

July 9, 2007

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 7:35 p.m.. The meeting was held in Council Chambers located at Woodbury City Hall, 33 Delaware Street, Woodbury, N.J.. The Deputy Administrator, Robert Law, 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, 2007.

The Invocation was delivered by the Reverend Rodney Rowland, of Gethsemane Church of Woodbury.

ROLL CALL

Present: Riskie, Schreyer, Villari, Brown, Fleming, Louis, Tierney, Belko, President Sloane

Absent: Mayor Curtis

MINUTES

On motion of Councilwoman Tierney, seconded by Councilman Riskie, the minutes of June 25, 2007 were approved as submitted. Councilmen Belko, Fleming and Louis all abstained from the vote.

PUBLIC

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

Seeing no one, on motion of Councilman Louis, seconded by Councilwoman Tierney, the Public Portion was closed and the Regular Order of Business was resumed.

PRESENTATION BY COUNTY ON AMBULANCE SERVICE

President Sloane opened the floor to Tom Butts, Emergency Response Coordinator for the County of Gloucester to explain how the County responds to emergency situations for ambulance service. Mr. Butts continued by giving statistics of what the average response time is

and how much consideration has been put into research and the attempt to “regionalize ambulance service” with some of the municipalities in Gloucester County. Mr. Butts is here tonight to try to present the program to the City of Woodbury for their consideration. Mr. Butts then named all the medical professionals who would be involved in the program and then explained how the billing process would work.

Several Council members had questions regarding insurance coverage, 3rd party billing and who would handle the calls.

Mr. Butts answered all the questions to the best of his knowledge at this point indicated that this is a new program and they are still learning; but in his opinion he believes this is a positive program and will work based on all the information they have.

More conversation ensued regarding location of the sites and response time.

Mr. Butts stated that there is a package available that gives all the details and statistics and can be obtained on request.

President Sloane stated that he can advise Mr. Butts that currently the City of Woodbury is still under contract with TLC, our current provider, which expires at the end of 2008. So, we cannot make any commitments at this time; however, the City will continue to monitor the success of the program until such time as a decision could be made.

Bob Law inquired that if this is a county program, does the City still contribute to the county tax rate even though they are not using this program.

Mr. Butts then explained that it does affect the County tax rate whether the City participates in the program or not.

This concluded Mr. Butts presentation.

PRESENTATION BY MELVIN & KERNAN ARCHITECTS

President Sloane introduced Bob Melvin and Tim Kernan, the individuals under agreement to purchase the G. G. Green Building property, who wanted to brief Council on what their plans were for the property.

Mr. Kernan started the presentation by advising that his company has received a CRDA grant in the amount of 1.5 million dollars; however, after much scrutiny it was decided that after trying to put together a proposed plan that would work, the following was decided with Bob Melvin continuing the presentation:

1) the first floor plan would be used for possibly an art gallery, multi-purpose room, theatre performance area, restaurant and or café with a lobby with garden courtyard for cocktail parties;

2) on the second floor they would be trying to keep as much of the original architecture as possible;

3) the outside building appearance would be to keep the look as it was in the 20's and 30's; and

4) there will also be retail space available for lease.

Mr. Kernan stated that there has been much thought, money and time that has and will go into the renovations of this building and they wanted to come before the new governing body to let them know their intentions.

President Sloane inquired what the time line was from this point.

Mr. Kernan advised that they were looking at least another year, as they still have to go before the Planning Board and there were some issues with the property being in the redevelopment area, as well as parking accommodations which the Verizon parking lot was one of the considerations.

Council members had some questions which both Mr. Kernan and Mr. Melvin attempted to answer.

There was some conversation regarding a liquor license for the proposed restaurant and or café.

There was also conversation regarding trying to get a non-profit organization to use the facilities as a performing theatre.

The conversation then shifted to the Verizon Parking Lot being a very important factor to be used as the parking area for this proposed project. It was acknowledged that there is another party interested in the same Verizon parking lot.

Some conversation continued about other parking availability.

Mr. Duffield stated that he has talked with Melvin and Kernan Architects several times during the year and he wanted to express his opinion on how significantly important this proposed project would be for the betterment of the City.

