

MINUTES
JULY 12, 2010
7:30 p.m.

[7:30:56 PM](#)

Pledge of Allegiance

Invocation: Reverend Alvin Collins, Jr. - Pastor of Spoken Word Church

Reading of the Open Public Meeting Statement

Roll Call

[7:32:10 PM](#)

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

Absent: None

Approval of Minutes:

Motion by Councilman Riskie, seconded by Councilman Pottillo, minutes of June 28, 2010 approved.

Open to the Public for Agenda Items

On motion of Councilwoman Tierney, seconded by Councilman Trout, floor was opened for Agenda-Items Only.

Anthony Chiesa, 36 Rugby Place, inquired about Ordinance #2120-10 expressing some concern with the wording of the ordinance regarding safety and process.

President Sloane stated that this property was discussed in Executive Session at a previous meeting and this particular property is one that the City would like to have ownership of so that it could be handled in the best interests of the City's Redevelopment Plan.

Mr. Pierson, Esquire added that obviously any sale of the property will be done with a contingency regarding any environmental issues that may be present. If something should be found from any environmental studies conducted, Council will reconsider going forward with the purchase.

[7:39:02 PM](#)

Brendon Chiesa, 36 Rugby Place, asked Council what is the long range plan for the building. Is it to be re-habed or torn down?

President Sloane stated that the building is not in any condition to rehab. The person interested in rehabing the Green Block Building has also expressed an interest in this property.

[7:41:25 PM](#)

Patrolman Harold Holstrom came forward to inquire about the payroll complaints previously brought to Council's attention.

President Sloane stated that a sub-committee was formed, and along with the City's Auditor, the complaints were reviewed. The conclusion was that mistakes were made in the past by a few individuals some of whom no longer work for the City. The mistakes have been rectified and given the new company handling the City's payroll we hope to keep future mistakes to a minimum.

Mike Caesaro, City Auditor, came forward to give his explanation for some of the things brought to Council's attention. Mr. Caesaro stated that payroll cannot be 100% accurate and after checking the history of the payroll, mistakes did occur; things did occur that were outside the City's control; it would be impossible to expect a perfect payroll.

Patrolman Holstrom stated that he was not in agreement with the final outcome and he felt that the problem had not been properly handled.

President Sloane stated that Officer Holstrom will be provided a written response from the Auditor outlining the Committee's findings.

[7:50:08 PM](#)

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

PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS

Resolutions and Ordinances

- **Finance & Administration**

[7:50:20 PM](#) - Fleming

#2120-10 - An Ordinance of the City of Woodbury Authorizing Acquisition of Real Property known as Block 113, Lot 15 (122 South Broad Street - #1 Chinese Restaurant) (1st Reading)

On motion of Councilman Fleming, seconded by Councilman Pottillo, the ordinance was requested to be removed from the table. By voice motion the ordinance was removed from the table.

Councilman Fleming presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

Councilman Trout was not in agreement with taking the ordinance off the table for consideration for adoption stating that he was under the impression that negotiations would continue to negotiate a fair price. In his opinion, the asking price was still too high.

President Sloane stated that we have since been told there is another interested party and that the reason this is coming off the table is to get control of a key parcel of land significant to the redevelopment plan. President Sloane also advised that the reason we started negotiations over a year ago is because another party indicated that they may be interest in buying the property for uses not compatible with the City's desires for the downtown area.

On motion of Councilman Fleming, seconded by Councilman Villari, the ordinance was placed on first reading, to be advertised according to law and come up for final adoption at the next meeting scheduled for July 26, 2010.

A roll call vote was taken:

Ayes	5	Villari, Pottillo, Fleming, Brown, President Sloane
Nays	4	Riskie, Louis, Tierney, Trout

7:53:40 PM

#2122-10 - An Ordinance Amending Ordinance #2121-10, "To Fix and Establish Salaries and Rate of Compensation on the Various Officers and Employees of the City of Woodbury in the County of Gloucester, and to Provide the Manner of Payment Thereof and Repealing all Ordinances or Parts of Ordinances Inconsistent Herewith" (1st Reading)

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilman Villari, the ordinance was passed on first reading, to be advertised according to law, and come for final adoption at the next regularly scheduled meeting on July 26, 2010.

