

AGENDA
MAY 10, 2010
7:30 p.m.

[7:29:18 PM](#)

Reading of the Open Public Meeting Statement

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 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 4, 2010.

Pledge of Allegiance

Invocation: Moment of Silence

Roll Call

[7:29:34 PM](#) [7:29:54 PM](#)

Present: Brown, Fleming, Jr., Louis, Riskie, Sloane, Tierney, Trout and Curtis

Absent: Pottillo and Villari

Approval of Minutes:

[7:30:19 PM](#)

On Motion of Councilman Riskie, seconded by Councilman Louis, the minutes of April 26, 2010 were approved as submitted. President Sloane abstained.

PRESENTATION OF REDEVELOPMENT PLAN

President Sloane introduced Bob Melvin, Martha Cross and Lou Capelli, Esq., All were present to review the three step process of the Redevelopment Plan. The City is now on the second step, i.e. the adoption of the Plan; the third step will be the implementation of the Plan. Mr. Melvin advised that the first process consisted of an initial study as well as the holding of public hearings.

Mr. Melvin referenced graphs he had brought explaining the whereabouts of the Redevelopment Zone. He continued by relating that concerns have surfaced regarding some of the studies leading up to the final Plan. It is the intent of the Redevelopment Plan to make the downtown area safe and vibrant, to bring in 100% occupancy for the commercial district and use the community space available to its fullest capabilities to best serve the City. Mr. Melvin also touched on the proposed light rail project and also how to sustain the economic development of the town.

[7:44:39 PM](#)

Another representative from the Melvyn Design Group, Martha Cross, continued by discussing the follow: land use and the form-based code; streetscape design; as well as pedestrian and car traffic. Also discussed was how the Redevelopment Plan included doing the changes in pods (limited areas), which would allow the City to use different developers the opportunity to see how one area is progressing before going on to another phase of the redevelopment.

[7:51:39 PM](#)

Ms. Cross continued about the streetscapes, especially regarding building types and street changes to accommodate the Plan. The focus was on the streets closest to the potential light rail area.

[7:55:11 PM](#)

Several Council members had questions. Councilwoman Tierney inquired about the final say on the street changes. Mr. Melvyn advised that ultimately Council would have the final approval.

Mr. Bowe inquired when the Plan would go to Trenton. Mr. Melvin stated after the Plan is adopted by the ordinance which is being introduced this evening, it would then be sent to Trenton. Final adoption is scheduled for May 24, 2010.

Councilwoman Tierney asked several other questions. Councilman Fleming compared what other cities have done through redevelopment.

[7:59:24 PM](#)

President Sloane stated that the City would probably hire a professional to advise them before any final decisions are made.

President Sloane thanked everyone, especially the professionals, who worked on the Plan these past three years.

Councilman Riskie and Councilman Louis also had some questions which were answered by Mr. Melvin.

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Councilwoman Brown inquired about other streets that could possibly be affected other than Broad Street and E. Centre Street.

The response from Ms. Cross was that possibly Aberdeen Place and Hopkins Street could be affected because of thru traffic being closed on those streets.

Mayor Curtis stated that old redevelopment plans were discovered from 1977. It's amazing how similar they are to the current ideas.

8:08:12 PM

OPEN TO THE PUBLIC FOR AGENDA ITEMS

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

Brendon Chiesa, 36 Rugby Place, inquired about Resolution #10-92 and Ordinance #2119-10.

President Sloane responded that there were no new offenders on Resolution #10-92 and Ordinance #2119-10 was requested from an existing sports bar in Woodbury by way of a letter from their attorney.

Anthony Chiesa, 36 Rugby Place, inquired about traffic impact in the redevelopment area.

President Sloane highlighted the intent of the plan to divert some of the thru traffic to other streets. The Mayor expanded on the traffic flow pattern.

On motion of Councilman Louis, seconded by Councilman Trout, the Public Portion for Agenda Items Only was closed and the Regular Order of Business was resumed.

PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS

Resolutions and Ordinances

- **Finance & Administration**

#2116-10 - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING THE CODE OF THE CITY OF WOODBURY SECTION 153-15, INCREASING THE NUMBER OF PERMITTED YARD SALES TO THREE (3) WITHIN ANY TWELVE (12) MONTH PERIOD (2nd Reading)

Councilman Fleming presented the above-entitled ordinance for final adoption.

The City Clerk read the title of the ordinance.

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

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

[8:15:26 PM](#)

On motion of Councilman Fleming, seconded by Councilman Riskie, the ordinance was passed by a roll call vote.

Ayes	7	Riskie, Brown, Fleming Louis, Tierney, Trout, Sloane
Nays	0	
Absent	2	Villari, Pottillo

[8:15:34 PM](#)

#10-91 - RESOLUTION TO REIMBURSE TAX PAYMENT

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#10-92 - 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 City Clerk read the title of the resolution.

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

[8:16:07 PM](#)

#10-93 - RESOLUTION OF THE CITY OF WOODBURY REGARDING REDUCTIONS TO THE 2010-2011 WOODBURY SCHOOL BOARD BUDGET

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

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Councilman Fleming stated that the City Finance Committee met on April 28th with the Finance Committee of the Board of Education to discuss the “failed school budget”. Councilman Fleming explained the details of the meeting while giving some statistics. Some of the recommended cuts were: two full time teaching positions; six (6) special duties teachers that were full time aides who were changed to part time; salary deductions to the administrative costs; some curriculum activities’ cuts; aide position cuts; staff training, summer student programs cut; and finally, teachers now have to contribute to their own health care costs.

President Sloane thanked all involved, stating it has been difficult for all involved.

Vouchers

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

- **Public Safety**

[8:27:03 PM](#)

#2117-10 - Ordinance of the City of Woodbury Amending the Code of the City of Woodbury Section 190-34, Schedule IV to Provide 30 Minute Parking on the South Side of Delaware Street from Harrison Street to Russell Street

Councilman Fleming presented the above-entitled ordinance for final adoption.

The City Clerk read the title of the ordinance.

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

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

On motion of Councilman Fleming, seconded by Councilman Riskie, the ordinance was passed by a roll call vote.

Ayes:	Fleming, Jr., Louis, Riskie, Sloane, Tierney, and Trout (6)
Nays:	None (0)
Abstain:	Brown (1)
Absent:	Pottillo and Villari (2)

[8:28:12 PM](#)

#2119-10 An Ordinance of the City of Woodbury Amending the Code of the City of Woodbury Section 55-8 Regarding Permitted Hours of Sale of Alcoholic Beverages Under a Plenary Retail Consumption License (1st Reading)

On motion of Councilman Louis, seconded by Councilman Trout, the ordinance was placed on first reading.

The City Clerk read the title of the ordinance.

On motion of Councilman Louis, seconded by Councilman Riskie, 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, 2010.

- **Public Works/Utilities**

Councilwoman Tierney had nothing to report.

- **Economic Development**

[8:28:51 PM](#)

#2118-10 - Ordinance of the City of Woodbury Adopting Redevelopment Plan and Form-Based Code (1st Reading)

On motion of Councilman Fleming, seconded by Councilman Trout, the ordinance was placed on first reading.

The City Clerk read the title of the ordinance.

Councilwoman Tierney inquired if the letter read by Mr. Melvin was included in the Plan being voted on tonight.

Mr. Pierson, Esq. explained it was.

On motion of Councilman Louis, seconded by Councilman Riskie, 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, 2010.

[8:30:05 PM](#)

- **Personnel**

Councilwoman Tierney had nothing to report.

- **Environmental**

Councilman Riskie thanked Council for approving his request to have the yard sale ordinance changed from two to three times per year as was requested by one of his constituents.

- **Community Development**

Councilwoman Brown thanked those members of Council who supported the Boys' and Girls' Wendy's Night Out.

