

MINUTES
MAY 24, 2010
7:30 p.m.

[7:28:12 PM](#)

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.

The meeting was opened with the Pledge of Allegiance followed by the Invocation delivered by Evangelist Samuel Jackson.

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Roll Call

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

Absent: None

Approval of Minutes:

On motion of Councilman Riskie, seconded by Councilman Trout, the minutes of May 10, 2010 were approved as submitted.

Open to the Public for Agenda Items

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

Brendan Chiesa, 36 Rugby Place, came forward to inquire about Resolution #10-96 regarding the appointment of Lorraine Roberts.

Patrolman Harold Holmstrom, Woodbury Police Department, requested that a Closed Session be held at the next Council Meeting.

There being no further public comment, on motion of Councilman Louis, seconded by Councilman Trout, the Pubic Portion was closed and the Regular Order of Business was resumed.

RESOLUTIONS

FINANCE & ADMINISTRATION

#10-94 - Resolution Authorizing a Section 125 Plan

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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Fleming explained in more detail the contents of Resolution #10-94.

#10-95 - Resolution to Introduce the 2010 Municipal Budget

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.

Councilman Fleming discussed what happened in the last few weeks with deliberations on the budget. He explained the sacrifice many employees have made especially the non-union employees who gave up more in salary cuts then others as well as the 5 furlough days given back. He explained the effect this will have on the budget and gave the figures that demonstrated the effect.

[7:40:40 PM](#)

Councilwoman Tierney explained the surplus within the budget while the Mayor commented on the Mews' debt and its continued negative effect on the budget.

Mr. Law explained that at this time no further changes are anticipated to the budget. If changes are needed the budget can always be amended.

[7:46:54 PM](#)

Bob Law explained the overall budget as well as our surplus situation and gave figures to illustrate what would happen to next year's budget if certain amounts of surplus were used this year.

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

Ayes:	Brown, Fleming, Jr., Louis, Pottillo, Riskie, Sloane, Tierney, Trout, and Villari (9)
Nays:	None (0)
Abstain:	None (0)
Absent:	None (0)

Vouchers

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

- **Public Safety**

#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 (2nd Reading)

[7:54:56 PM](#)

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

The City Clerk read the title of the ordinance.

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

Mr. Lee Weatherby, 105 S. Warner Street, inquired as to what was actually the purpose of the ordinance.

President Sloane explained the reason for the amendment.

Brendan Chiesa, 36 Rugby Place, also inquired about the change in time in the amendment.

Mr. James Pierson, the City Solicitor, responded that the amendment was being done to level the playing field for our local bar owners vis a vis bars in neighboring towns.

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

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

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

- **Public Works/Utilities**

Lorraine Roberts, Tax Collector, came forward to explain about a problem with one of the residents, Mrs. Rothmiller from Packard Avenue. She is having trouble with her meter and specifically with high readings. Ms. Roberts then went on to explain the similar types of problems that exist on several other properties and who are now on the tax sale list because of high water bills.

There was some discussion regarding certain properties being placed on the tax sale due to large water billing amounts, which does not seem to be fair. Therefore, she is asking for Council's approval to give these individuals some consideration and have them pay the sewer portion but not put a lien on the property regarding the water charges until the computer readings are corrected.

Mayor Curtis stated that one of the transmitters has been out of operation and until a complete understanding is available on the impact this has on the bills this should also be taken into consideration.

[8:06:37 PM](#)

Councilman Louis asked about the transmitter not working.

[8:12:27 PM](#)

After some discussion, it was decided that a meeting would be held that would include a presentation from Mr. Trout from Public Works who could give us a better understanding of what is happening with these high readings.

On motion of Councilwoman Brown, seconded by Councilman Pottillo, it was decided to defer the tax sale on the properties with high water charges, but to ensure that the sewer charges are paid up to date until such time that the billing issues are worked out.

Mr. Bowe commended Ms. Roberts on her professional manner with which she handled these problems. She has given Woodbury's residents a sense of certainty that their problems would be fairly and timely addressed.

- **Economic Development**

#2118-10 - Ordinance of the City of Woodbury Adopting Redevelopment Plan and Form-Based Code (2nd Reading)

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

The City Clerk read the title of the ordinance.

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

Rebecca Baum, 86 N. Evergreen Avenue, came forward to endorse the plan and commended Mr. Melvin for doing an excellent job.

Chuck Rose, 306 W. Centre Street also came forward to support the plan and commend the Planner, Mr. Melvin, for a well done study.

Another resident, (Not audible) also supported the plan and urged Council to adopt the plan as it is well needed for the town.

Lenore Mirochna, 250 Briar Hill Lane, was also very supportive of the plan as presented.

Lee Weatherby, 105 S. Warner Street, also supported the Redevelopment Plan and wanted to be made certain that the public would be well informed of any changes in the future.

President Sloane stated that Councilwoman Tierney requested that certain language be added in an introductory fashion to the Redevelopment Plan to ensure that in the future when other people are making decisions for the City every effort is made to follow the Plan as presented. Also, another consideration is that the historic nature of the City also be preserved in both our neighborhoods as well as the commercial area.

Councilman Fleming agreed that Council will make every effort to have discussions with the private sector before any final plans are made to move forward.

John Belko, 605 Delaware Street, inquired if the Planner could speak in more detail regarding the commercial areas that will have parks built in.

Mr. Melvin stated that with planned park areas he hopes to have more events come into the City and utilize these parks which will then hopefully encourage more retail to come into Woodbury.

President Sloane stated that with the construction of retail and parks the City will hopefully encourage even more retail to come into Woodbury.