[7:55:02 PM](#)

#10-107 - Resolution Authorizing the Execution of an Agreement of Sale for the Purchase of Real Property known as Block 113, Lot 15 (122 South Broad Street - #1 Chinese Restaurant)

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilwoman Tierney inquired as to why we were passing this resolution before the adoption of the ordinance for the purchase of the property.

Mr. Pierson, City Solicitor, stated that we cannot purchase the property without first adopting the resolution.

Councilman Fleming inquired about SHPO's approval and if this property was approved by them.

Mayor Curtis explained the process regarding approval by SHPO and the State Planning Board Office.

Councilwoman Louis stated that he wanted to make it clear that when we bonded for the Redevelopment money he was in total agreement; however, he does not feel that the purchase of this property is in the best interest of the City.

Mayor Curtis explained that the bonding was set aside so that we could have it when and any desirable property became available and then explained how this property and its demolition would be an enhancement of the downtown area.

Councilman Louis stated that this property has been vacant for at least three years so why is there an urgency to purchase it now without having further discussion.

Mayor Curtis stated he did not agree with Councilman Louis.

Councilwoman Tierney stated she was under the impression we were waiting for the Redevelopment Plan to be approved from Trenton before we go any further with this property. Also, after meeting with SHPO and the NJ Main Street office today, she relayed a possible suggestion that there were other areas in the downtown that might be better starting points for the redevelopment plan".

Mayor Curtis stated that he attended the same meeting with SHPO and he did not hear what Councilwoman Tierney heard. Mayor Curtis advised that we decided to purchase this over

a year ago and it was put on hold when we found out that Mr. Wolfson was considering developing the entire block.

Councilman Trout inquired why are we so concerned with this property when we don't even know if we can use it for the reasons intended. If it would be purchased by someone other than the City, the City would not lose the ratable

8:04:10 PM

President Sloane stated that he heard from Mr. Melvin this afternoon concerning the SHPO meeting; he stated that the State does not have the power to reject our Redevelopment Plan. The City just has to file the plan with the State; but they don't have the authority to stop us from going further.

Councilman Fleming stated that everyone has made valid points with each of their comments; however, it is important that we move forward with the project and look toward to what would help our downtown area. Purchasing this property is in the best interest of the downtown area. Councilman Fleming stated that he agrees that for further projects the City should look closely before considering demolishing buildings, especially in the historic part of the downtown area; but he is in total agreement that this particular property is and has been an eyesore.

8:15:01 PM

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

Ayes 5 Villari, Pottillo, Brown, Fleming, President Sloane

Nays 4 Riskie, Louis, Tierney, Trout

8:15:26 PM

PUBLIC HEARING

On motion of Councilman Fleming, seconded by Councilman Louis, the Public Hearing was opened to the Public.

Seeing no one, on motion of Councilman Fleming, seconded by Councilwoman Tierney, the Public Hearing was closed.

[8:16:10 PM](#)

#10-113A Resolution to Amend Budget

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilwoman Tierney asked for an explanation on the amendment from the Financial Officer, Mr. Law.

Mr. Law, Chief Financial Officer, explained what was amended.

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

Ayes: 7 Villari, Pottillo, Brown, Fleming, Louis, Tierney, President Sloane

Nays 2 Riskie, Trout

[8:18:32 PM](#)

#10-120 Resolution to Adopt the 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 Villari, the resolution was adopted by a roll call vote.

Ayes 5 Villari, Pottillo, Brown, Fleming, President Sloane

Nays 4 Riskie, Louis, Tierney, Trout

[8:19:18 PM](#)

#10-121 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 Villari, the resolution was adopted by a voice motion.

[8:19:46 PM](#)

#10-122 Resolution to Cancel Old Outstanding Checks

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Vouchers

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

- **Public Safety**

[8:20:21 PM](#)

RAFFLE APPLICATION

American Legion Ladies Auxiliary Post #133 - Raffle License Application for Raffle to be held on October 10, 2010 (2:00 p.m. – 6:00 p.m.) at 1018 Washington Avenue, Woodbury, NJ

On motion of Councilman Louis, seconded by Councilwoman Tierney, the raffle for the American Legion Auxiliary Post #133 to be held on October 10, 2010 as presented was approved.

