

**MINUTES**  
**JULY 26, 2010**  
**7:30 p.m.**

**Pledge of Allegiance**

**Invocation:** Moment of Silence

**Reading of the Open Public Meeting Statement**

**Roll Call**

[7:35:22 PM](#)

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

**Absent:** Brown and Pottillo

**Approval of Minutes:**

On motion by Councilman Louis, seconded by Councilman Riskie the Minutes of the meeting of July 12, 2010 were approved as submitted.

**Open to the Public for Agenda Items**

On motion by 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.

Paul Bunn, 18 E. Packard Avenue, stated that he was not in favor of the purchase of the #1 Chinese restaurant at S. Broad Street and Aberdeen Place.

Susan D’Lorio from Leona Avenue came forward to express her dissatisfaction with where the City of Woodbury is heading. Ms. D’Lorio stated she was not in favor of spending money to purchase the property on S. Broad Street, as there are many other areas that the City could be improving with local tax dollars.

Brendon Chiesa, 36 Rugby Place, inquired about the properties that should be attached to Resolution # 10-124 and what the total amount was.

City Solicitor, James Pierson, Esq., stated he had a copy of the attachment in his possession and Mr. Chiesa was free to review it.

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

7:40:39 PM

**Presentation by Marc Lohbauer, JGSC Group, regarding the Final Report of the Improvement District Challenge Grant**

President Sloane introduced Marc Lohbauer.

Mr. Lohbauer started his presentation by explaining that the downtown commercial district in Woodbury began its decline with the opening of the Deptford Mall. Mr. Lohbauer then explained why a feasibility study was necessary as Step I to address ways to bring back Woodbury's downtown area. He also stated that grants may be available to help Woodbury accomplish this task.

The presentation continued with Mr. Lohbauer stating that he met with merchants, Woodbury Main Street and several City Officials to discuss what would make people want to visit Woodbury, as well as how the City of Woodbury could compete with the existing malls. Some of the improvements recommended were: how we can help Woodbury become a shopping destination, ways to change people's perception of Woodbury being a high crime area, and ways to increase foot traffic by making crosswalks safer and providing more parking.

Other suggestions were: marketing our retail stores by increasing our advertising through things like bags with the Woodbury logo on them, offering free gift wrapping and giving out Woodbury money dollars to be spent only in Woodbury stores. Other possibilities suggested were: creating with an annual budget of \$200,000.00 generated from events and special taxes, and project sponsorships that would qualify the City to obtain grant money. Mr. Lohbauer then gave figures estimated in the survey on how this special tax would benefit the business district.

In conclusion, Mr. Lohbauer recommended Council look at an ordinance that would outline all that he just explained and consider implementing the ordinance for the special tax.

Councilman Riskie asked whether or not the study referenced above considered bringing an anchor store into Woodbury. Mr. Lohbauer stated that "No" an anchor store was not one of the options; however, a restaurant could definitely be a step in the right direction.

Councilwoman Tierney inquired as to how many residents were on the Committee to which Mr. Lohbauer referred. Mr. Lohbauer stated that information is in the ordinance he proposed for Council's review, it would clarify who comprised the Committee.

Councilwoman Tierney stated her concern was that she wanted to make sure that there was a balance of residents and business merchants considering the tax assessment option Mr. Lohbauer recommended.

President Sloane stated that a draft copy of the ordinance outlining the recommendations of how the committee will be formed and how the commercial property assessment portion will be equally distributed.

President Sloane stated that he would like to remind the Council members, who were not involved in the original meeting where the ordinance was discussed, that they were not invited because of the sunshine law.

## **PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS**

### **Resolutions and Ordinances**

- **Finance & Administration**

**#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) (2<sup>nd</sup> Reading)**

On motion by Councilman Fleming, seconded by Councilman Villari, the ordinance was requested to be tabled.

Councilman Louis inquired as to the reason for tabling the ordinance.

President Sloane stated that at the last meeting some concerns were brought up which Council needs to reconsider.

Councilwoman Tierney commented that it seemed strange this ordinance was being tabled at a meeting where two members of Council were absent.

On motion of Councilman Fleming, seconded by Councilman Villari, the motion to table the ordinance was defeated by a roll call vote.

[8:18:06 PM](#)

<b>Ayes:</b>	Fleming, Jr., Sloane, Villari (3)
<b>Nays:</b>	Louis, Riskie, Tierney and Trout (4)
<b>Abstain:</b>	None (0)
<b>Absent:</b>	Brown and Pottillo (2)

Brendon Chiesa, 36 Rugby Place, stated that he would be in favor of purchasing the property if Council intended to utilize the area for events held throughout the year, as opposed to using it once a year at Christmas time for Santa visits.

Councilman Fleming responded that it would be fair to say that the property is significant to the G.G. Building Development Plan; however, if someone were to purchase it and put a business there that may not be suitable, it could possibly affect the proposed plans for the improvement, not to mention possibly losing a ratable if a non-profit business were to purchase it, which was one of the potential buyers of the property.

