

May 22, 2003

The Regular Meeting of the Mayor and Council of the City of Woodbury held on the above date was called to order by President Pro-Tempore 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 and 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 2, 2003.

The Reverend Alvin Collins, Jr., of the Spoken Word Evangelical Church in Woodbury delivered the Invocation.

ROLL CALL

Present: Riskie, Schrock, Schreyer, Brown, Sloane, Graziani, Mayor Clark

Absent: Louis and President Curtis

President Pro-Tempore Sloane welcomed students from the Woodbury High School explaining that it was Students in Government Day and there would be student participation at tonight's meeting. President Pro-Tempore Sloane then introduced Liz Plunkett, a Senior at Woodbury High School.

MINUTES

Ms. Plunkett requested approval of the minutes. On motion of Councilman Grebb, seconded by Councilman Schrock, the minutes of May 8, 2003 were approved as submitted.

PUBLIC FOR AGENDA ITEMS ONLY

Ms. Plunkett requested the floor open to the Public for Agenda Items only. On motion of Councilwoman Schreyer, seconded by Councilman Grebb, the floor was opened to the Public for Agenda Items only.

Christopher Hope, 727 Washington Avenue, addressed Ordinance #1956-03 stating that after reading the revised ordinance there appeared to be an anti-landlord vent to the ordinance giving the tenant more power. Mr. Hope then gave an example of the problems he encountered as a

landlord trying to evict a tenant for non-payment of rent. Mr. Hope also gave an example of one of his tenants who did not comply with trash regulations, and how he, as the landlord was fined, not the tenant. Mr. Hope proceeded by stating that there must be more communication between the landlords and the City Inspectors who oversee code violations within the City.

Fred Spreng, who lives in Mullica Hill, and who owns a property at 112 Laurel Street agreed with Mr. Hope and advised of the difficulty he had when trying to evict a tenant. Mr. Spreng stated that the City has to work along with the landlord and provisions should be included in the ordinance to help in the removal of bad tenants; only then will code enforcement become effective.

Larry Luetter, 696 Brighton Pike in Mantua, N.J., previously owned two properties on Hopkins Street and gave background on the properties when he tried to evict tenants who were actively dealing drugs at his property. Mr. Luetter stated that this same tenant lived in the property for over a year without paying any rent and when the tenant finally did leave he took appliances and caused \$7,000 worth of damages to the property. Mr. Luetter implored the assistance of the City to help the landlords.

President Pro-Tempore Sloane responded to some of the complaints by stating that the City does not have any jurisdiction over the decision of the courts. However, all of the landlords should review the terms of their lease agreements so that the landlords are adequately protected from unruly tenants.

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

ORDINANCES

ORDINANCE #1956-03 – ORDINANCE AMENDING ORDINANCE #1895-00 OF THE WOODBURY MUNICIPAL CODE: LICENSING AND INSPECTION

Councilman Graziani presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Graziani, seconded by Councilman Grebb, 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 June 12, 2003.

ORDINANCE #1957-03 – ORDINANCE AMENDING CHAPTER 89 FIRE PREVENTION CODE OF THE WOODBURY MUNICIPAL CODE PROVIDING FOR CARBON MONOXIDE ALARMS IN CERTAIN BUILDINGS

Councilman Schrock presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Schrock, seconded by Councilman Grebb, 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 June 12, 2003.

RESOLUTIONS

FINANCE & ADMINISTRATION

RESOLUTION #03-105 – RESOLUTION TO APPLY CERTAIN TAX OVERPAYMENTS YEAR TO YEAR 2002 TO 2003

Councilman Schrock presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Schrock, seconded by Councilman Riskie, the resolution was adopted by a voice vote.

RESOLUTION #03-110 – RESOLUTION APPOINTING ALLAN E. RICHARDSON, ESQ. AS ATTORNEY OF RECORD IN THE MATTER OF FREUND v. MAGEE, et al

Councilman Schrock presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Mr. Hasbrouck requested that there be a "Certification of Funds Available" not to exceed \$5,000 attached to the resolution.

On motion of Councilman Schrock, seconded by Councilman Riskie, the resolution was adopted by a roll call vote.