Councilwoman Brown also requested that Council consider changing the name of Carpenter Street to F. E. Harris Street. The Reverend Harris accomplished much for the City of Woodbury including starting Bethlehem Baptist Church.

Councilman Louis inquired about the history involved in naming Carpenter Street.

Mr. Bowe stated that Mr. Carpenter had been a local historian and one-time Mayor of Woodbury in the early 20th century.

Mayor Curtis stated that there were other streets that could possibly honor the Reverend Harris.

Councilman Louis suggested waiting for possible opportunities for street name changes that may occur with the Redevelopment Plan.

Also, Councilwoman Brown stated that a resident on High Street requested her to look into trash can placement.

- **Green Acres Program**

Councilman Trout advised that the concession stand/clubhouse is still being worked on.

8:35:46 PM

Reports:

- **Report of Mayor**

Mayor Curtis touched on the following:

- 1) Woodfest – has started and everyone is welcomed to come out and support it;
- 2) the Memorial Day Parade will be held on Memorial Day itself;
- 3) another Hazardous Waste Day will be held at the County Facility in Clayton on May 22, 2010;
- 4) Rowan Students will be doing a presentation on the G. G. Green Building Project in Council Chambers tomorrow evening;
- 5) the Mayor thanked Council for enforcing the high grass ordinance; he also asked everyone to keep their eyes open for any unkept properties in their neighborhoods and report it to the Police Dept. at 845-0065;

- 6) the Trustee for the Woodbury Country Club has been notified of the upkeep problems with the property; and lastly
- 7) Mayor Curtis thanked Council for supporting the extended hours ordinance request so we can help our existing sports bar during sporting events.

8:39:00 PM

- **Report of Clerk Administrator**

Mr. Bowe announced a meeting at the Gloucester County College on June 16th, subject will be to discuss public transportation and to hear public opinion especially from seniors and people with disabilities.

Also, Mr. Bowe stated that he has been in touch with Mr. Bechtloff from the Green Acres of NJ DEP. We will be checking closely to see if there are any possible grants coming up.

Open to the Public

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

Lois Spencer, speaking for her mother, who lives at 75 E. Barber Avenue, came forward to advise that she is having problems with her water/sewer bills being very high. Ms. Spencer stated she has had the meter tested and clearly something is wrong. Her mother's bill was \$7,000.

Mr. Leidy stated that the meter checked out OK.

Mayor Curtis requested that Mr. Law look into there being possibly a billing error.

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Fred Harder, 340 Harding Avenue, came forward to ask if the scavenger ordinance could be enforced because he has had a problem with people going through his trash and then leaving his recycling materials in disarray.

Mayor Curtis stated that he would have Lieutenant Cope look into this.

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Joan Rothmiller, 78 Packard Avenue, also had a high water bill amounting to \$7,000.

Mr. Law advised that when the new computer software was installed, they were experiencing some high bills being generated. We are making attempts to rectify the problem.

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Brendon Chiesa, 36 Rugby Place, inquired if a pot hole in front of their property can be addressed.

Mr. Chiesa referenced Councilwoman's Brown request to rename a street being a waste of tax payers money; instead, we should name a new street so that signs and other changes would not have to occur.

8:55:45 PM

Referring to the water bill problems, Councilman Fleming stated that we are considering changing to another computer system in the near future.

On motion by Councilman Riskie, seconded by Councilman Trout, the Public Portion was closed and the Regular Order of Business was resumed.

8:57:55 PM

Adjournment

On motion by Councilman Riskie, seconded by Councilman Trout, the meeting was adjourned at 8:57 pm.

Respectfully submitted,

THOMAS B. BOWE
Clerk/Administrator

OTHER OFFICIALS PRESENT

Assessor: Roy Duffield
Chief Financial Officer: Robert Law
City Planner and Attorney: Robert Melvin and Lou Cappelli, Esquire
Deputy Clerk: Gail R. Scheffler
Emergency Management Officer: Lieutenant Cope
NPP Coordinator: Virginia Horn
Public Works Department: Rich Leidy
Solicitor: James Pierson, Esquire