Steve Graff, 213 S. Maple Street, stated he was not in opposition with spending money to purchase the property; however, he is concerned with who will be in control of seeing if the money considered for purchasing this property might be better used to pay for hiring a person to be totally involved in seeing that the Redevelopment Plan is being properly implemented. He just does not see the redevelopment plan moving forward unless there is a person heading up an office to make sure the plan follows the right course.

Councilman Fleming stated the monies set aside for the redevelopment plan cannot be used for that purpose; however, this is just the first step; maybe Council will consider Mr. Graff's idea at a later time.

Mayor Curtis advised that Glassboro has done exactly what Mr. Graff is suggesting, but at the proper time. We are in the very early stages of the redevelopment plan.

Susan D'Lorio, 217 Leona Court, stated that Council is not doing things in the proper way. There are so many other properties that could be improved on before this property. The City does not need another park, nor does the city need to spend money we don't have.

John Belko, 605 Delaware Street, stated that he thought it could be a good idea, however until he had more information he had some reservations. Mr. Belko then suggested presenting a resolution along with the ordinance that would include the property in question to the developer who was interested in the GG Green building.

President Sloane stated he would like to read a letter he received today from Brian Wolfson who was not able to be in attendance tonight. The letter stated that Mr. Wolfson fully supports the acquisition of the property by the City as it is critical to the G.G. Green Project.

Councilman Fleming advised that even if TRICON is not successful in going through with their project, this particular property will still be key to the redevelopment of the project; even if the redevelopment does not materialize now, it still is better that the City purchase it rather than a church or laudromat occupying that space.

Councilman Trout stated that certain members of Council keep talking about a laudromat; that's not a permitted use for that property according to code.

Anthony Chiesa, 36 Rugby Place, stated that he is not sure that this is a good idea, especially when Council appears to be uncertain of the purchase as well.

Mayor Curtis stated that this project was first introduced over a year ago and we did not move on it then because we were waiting to see exactly what Mr. Wolfson was going to do on that entire block.

Councilwoman Tierney vehemently disagreed with the Mayor's comment that Council was discussing purchasing this property a year ago, this is just not a true statement and the public should be made aware of this.

Brendon Chiesa, 36 Rugby Place, commented that this property is an eyesore.

On motion of Councilman Fleming, seconded by Councilman Trout, the Public Portion was closed.

[8:33:48 PM](#)

Councilman Fleming presented the above-entitled ordinance.

Councilman Louis inquired whether the City would consider selling the property to Mr. Wolfson.

President Sloane stated that would have to be Council's decision; his personal vote would be "yes".

Mayor Curtis stated that his reasons for supporting this purchase are: the building is an eyesore; the structure is in disrepair; and the proximity to the proposed GG Green Project. If it were in any other part of the City, he may not be as supportive.

Councilwoman Tierney stated when the City began the process of moving forward with the Redevelopment Plan, the bonded money created at that time was to be used for soft costs involved in planning, and to especially pay for professional expenses incurred by the City for the actual creation of the "plan" not for hard costs like the purchase of properties.

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

[8:55:33 PM](#)

<b>Ayes:</b>	Fleming, Jr., *Louis, Sloane, Villari (4)
<b>Nays:</b>	Riskie, Tierney and Trout (3)
<b>Abstain:</b>	None (0)
<b>Absent:</b>	Brown and Pottillo (2)

\*Louis “aye” vote with reservation

**Ordinance #2122-10 - An Ordinance Amending Ordinance #2120-10, “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**

Councilman Fleming presented the above-entitled ordinance for adoption.

On motion of Councilman Fleming, seconded by Councilman Trout, the ordinance was opened for second reading.

On motion of Councilman Fleming, seconded by Councilman Trout, the ordinance was opened to the Public.

On motion of Councilman Fleming, seconded by Councilman Trout, the Public Portion was closed.

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

<b>Ayes:</b>	Fleming, Jr., Louis, Riskie, Tierney, Trout, Sloane, Villari (7)
<b>Nays:</b>	None (0)
<b>Abstain:</b>	None (0)
<b>Absent:</b>	Brown and Pottillo (2)

**8:56:52 PM**

**Resolution #10-124 – 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 Councilwoman Tierney, the resolution was adopted by a voice motion.

**Resolution #10-125 - Resolution Authorizing Award Of Contract For Purchase Of Container Truck**

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

### **Vouchers**

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

- **Public Safety**

Councilman Louis had nothing to report.

- **Public Works/Utilities**

Councilman Fleming advised that there was a water main break yesterday; he invited Rich Leidy, Supervisor of Public Works to explain what occurred.

Mr. Leidy advised that on Saturday evening, he received a phone call regarding a water leak on Woodbury Glassboro Road from one of our water mains. Because City forces were unable to shut down the main, outside contractors had to be called in.