RESOLUTION #03-111 – RESOLUTION RATIFYING CONTRACT FOR PUBLIC WORKS DEPARTMENT

Councilman Schrock presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Schrock, seconded by Councilman Riskie, the resolution was adopted by a voice vote.

RESOLUTION #03-112 – RESOLUTION AUTHORIZING EXECUTIVE SESSION TO DISCUSS LITIGATION AND REAL ESTATE

Councilman Schrock presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Schrock, seconded by Councilman Grebb the resolution was adopted by a voice vote.

President Pro-Tempore Sloane stated that action may be taken after discussion under this resolution and upon Council's return to the Regular Order of Business.

VOUCHERS

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

ENVIRONMENTAL

Councilwoman Schreyer briefly explained what the students were involved in with their day in government and thanked everyone who participated in sharing their job-related duties with the students.

COMMUNITY DEVELOPMENT

RESOLUTION #03-108 – RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD PRESERVATION FUNDS FOR BLOCK 109.01 LOT 24 a/k/a 82 CARPENTER STREET

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

RESOLUTION #03-109 – RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD PRESERVATION FUNDS FOR BLOCK 106 LOTS 18, 19, 20 AND 21 a/k/a 16 CARPENTER STREET

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

LANDLORD LICENSING ORDINANCE

Councilman Graziani thanked all the concerned landlords who participated in the discussion period earlier this evening pertaining to the amended ordinance. Councilman Graziani reassured the landlords that the intent of the ordinance is to work with the landlords although it may seem that the ordinance is working against them; that is not the intent. Again, the intent of the ordinance is to focus on those landlords who do not comply with City codes and who are problem landlords within the City of Woodbury.

MAYOR CLARK

Mayor Clark introduced Celina Singleton, Acting Mayor, to read the Mayor's remarks:

1. A letter was read from the American Legion announcing the amount of money raised for the "Support the Troops" event that was held on April 24, 2003. A total of \$1,400.00 was raised and a breakdown was given;
2. The Mayor reminded everyone that the Annual Main Street Block Party will be held on Sunday, June 1st from 12:00 noon to 5:00 p.m.; The Mayor made a special announcement that an exhibit will be displayed by the High School Students which will depict an "electric car" ; and
3. Lastly, the Mayor invited everyone to pay tribute to our servicemen by attending the Memorial Day Parade which will be held on Monday, May 26th, 2003 at 9:00 a.m.. The Mayor especially thanked Tom Stone and his Committee for an outstanding job in organizing this event. The Mayor wished everyone a safe and enjoyable holiday.

CLERK/ADMINISTRATOR

Mr. Bowe requested authorization to have another pole erected to accommodate additional signs that would advertise service groups within the City. Currently, there are signs at various entrances to the City highlighting some groups; the addition would make room for more. A question was raised pertaining to "who was paying for the additional pole". Mr. Bowe stated that any new

sign would be paid for by the organization involved. Mr. Bowe stated that he would bring back a sample drawing of the pole prior to any final decision for Council's approval.

Mr. Bowe referenced a Planning/Zoning Board application which was distributed this evening.

PRESENTATION BY VIRGINIA HORN REGARDING A FARMERS MARKET

Mr. Bowe introduced Mrs. Virginia Horn, Neighborhood Preservation Director, who explained the "Farmer's Market" program which will be held from June 28 thru the end of October.

Also, Mrs. Horn discussed a "Seeds to Success Grant" and explained that it was a program which involved area students selling farm produce at a predetermined site throughout the summer on weekdays.

Ms. Horn then went into further detail regarding the Farmers Market and the hours of operation and which procedures will be taken pertaining to parking and its effect on local residents in the area of the market. Hours of operation will be on Saturdays from 9:00 a.m. to 1:00 p.m. and will only be open to South Jersey growers. The actual market will be set at in the parking area of the Train Station along Railroad Avenue. Ms. Horn then described what items would be permitted for sale and what the terms of the agreement would be for those who were participating.

Mrs. Horn stated that there was only one issue of concern from a local businessman who was not in total agreement with the City stating that they did not understand why the City would be seeking outside businesses and how that would effect existing merchants.

