

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 3, 2006

President Riskie requested a Moment of Silence.

**ROLL CALL**

**Present:** Brown, Curtis, Louis, Tierney, Sloane, Curtis, Grimming, Belko, President Riskie and Mayor Clark

**Absent:** No One

President Riskie announced that tonight's meeting would involve the participation of Woodbury High School Students in a program called "Students in Government"; he then asked the students to identify themselves.

The students in attendance were:

<b><u>STUDENT</u></b>	<b><u>REPRESENTING COUNCILPERSON</u></b>
Stephanie Long	Mayor Leslie C. Clark
Zoe Crum	Council President Harry R. Riskie
Chino Cooper	Councilwoman Gwendolyn J. Brown
Anita Rothmiller (Tuskakee University)	Councilwoman Gwendolyn J. Brown
Julie DiCarlo	Councilman Robert A. Curtis
Lucy Gassner	Councilman John Belko
Leah Cromwell	Councilman Bruce Grimming
Laura Lonabaugh	Councilman Thomas Louis
Caitlyn Pipolo	Councilwoman Roberta Schreyer
Robert Baldwin	Councilman Barry Sloane
Melissa Murphy	Councilwoman Heather Tierney
Lauren Long	Councilwoman Heather Tierney
Marcus Davis	Clerk/Administrator Thomas B. Bowe
Becca Wisely	Clerk/Administrator Thomas B. Bowe

**MINUTES**

On motion of Councilman Curtis, seconded by Councilman Sloane, the minutes of May 22, 2006 were approved as submitted.

**PUBLIC**

On motion of Councilman Belko, seconded by Councilman Sloane, 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 Councilwoman Brown, seconded by Councilman Sloane, the Public Portion was closed and the Regular Order of Business was resumed.

**PUBLIC SAFETY**

**ORDINANCES**

**ORDINANCE #2026A-06 - ORDINANCE AMENDING CHAPTER 20 OF THE WOODBURY MUNICIPAL CODE ENTITLED: FIRE DEPARTMENT**

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

The City Clerk read the title of the ordinance.

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

On motion of Councilman Sloane seconded by Councilman Belko, the public hearing was ordered closed.

On motion of Councilman Sloane, seconded by Councilman Belko, the ordinance was placed on second and final reading.

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

Ayes	9
Nays	0
Absent	0

**ORDINANCE #2028-06 - AN ORDINANCE AMENDING CHAPTER 89 OF THE WOODBURY MUNICIPAL CODE ENTITLED: FIRE PREVENTION**

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

The City Clerk read the title of the ordinance.

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

On motion of Councilman Sloane, seconded by Councilman Belko, the public hearing was ordered closed.

On motion of Councilman Sloane, seconded by Councilman Belko, the ordinance was placed on second and final reading.

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

Ayes	9
Nays	0
Absent	0

**RESOLUTIONS**

## **FINANCE & ADMINISTRATION**

### **RESOLUTION #06-99 – RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND**

Councilwoman Tierney presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

### **RESOLUTION #06-101 – RESOLUTION AUTHORIZING THE CITY OF WOODBURY TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994, C.72**

Councilwoman Tierney presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilwoman Schreyer inquired why this estimated tax bill is being done at this time.

Mr. Law, Chief Financial Officer, explained that he has discussed the matter with Ms. Roberts, our Tax Collector, and that rather than wait for the budget to be adopted, which would not be until mid July, and not knowing if the City of Woodbury will be receiving extraordinary aid, the issuance of estimated tax bills would keep our cash flow going. If we waited, we would not be mailing the bills out until early August. The method being used would be based on the City's Introduced Budget. The City will request State approval to exceed 105% of last year's levy, as requested in the resolution. This way, the 4th quarter bill sent later may actually decrease from the 3rd quarter estimated bill, depending on the amount of extraordinary aid received from the State. If the City used 100% of last year's levy for the 3rd quarter bill, then all of the tax increase from this year's budget would be added to the 4th quarter bill, causing a "spike" in the tax bill.

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

## **VOUCHERS**

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

## **PUBLIC SAFETY**

### **RESOLUTION #06-100 – RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE LICENSES WITHIN THE CITY OF WOODBURY BEGINNING JULY 1, 2006 AND ENDING JUNE 30, 2007**

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Sloane, seconded by Councilman Belko, the resolution was adopted by a voice vote. Councilman Curtis abstained from the vote.

**RESOLUTION #06-108 – RESOLUTION AUTHORIZING THE MAYOR AND FIRE CHIEF TO ENTER INTO AND EXECUTE A MUTUAL AID AGREEMENT WITH THE WENONAH FIRE DEPARTMENT**

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilwoman Schreyer inquired if this was a separate agreement from Westbury Park?

Councilman Sloane responded that this is just a continuing agreement such as the one we have with Westville, National Park and now Wenonah. They respond to our calls if needed and we do the same for their towns.

John Kuehler, Deputy Chief of Woodbury Fire Department, added that this is done with all towns, I such as West Deptford and Deptford but on an as needed basis, not by actual agreement.