President Sloane stated that the City is in a position where two parties are interested in the Verizon Parking Lot and both are very much interested in obtaining that parking lot in order

to move forward with their proposed projects. There is a resolution on the agenda this evening which will expand the redevelopment area with the intent to get additional parking for both projects. Now the problem rests in the hands of the Planning Board to come up with alternate suggestions.

Councilwoman Tierney asked how can this be accomplished.

President Sloane stated that the intent after this resolution is adopted tonight is that it would then go before the Planning Board so they can come up with a redevelopment plan or a comprehensive master plan since they have the professionals to devise such a plan.

ORDINANCE #2054-07 - AN ORDINANCE AUTHORIZING THE CITY OF WOODBURY TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH WILLIAMS WOODBURY, LLC WITH RESPECT TO PROPERTY LOCATED AT 335 S. BROAD STREET A/K/A BLOCK 68, LOT 12

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

The Deputy Administrator read the title of the ordinance.

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

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

Councilman Belko inquired if this abatement payment had any provisions to share the proceeds with the school at all.

Mr. Duffield stated that the ordinance does not specify any special provisions; however, it would be up to Council to make that decision.

Councilman Louis also agreed with Councilman Belko that the City has tried to work with Rowan in other situations and Council should consider some type of agreement.

Councilman Fleming stated that he would look further into the suggestion.

On motion of Councilman Fleming, seconded by Councilwoman Schreyer, the ordinance was passed on second and final reading by a roll call vote.

Ayes 9 Riskie, Schreyer, Villari, Brown, Fleming, Louis, Tierney, Belko,
President Sloane

Nays 0

**ORDINANCE #2055-07 – AN ORDINANCE OF THE CITY OF WOODBURY
AMENDING CHAPTER 9 “CLAIMS AND WARRANTS” OF THE CODE OF THE
CITY OF WOODBURY**

Councilman Fleming presented the above-entitled ordinance.

The Deputy Administrator read the title of the ordinance.

President Sloane stated that this change is long over-due compared to what other municipalities are doing. Basically, this will enable Council to review vouchers prior to their payment, rather than the method we are currently using.

On motion of Councilman Fleming, 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 July 23, 2007.

RESOLUTIONS

**RESOLUTION #07-123 – RESOLUTION TO REIMBURSE TAX PAYMENT (RE:
BLOCK 34, LOT 8 – 204 EMERSON STREET**

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the ordinance.

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

**RESOLUTION #07-124 – RESOLUTION TO REFUND OVERPAYMENT OF WATER
AND SEWER CHARGES (RE: 208 EMERSON STREET)**

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the ordinance.

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

VOUCHERS

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

PUBLIC SAFETY

Councilman Louis advised that two meetings ago, a resident came up to Council to discuss a traffic problem in er neighborhood at Laurel and Hunter Streets. Councilman Louis advised that as a result of that resident bringing the problem to Council, a study was conducted by the Woodbury Police Department and several solutions are currently being considered; Councilman Louis will keep Council updated on the final outcome.

PUBLIC WORKS

RESOLUTION #07-125 – RESOLUTION AUTHORIZING A PURCHASE AGREEMENT WITH WINNER FORD FOR ONE 2008 FORD ESCAPE HYBRID 4WD

Councilman Belko presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Councilman Fleming indicated that this vehicle would be the first hybrid the City of Woodbury would be purchasing.

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

RESOLUTION #07-126 – RESOLUTION AUTHORIZING REQUESTS FOR BIDS FOR WATER METERS AND WATER METER INSTALLATION, ONE 25 CUBIC YARD TRASH TRUCK AND ONE SKID STREET LOADER

Councilman Belko presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

ECONOMIC DEVELOPMENT

RESOLUTION #07-127 – RESOLUTION AUTHORIZING THE PLANNING/ZONING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE COMMERCIALY ZONED PROPERTIES ON THE EAST SIDE OF BROAD STREET FROM CURTIS TO ABERDEEN IS A REDEVELOPMENT AREA

Councilman Villari presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Councilwoman Schreyer inquired about how long it would take before the Planning Board would take action after the adoption of this resolution.