- **Economic Development**

- **Personnel**

### **Resolution #10-126 - 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 Trout, the resolution was adopted by a voice motion.

President Sloane did advise that no action would be taken after returning into Regular Business at the completion of the Executive Session.

Councilwoman Tierney stated that she was happy to inform everyone that Woodbury Little League won the District 15 for the first time in 41 years. Councilwoman Tierney advised that she would like to acknowledge the coaches, Wayne Buckley, and Tim Norton and the

President of Little League, Anthony Howell. Congratulations to everyone involved in winning the title.

- **Environmental**

Councilman Riskie, filling in for Councilman Villari, stated that the Farmers Market has been up and running but attendance has been light mainly due to the extremely hot summer we have been having. Hopefully more people will start to attend; he also wanted to thank Virginia Horn who has worked very diligently with the vendors seeing that the market runs efficiently every week; all of their efforts are appreciated.

- **Community Development**

**#10-123 - Resolution Amending Resolution #09-224 Authorizing the Use of Regional Contribution Agreement Funds for Block 135.01, Lot 7 a/k/a 145 Gantt Avenue**

Councilman Trout presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

- **Green Acres Program**

Councilman Trout had nothing to report.

**Reports:**

- **Report of Mayor**

Mayor Curtis publicly thanked West Deptford and Deptford Townships for all their help during the recent water main problem.

The Mayor stated he would like to advise everyone that the City of Woodbury does have a curfew and it will be enforced.

Mayor Curtis also encouraged everyone to come out to support the Farmers Market.

- **Report of Clerk Administrator**

Mr. Bowe advised that most of our water system is around the same age as the main that just cracked.

The Clerk/Administrator also advised that he met with the current owners of the Woodbury Country Club, Parke Bank, and advised them the current condition of their newly acquired property is unacceptable.

Mr. Bowe referenced a letter from Mr. Duffield regarding a property Mr. Luke Ivey was interested in purchasing from the City.

Also, Mr. Bowe referenced a photo of the railroad bridge at Hunter Street that is now due for repair or replacement.

Mr. Bowe had a meeting this morning with people who are interested in purchasing the Woodbury Mews.

Mr. Bowe acknowledged the hundredth birthday of his father, Thomas C. Bowe, who was a lifelong Woodbury resident and who is in the Woodbury, the Gloucester County and the National Basketball Halls of Fame.

### **Open to the Public**

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

Diane Hill of Wallace Street came forward to ask Council not to rename Carpenter Street as was requested at a prior meeting. Ms. Hill then proceeded to share fond memories of her past, especially those memories involving Carpenter Street.

Debbie Cocks, also reflected on the area referencing the underground railroad that had a stop on Carpenter Street.

Mr. Bowe advised that Councilwoman Brown still has a petition that she is circulating to change or add to the name of Carpenter Street.

There was some conversation regarding the pros and cons about changing established street names and why we should not.

Brendon Chiesa inquired about the fluoride levels in our water system.

Brendon Chiesa, 36 Rugby Place, referencing the water main break stating that in the future there should be some way that the residents effected could be notified so they have might know just how long it will take before their property regains water.

9:26:18 PM

Anthony Chiesa, 36 Rugby Place, reflected on the condition of the surface of the street near his property and weeds that are growing through it.

Mr. Chiesa also requested that in the future Council share more information with the public before purchasing additional properties.

John Belko, 605 Delaware Street, urged Council to make sure there is a balanced representation on the Committee to be formed to oversee the coming “special business district”.

Susan D’Lorio, 217 Leona Court, advised that she was having some puddling problems with the street in front of her property.

Mr. Bowe stated that he would be out with someone from Public Works to look at it.

9:34:47 PM

Pastor Melvin Bryant came forward to discuss the area at the intersection of Lafayette and Stuart Streets and the poor drainage there.

Mr. Bowe stated that the City is aware of that problem and take an extra effort during the winter months to lay extra salt in that area.

Also, Mr. Bowe advised that he would look at the area again with someone from Public Works.

On motion of Councilman Riskie, seconded by Councilman Trout, the Public Portion was closed and there was a five minute recess before going into Executive Session (approximately 9:45 pm)

## **Closed Session**

On motion of Councilman Riskie, seconded by Councilwoman Tierney, Council resumed the Regular Order of Business at (10: 39 pm).

## **Adjournment**

On motion offered by Councilwoman Tierney, seconded by Councilman Trout, the meeting was adjourned at 10:40 PM.

THOMAS B. BOWE  
Clerk/Administrator

## **OTHER OFFICIALS PRESENT**

Chief Financial Officer: Robert Law

City Engineer: Ted Wilkinson, PE

Deputy Clerk: Gail Scheffler

Emergency Mgmt Officer: Lieutenant S. Cope

Main Street Director: Ronda Abbruzzese

NPP: Virginia Horn

Police Chief: Reed Merinuk

Public Works: Rich Leidy, Bill Lynch

Solicitor: James Pierson, Esq.