Mr. Bowe advised that he also received that complaint; he had reassured the business owner that Main Street would take into consideration existing businesses who may want to utilize space at the Farmer's Market.

There was some discussion and Council had questions which pertained to liability insurance, business background checks, etc..

Mayor Clark asked if she could read a letter that she received from Main Street which gave their perspective on the market being limited to home grown items and not to crafters. Since Main

Street was the sponsoring organization, the Mayor stated that their opinion should be heard. There was some discussion again on varying pros and cons regarding this restriction.

ENGINEERS REPORT

Mr. Fleming discussed the following projects:

1. The Bell Lake Project is almost complete;
2. The YMCA storm sewer has been replaced and aside from a few more details will be finished shortly; and
3. Authorization was requested to go out for bid on the following items:
 - a. to concrete over the grass strip on Broad Street;
 - b. milling and paving of various City streets; and
 - c. the paving of the Rite Aid Parking Area.

On motion of Councilman Grebb, seconded by Councilwoman Schreyer all three projects were approved and the Engineer was authorized to proceed with specifications and reception of bids.

Councilman Grebb inquired about the decorative lighting that is to extend from S. Broad Street east on Barber Avenue.

Mayor Clark advised of a resident's curb that was broken during the West Street Project.

President Pro-Tempore Sloane advised that on Friday, May 30, 2003 at 7:00 p.m. a feasibility study will be discussed and the input of Council and Department Heads is welcomed at this meeting. The subject to be discussed is the proposed refurbishing/relocating of the Police Department/Fire Department/City Hall buildings.

PUBLIC

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

Christopher Hope, 727 Washington Avenue, came forward and stated he was pleased to see young people participating in their local government.

Mr. Hope then addressed the Hopkins Street Redevelopment Project again stating that he is very frustrated with the lack of communications he has received from officials at the City level.

Therefore, he has decided to contact officials at the County level; and if he is not successful with them, then he will go to the State level. Mr. Hope stated that he is confident that the City will ultimately go forward with the project; however, in the interim he would just like to be informed enough to try to run and conduct his business properly and that the quality of life is maintained in his neighborhood.

William Holdstein, 358 Edith Avenue, approached Council to discuss children playing basketball on City streets. Mr. Holdstein stated that when he called the Woodbury Police Department he was told that the residents have the right to install the basketball hoops on City streets. President Pro-Tempore Sloane stated that Mr. Holstein was misinformed and asked if someone from the Police Department would clarify that statement.

Chief Merinuk advised that the individual to whom Mr. Holstein spoke was a cadet and was not aware of the local laws regarding the matter at hand.

Gloria Holmes, 19 Nelson Avenue, was concerned that she was not notified of the meeting that occurred at the Child Development Center the other night.

Mayor Clark advised that this meeting was conducted by the Gloucester County Prosecutor's Office and not the City.

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

Councilwoman Schreyer thanked everyone who showed their support in working alongside the students for tonight's program.

President Pro-Tempore Sloane also thanked the students.

On motion of Councilman Riskie, seconded by Councilman Grebb, there was a five minute recess before going into Executive Session (9:00 p.m.).

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

On motion of Councilman Grebb, seconded by Councilman Graziani, the Regular Order of Business was resumed at 10:45 p.m..

On motion of Councilman Schrock, seconded by Councilwoman Brown, the City's professionals were authorized to bid up to \$20,000 at the upcoming Gloucester County Sheriff's Sale for 60 Hopkins Street.

There being no other business, on motion of Councilman Schrock, seconded by Councilman Riskie, the meeting was adjourned at 10:50 p.m..

THOMAS B. BOWE
Clerk/Administrator

OTHER OFFICIALS PRESENT

Chief Financial Officer: Robert Law
Deputy Clerk: Gail R. Scheffler
City Engineer: William Fleming
Construction Office: Brian Bosworth
Librarian: Jean Wipf
Neighborhood Preservation Director: Virginia Horn
Parks & Recreation: Gloria Holmes
Police: Chief Reed Merinuk
Solicitor: Bruce Hasbrouck, Esquire
Tax Assessor: Roy Duffield