President Sloane stated that the Planning Board is meeting tomorrow evening and we could have it before them as soon as tomorrow. However, they would have to have a professional to develop a plan so no action would be finalized until sometime in September since they have 45 days to respond to our request.

PERSONNEL

Councilman Riskie stated that the job descriptions should be available at the next Council Meeting as scheduled.

ENVIRONMENTAL

Councilwoman Schreyer had nothing to report.

COMMUNITY DEVELOPMENT

Councilwoman Brown advised that the Nissan Dealership and Nelson Avenue residents will be meeting on Wednesday morning to try to resolve their parking differences.

GREEN ACRES PROGRAM

Councilwoman Schreyer had nothing to report.

DEPUTY ADMINISTRATOR

The Deputy Administrator, Mr. Law, advised Council that Mr. Bowe, Clerk/Administrator was resting comfortably at home from his recent surgery and was doing well.

Mr. Law also advised that the \$1.5 million Tax Anticipation Note had been issued on July 2nd at a rate of 4.15% and will become due 45 days from that date, August 16th.

NEW BUSINESS

Councilwoman Tierney came forward to acknowledge all the hard work by Tom Dukelow that went into presenting the fireworks display this year. Also, a special thanks to Bob Law who also was quite involved with the fireworks display.

Councilwoman Tierney stated that as a former Jaycee member she is aware that all monies held by the Jaycees to sponsor such events have been transferred to the Woodbury

Parks Partnership Fund. Also, if anyone on Council or in the private sector would like to join and help in any way with the fireworks display for next year to please contact Tom Dukelow. Help is always needed in helping to raise money and helping with all the planning that goes into running the fall parade and fireworks.

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.

Paul Bunn, 18 E. Packard Avenue came forward to ask two questions. The first being the huge increase in the Water and Sewer bills last year and at that time he was advised that it was due to a large deficit of about a million dollars. Mr. Bunn is here tonight to inquire how much of that deficit has been paid down.

Mr. Law advised that by the end of this year the numbers will be in the black.

Secondly, Mr. Bunn wanted Council to be aware that regarding the topic of “recycling” most of the people in his neighborhood do not recycle and he wanted to know why that have continued to be able to do so.

Councilwoman Schreyer stated that she has spoken to Tom Dukelow, who has been trained to carry out these responsibilities. Unfortunately, this job is very time consuming because it often requires taking the residents to court. She has seen Mr. Dukelow in her neighborhood citing the residents; however, because of his recent illness he has not been as aggressive as in the past.

Mr. Bunn stated that he is aware of all of the responsibilities and hats that Tom Dukelow wears especially when it comes to taking care of all the park areas in the City as well as all of his other duties. Maybe, someone else could be trained to take on the recycling job duty.

President Sloane advised that he would instruct Bill Lynch to go back to Mike Walsh and see if someone can maybe pick up some of the slack and look into Mr. Bunn’s request.

More dialogue ensued regarding ways to accomplish a better plan, including the possibility of a recycling reminder to be mailed with the next tax or utility bill.

Dave Jenkins, 345 Glover Street, came forward to discuss another phase of the trash problem and that is how residents do not remove their cans back to the rear of the house, in

addition to those who overflow their trash cans only to entice animals to come forward to pick through there causing even more problems.

Also another issue Mr. Jenkins mentioned was the overgrown grass along W. Barber Avenue near High Street.

There being no further business, on motion of Councilman Louis, seconded by Councilwoman Tierney, the meeting was adjourned at 9:00 p.m..

ROBERT LAW
Deputy Administrator

OTHER OFFICIALS PRESENT

Assessor: Roy Duffield
Deputy City Clerk: Gail R. Scheffler
Emergency Mgmt. Officer: Lieutenant Cope
Fire Chief: John Keuler
Librarian: Jean Wipf
NPP Coordinator: Virginia Horn
Police: Chief Reed Merinuk
Public Works: Mike Walksh, Bill Lynch
Solicitor: James Pierson, Esq.