners for at least 18 months. In addition, when this relief is offered, if at all, it will only benefit those property owners who already receive relief and nothing for those who do not.

The Governor also plans to put a question on the ballot in November, 2005 asking citizens to vote on whether or not they approve a Constitutional Convention for property tax reform.

In conclusion, it was the hope of those in attendance that the Governor do something now and do something that would benefit all taxpayers and not just a certain group regardless of whether they be residential or commercial property owners.

On a related matter, the state has announced that for a third year in a row, there would be a delay in the final aid payment made to the State's school districts. This delay in state aid could cause a bit of financial hardship to the school and/or City.

Mayor Clark did, however, have some good news and that was that Woodbury will be receiving an additional \$85,000 of HOME money to be used by our Neighborhood Preservation Program to continue rehabilitating single-family, owner-occupied homes.

Mayor Clark announced the appointment of Rex Rolan, Esquire who will be handling conflict cases for the Public Defender's Office.

The Mayor again welcomed our new Construction Code Official, Bob Kunkle, who will fill the vacancy left by Mr. Bill Wakemen.

## **CLERK/ADMINISTRATOR**

Mr. Bowe, Clerk/Administrator, requested authorization to have the City Engineer to submit plans to PSE&G for the Broad Street Lighting Renovations. On motion of Councilman Sloane, seconded by Councilman Louis, the request for the Broad Street Lighting Project was approved.

Mr. Bowe also requested that authorization be granted to have the City Engineer obtain quotes to demolish the property at 135 Gantt Avenue which has been deemed unsafe by the Construction Official and the Fire Department.

Mr. Wakemen came forward to further explain the background on the above property. On motion of Councilman Sloane, seconded by Councilwoman Schreyer the request to obtain quotes for the demolition of the property on Gantt Avenue was approved.

## **TREASURER'S REPORT**

President Riskie presented the Treasurer's Report, which was received as filed.

## **PUBLIC**

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

John Belko, 605 Delaware Street, came forward to find out exactly what action the City has been taking on low-moderate housing especially regarding the possible Regional Contribution Agreement the City may enter with Harrison Township.

Mr. Bowe explained that if the City does enter into an RCA with Harrison Township, the money the City would receive would be used for the rehabilitation of existing low-moderate, single-family, owner-occupied housing only.

Councilman Louis advised that the City of Woodbury has an excess of low/moderate housing and by working with Harrison Township we can help improve our own housing stock.

Councilman Sloane suggested that there could be severe problems with the City's COAH quota if we enter RCA contracts.

Mr. Aimino, City Solicitor, explained that because the City of Woodbury had such a significantly large excess of units beyond its COAH quota, we probably could never put ourselves in any problematic situation regarding our quota.

Mrs. Linda Ake, owner of a business which is about to open at 33 South Broad Street, approached Council to discuss Ordinance #1973-04 and the effects it would have on new businesses. Mrs. Ake expressed her concerns regarding the classification of businesses that did come under "adult entertainment". She complained that the wording was very broad based and a little confusing and she wanted an explanation because she is the owner of a tattoo parlor in another town and has a problem with tattoo parlors being classified as "adult entertainment".

Councilman Grimming explained that the wording included in the ordinance was supplied by the Planner from State Law.

Kevin Wallace, landlord of a S. Broad Street store where the Lingerie Shop is located, came forward to oppose the labeling of the Lingerie Shop as “adult entertainment”. It is Mr. Wallace’s opinion that “adult entertainment” would better suite establishments such as go-go bars, massage parlors, etc., not a business that you could also find at the local mall.

President Riskie advised that tonight’s introduction of the ordinance is only for first reading and changes can be made if need be before the next Council meeting when final adoption will take place.

Anthony Chiesa, 36 Rugby Place, supported the concern in the Mayor’s remarks regarding the delay in state aid payment to the school and the potential hardship to the area school district.

Brendan Chiesa, 36 Rugby Place, suggested that the City find a way to collect revenue from non-profits existing in Woodbury. After all, these same non-profits reap benefits just as tax payers when benefiting from our police and fire departments; therefore, they should be made to pay something.

Regarding the school budget, Mr. Chiesa asked for Council’s consideration is just making the token amount of budget cuts.

Councilman Louis advised that 88% of the school budget is covered by mandates; therefore, there is only a 12% leeway for making any budget cuts. This is a very limited percentage.

John Beal, President of the Merchants Association, came forward to thank Council for allowing the lighting changes for Broad Street to go forward. Mr. Beal stated that this has been a long-awaited project.

Mr. Beal stated that he was present at the last meeting where Bruce Kaminski, owner of Cheese To Please, asked for Council’s help in getting the JIF to agree to a wording change so that he could open his “barbecue pit” along Broad Street.

On motion of Councilman Sloane, seconded by Councilman Louis, the Regular Order of Business was suspended before Council went into Executive Session. (8:25 P.M.)

## **E X E C U T I V E                      S E S S I O N**

On motion of Councilman Sloane, seconded by Councilwoman Schreyer, Council resumed the Regular Order of Business at 8:50 P.M..

On motion of Councilman Sloane, seconded by Councilwoman Schreyer, it was requested that the City Solicitor be authorized to proceed with certain actions as discussed in Executive Session.

There being no further business, on motion of Councilman Louis, seconded by Councilman Sloane, the meeting was adjourned at 8:50 p.m..

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THOMAS B. BOWE  
Clerk/Administrator

**OTHER OFFICIALS PRESENT**

Assessor: Roy Duffield  
Chief Financial Officer: Robert Law  
Construction Code Official: William Wakemen  
Deputy City Clerk: Gail R. Scheffler  
Librarian: Jean Wipf  
Police Chief: reed Merinuk  
Public Works Director: Michael Walsh  
Solicitor: Michael Aimino, Esquire