Councilman Louis stated that he would like to acknowledge that the ad-hoc Committee, along with the Auditor, were in total agreement with the findings presented to them regarding the complaints filed by Officer Holstrom pertaining to Mr. Law. Councilman Louis stated that he, as well as everyone on Council, took this situation very seriously especially because it involved employees' paychecks.

[8:23:13 PM](#)

- **Public Works/Utilities**

Councilman Pottillo stated that he had followed up from our last meeting with Councilwoman Brown, Mr. Law and Lorraine Roberts from our Tax Office to discuss water bills and some of the adjustments that have to be made. A resolution will be forthcoming addressing certain incorrect billing accounts.

- **Economic Development**

8:24:21 PM

Councilman Villari had nothing to report

- **Personnel**

#10-119 - Resolution Authorizing a Closed Session Regarding Personnel Matters

Councilwoman Tierney presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Councilwoman Tierney thanked the following individuals for helping to make the Annual Fireworks Display a huge success: Tom Dukelow, Bob Law, and the Fire and Police Departments.

- **Environmental**

8:25:35 PM

Councilman Riskie had nothing to report under his Committee, but wanted to comment on the issues discussed regarding the Police Department's concerns regarding their paychecks. He also recognized the seriousness of the situation and hopefully the Police Department will not experience any further problems.

- **Community Development**

8:26:49 PM

Councilwoman Brown thanked President Sloane and Mr. Bowe for addressing the duplex situation on Barber Avenue and the screening of the fencing facing the well tower on Railroad Avenue.

Also, Councilwoman Brown was appreciative of how the situation was handled involving the bus stop along Railroad Avenue and the vehicle that hit it.

- **Green Acres Program**

[8:28:21 PM](#)

Councilman Trout thanked the Woodbury Community Garden Club for inviting him to their annual dinner.

Also, Councilman Trout advised that the Bonsal Blues Band performance will be held on July 17, and August 23, 2010 at 7:30 pm at Rotary Park.

Councilman Trout stated that he spoke with Ted Wilkinson, City Engineer, and final touches will be completed on the Soccer Field Clubhouse in the very near future.

Reports:

- **Report of Mayor**

[8:29:13 PM](#)

Mayor Curtis thanked Tom Dukelow and the Woodbury Fire and Police Departments for all their help in planning yet another great year in putting the fireworks together. Also, the Mayor acknowledged West Deptford for their role in helping us put the show together over the years. The Band that played “Turning 40” was a great addition to the event.

The Mayor also thanked Main Street for the Summer Bash that was held for the first time this year.

- **Report of Clerk Administrator**

[8:31:44 PM](#)

Mr. Bowe, Clerk/Administrator, had nothing to report.

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.

Brendon Chiesa, 36 Rugby Place, inquired if Council had any suggestions on how to have a community paper stopped. He has made several attempts to contact the publisher without success.

President Sloane stated that he had the same problem and actually had to catch the delivery person and told him personally that they had to stop.

8:36:00 PM

Igor Lukov, owner of Canals' Liquor Store, approached Council with a water billing problem he has with the Evergreen Avenue property he owns. The problem has been ongoing and he has talked to the water/sewer department, but it has not been resolved. Basically, the problem stems from within the supermarket building that he owns, and it is being charged for water that was not used in that building.

President Sloane stated that we have had some problems with certain properties and their meters.

Councilman Pottillo has been researching several properties regarding similar water bill issues.

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

There was a five minute recess, and on motion of Councilwoman Tierney, seconded by Councilman Trout, Council went into Executive Session.

8:45:04 PM

EXECUTIVE SESSION

On motion of Councilman Fleming, seconded by Councilman Trout, Council resumed the Regular Order of Business at 9:40 pm.

Adjournment

9:41:44 PM

There being no further business. On motion of Councilwoman Tierney, seconded by Councilman Fleming, the meeting was adjourned at 9:41 pm.

Other Officials Present:

Assessor: Roy Duffield

Auditor: Michael Caesaro, Bowman & Company

Chief Financial Officer: Robert Law

City Engineer: Ted Wilkinson, Esq.

Police: Chief Reed A. Merinuk and Lt. John Atkinson

Main Street, Director: Ronda Abbruzzese

Tax Collector: Lorraine Roberts