**BINGO APPLICATION**

Councilman Sloane presented a bingo application from Beth Israel Congregation for a six month period from July to December of 2006. On motion of Councilman Sloane, seconded by Councilman Belko, the application was approved as submitted.

Councilman Sloane advised that the Woodbury Police Department along with Chief Merinuk and Lieutenant Cope have been recognized as being certified by the New Jersey State Police. Congratulations for achieving this honor.

**PUBLIC WORKS**

**RESOLUTION #06-102 – RESOLUTION AUTHORIZING THE CITY OF WOODBURY TO APPLY FOR TONNAGE GRANT TO ENCOURAGE LOCAL SOURCE SEPARATION AND RECYCLING PROGRAMS**

Councilman Belko presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**ECONOMIC DEVELOPMENT**

**RESOLUTION #06-107- RESOLUTION OF SUPPORT REGARDING THE COUNTY OF GLOUCESTER'S BUSINESS RECRUITMENT STRATEGY INITIATIVE**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

## **PERSONNEL**

### **RESOLUTION #06-106 – RESOLUTION ADOPTING AND RATIFYING THE CONTRACT BETWEEN THE PUBLIC WORKS DEPARTMENT EMPLOYEES, AS REPRESENTED BY LOCAL 1360 AND THE CITY OF WOODBURY**

Councilman Grimming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilwoman Schreyer inquired what is actually involved in putting the contract together.

Mr. Robert Law, Chief Financial Officer, advised that after months of negotiations between the Union, Mr. Lou Rosner, the City's Labor Attorney, Mr. Bowe, and Mr. Walsh, a three-year agreement was reached which included revised medical benefits comparable to those already being offered to Woodbury Police and Woodbury Fire Department personnel. Also salary increases were agreed upon for 2006 at 3.5%, for 2007 at 3.5% and for 2008 at 4.0%; there were also some other minor adjustments made to the original contract.

Councilwoman Schreyer asked if the requests were in line with other municipalities.

Mr. Law stated that we actually were on the lower end of salary agreements compared to other municipalities in the County.

## **ENVIRONMENTAL**

### **RESOLUTION #06-105 – RESOLUTION AUTHORIZING EXECUTIVE SESSION** (Lease, Purchase or Acquisition of Real Property)

Councilwoman Schreyer presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

## **COMMUNITY DEVELOPMENT**

### **RESOLUTION #06-104 – RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE FOR PROPERTY LOCATED AT 28 HARRISON STREET, A/K/A BLOCK 76, LOTS 6 AND 2.03**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Mr. Aimino, City Solicitor, stated that he wanted Council to be aware that in the Sale of Agreement there was a stipulation regarding any environmental issues that may arise within the first year.

Councilman Louis inquired as to the purchase price of the property.

Mr. Aimino responded that the price agreed upon was just over \$227,000, although the property was appraised for \$375,000.

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

**RESOLUTION #06-109 – RESOLUTION DETERMINING CERTAIN PARCELS OF LAND AS BEING AREAS OF LAND IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 12A-1 ET SEQ. (Block 113, Lot 15)**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #06-110 – RESOLUTION DETERMINING CERTAIN PARCELS OF LAND AS BEING AREAS OF LAND IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 12A-1 ET SEQ. (Block 113, Lot 15)**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**GREEN ACRES**

**RESOLUTION #06-103 – RESOLUTION REJECTING BIDS FOR THE STEWART LAKE PARK RECREATION PROJECT – PHASE II IN ACCORDANCE WITH N.J.S.A. 40A-11-3.2**

Councilman Curtis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Curtis inquired how much over the estimated cost were the bids.

Mr. Aimino responded that they were anywhere from \$60,000 to \$70,000 over the projected bid amount.

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

**MAYOR CLARK**

Mayor Clark spoke on the following topics:

1. Mayor Clark advised that the Annual Main Street Block Party was a huge success. A special “Thank-you” to Main Street, Tom Dukelow and Mike Walsh for all their work;
2. The Mayor also announced that the City of Woodbury would be offering the Summer Day Camp again this year at the YMCA. Please inquire either at City Hall or the Library for details;
3. Also the Mayor announced that the Summer Concerts will be held again at Rotary Park. The first one will be the Bonsal Blues Band along with the original Hobo Band on Monday, June 19<sup>th</sup> at 7:30 pm;
4. Mayor Clark advised that the Neighborhood Preservation Program will be holding their Art in the Streets after school lets out. The classes will be first come, first served and will be held at different locations throughout Woodbury;

5. Also a free Adult Art Class will be held by the Neighborhood Preservation Program at the Woodbury Mews;
6. Mayor Clark extended her congratulations to all the 2006 Woodbury High School graduates and wished each and everyone of them success in their future;
7. The Mayor announced with regret two resignations of two outstanding volunteers who have served on two of our Boards. The first is Lester Brown, who served on the Planning Board and will be moving due to an upcoming marriage; the other is Glen Ceponis, who was Chairman of the Woodbury Historic Preservation Board resigning because of a Conflict of Interest with his full-time position. Both of these gentlemen will be surely missed as they both served their Boards with enthusiasm and dedication for the well-being of the City; and
8. Mayor Clark advised that she received a letter from the Administrator of Mount Holly who inquired if the City of Woodbury would be interested in starting a Coalition of County Seats. The purpose is to work together to receive compensation for hosting tax exempt county government. The Mayor is asking for Council's approval to participate in this endeavor. On motion of Councilman Sloane, seconded by Councilman Belko, the Mayor was instructed to move forward with the Coalition of County Seats.