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

Councilwoman Tierney publicly thanked Mr. Melvin for a plan very well done including the public meetings which allowed all residents the opportunity for participation in the final plan.

President Sloane stated that this has been a three year effort in the making and he was very much appreciative of Council's support and the public who took the time to get involved.

Councilman Fleming referenced an article in the newspaper regarding Glassboro's improvements and hopes the City of Woodbury will be as successful.

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

[8:31:25 PM](#)

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

- **Personnel**

#10-96 - Resolution Reappointing a Tax Collector and Utility Collector and Tax Search Officer for the City of Woodbury

[8:31:57 PM](#)

Councilwoman Tierney presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Councilwoman Tierney again thanked Ms. Roberts for a job well done.

- **Environmental**

Councilman Riskie had nothing to report.

- **Community Development**

Councilwoman Brown advised that on June 4, 2010, the Woodbury Boys and Girls Club Dinner will take place.

- **Green Acres Program**

[8:34:15 PM](#)

Councilman Trout had nothing to report.

Reports:

Report of Mayor

Mayor Curtis thanked Mr. Melvin, the City Planner, for all the hard work that went into the Design of the Redevelopment Plan and also for Council's passing of the Plan.

Mayor Curtis introduced young Eagle Scout Weatherby to the meeting tonight; Mr. Weatherby is working on a merit badge.

The Mayor also welcomed everyone out to the Annual Memorial Day Parade which will be held on Monday, May 31st.

Also, Mayor Curtis reminded everyone of the following dates: Woodfest June 4th, Canoe Day June 5th, and a fundraiser being sponsored by Mc Donald's on June 10th.

Mayor Curtis referenced a letter he received from Dr. Weber regarding the Doctor's concern for a parcel of land up for sale in his neighborhood. He is recommending the City consider buying the ground to keep it in its natural state. The Mayor did inform Dr. Weber that financial circumstances would probably not allow the City to purchase the property at this time.

The Mayor also advised that the Woodbury Country Club will be going up for auction on June 13th. Currently the front area is being maintained by Community Service Workers. As of this time, it does not appear that the property will continue to be used as a golf course.

8:40:42 PM

Report of Clerk Administrator

Mr. Bowe advised that he along with Councilman Louis met with Mr. Bruce Bechtloff, our contact in Trenton with Green Acres Division of DEP. Mr. Bechtloff has been responsible for getting the City as much as 5 million dollars in the last sixteen years.

Mr. Bowe recognized an article that appeared in the Gloucester County Times regarding our City Engineer, Ted Wilkinson. Mr. Wilkinson works for the engineering firm of Federici & Akin and is definitely an asset to the City.

Mr. Bowe also advised that he had the honor of speaking at the Bethlehem Baptist Church highlighting old Camp Stockton in which the church now sits. Mr. Bowe humbly thanked Councilwoman Brown for the opportunity.

The Clerk/Administrator requested a motion to have the City Council accept the Fire and Police Departments 1.5% give back to be used towards medical expenses.

On motion of Councilman Fleming, seconded by Councilman Louis, Council accepted the Fire and Police Departments generous action.

Mr. Bowe advised that the "Students in Government Night" will take place at the next regularly-scheduled Council Meeting on June 14, 2010.

Open to the Public

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

Lee Weatherby, 105 S. Warner Street, approached Council to speak of his disappointment with the manner in which certain Council Officials handle the running of the meeting. It is a reflection on the City when procedures are not followed.

Mr. Weatherby thanked the Police Department for all their support in helping make the City a better place to live and work.

Finally, Mr. Weatherby referenced several events that will be coming up in the City and also thanked the Mayor and President of Council and everyone for working together to help the growth of the City.

8:51:10 PM

John Belko, 605 Delaware Street, came forward to thank Tom Dukelow and Rich Leidy for all their help on the evening that Woodfest was held working long hours after the event.

Mr. Belko inquired asking whether the offices located in the county parking garage were non-ratables. Mayor Curtis advised that yes, they were non-ratables because they are County property.

Jessica Floyd, 445 West Center Street, first stated that she was happy with the Redevelopment Plan. Ms. Floyd also wanted to know why the parking restrictions are not consistent and being enforced along the school property at West End School.

The Mayor responded that parents are encouraged to walk their children to school and the Police Department will monitor the situation more closely.

8:57:36 PM

Brendan Chiesa, 36 Rugby Place, stated that he brought up an issue last meeting regarding the pothole in front of his home. It is still there. Also Mr. Chiesa inquired what happens now with the Redevelopment Plan. Mr. Bowe responded that it now goes to Trenton for approval.

Conversation continued regarding redevelopment.

Mr. Chiesa inquired about budget figures specifically inquiring about a 10% figure.. Mr. Law, Chief Financial Officer, clarified what the 10% was that Mr. Chiesa was referring to. Mr. Law also addressed other revenue figures listed.

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

Adjournment

On motion of Councilwoman Tierney, seconded by Councilman Trout, the meeting was adjourned at 9:10 pm.

Respectfully submitted,

THOMAS B. BOWE
Clerk/Administrator

OTHER OFFICIALS PRESENT

Assessor: Roy Duffield
Chief Financial Officer: Robert Law
Collector-Treasurer: Lorraine Roberts
Deputy Clerk: Gail R. Scheffler
NPP Coordinator: Virginia Horn
Police Chief: Reed Merinuk and Timothy Sheehan
Public Works: Michael Walsh
Solicitor: James Pierson, Esq.
Redevelopment Officials: Bob Melvin, Planner
Lou Cappelli, Esq.