### **TREASURER'S REPORT**

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

### **CLERK/ADMINISTRATOR**

Mr. Bowe, Clerk/Administrator advised that Melvin Magnall, our visitor from Bury, England who had attempted to follow the path of our founder Henry Wood, has successfully completed his mission. Mr. Magnall should be admired for his persistent endeavors to accomplish and complete his journey as originally planned. He sailed through some very turbulent weather conditions as well as some very challenging circumstances; and at 68 years of age, his determination should be admired.

### **PUBLIC**

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

Jim Hesser, 102 N. Broad Street, came forward to address Council on a matter involving a property he owns that has a lien against it for unpaid water/sewer charges and unpaid taxes in the amount of \$5,000. Because of this lien he cannot rent the property because he cannot get a certificate of occupancy per our ordinances. Mr. Hesser is here tonight to inquire if he can pay off this lien in partial payments so that he can move tenants into the property.

Mr. Aimino, City Solicitor, advised that he would be against doing this because once tenants are in an apartment, it is extremely difficult to remove them. As far as the payment plan, Mr. Hesser would have to talk to the Tax Collector and then a resolution would be necessary.

Mr. Hesser explained that the City of Woodbury is not being fair to landlords when they have ordinances in place making things more difficult for those landlords who are trying to keep up with code, pay water and sewer charges, and taxes when they have unoccupied apartments due to circumstances

beyond their control, such as a tenant not paying their water/sewer bills, which is what happened in Mr. Hesser's case.

Councilman Louis explained that all the ordinance does is give the City the ability to collect what water/sewer is due them or what taxes are owed before any CO's (Certificate of Occupancy) are issued.

Mr. Hesser continued saying that when someone puts a lien against a property, the City is receiving their money that is due them, it is the person who is attempting to remove that lien and get back his property that suffers and that is what he is asking Council to reconsider.

Mayor Clark advised Mr. Hesser that the only way Council could give Mr Hesser's situation any consideration would be if the ordinance specified that a waiver could be granted, citing the reasons. And even if after reviewing the ordinance, and Council agreed that some changes should be made, it would takes months before that ordinance could be enforced, unfortunately.

Councilman Sloane suggested that it would not hurt Council to look into Mr. Hesser's request, as well as have the City Solicitor review some of the conditions and get back to Council with his recommendations.

Seeing no one else, on motion of Councilman Curtis, seconded by Councilman Grimming, the Public Portion was closed and the Regular Order of Business was resumed.

Mayor Clark expressed her appreciation to Councilwoman Schreyer for putting the Students in Government together.

Councilwoman Schreyer then thanked Mr. Ford, the High School Teacher involved with this program, for helping her put the program together. Councilwoman Schreyer also thanked all the students for their participation.

Councilwoman Brown personally thanked Anita Rothmiller, a former Woodbury student now attending Tuskegee University, for taking her time to be present even though she did not have to be here.

Councilwoman Schreyer inquired how the study was going regarding Glover Street.

Chief Merinuk advised that studies were still being conducted along with a public meeting from residents who live in the area for their input before a decision is reached.

On motion of Councilman Sloane, seconded by Councilman Curtis, there was a five minute recess before Council went into Executive Session (8:45 pm).

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

On motion of Councilman Curtis, seconded by Councilwoman Schreyer, the Regular Order of Business was resumed when Council returned from Executive Session (9:00 pm).

On motion of Councilman Sloane, seconded by Councilwoman Tierney, approval was granted to have the Mayor respond to a correspondence to Verizon as discussed in Executive Session.

The City Clerk stated that due to a duplicate use of a number, Resolution #06-98 should be #06-99, as #06-98 was used at the last Council Meeting.

On motion of Councilman Sloane, seconded by Councilwoman Tierney, the correction was approved as submitted.

There being no further business, on motion of Councilman Curtis, seconded by Councilwoman Schreyer, the meeting was adjourned at 9:06 pm.

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THOMAS B. BOWE  
Clerk/Administrator

**OTHER OFFICIALS PRESENT**

Assessor: Roy Duffield  
Chief Financial Officer: Robert Law  
Deputy Clerk: Gail R. Scheffler  
Emergency Mgmt Officer: Lieutenant Cope  
Fire Department: John Keuhler  
Police: Chief Merinuk  
Solicitor: Michael Aimino, Esq.