

August 10, 2009

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 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 5, 2009.

ROLL CALL

Present: Villari, Pottillo, Brown, Fleming, Tierney, Trout, Croce, President Sloane and Mayor Curtis

Absent: Louis

MINUTES

On motion of Councilwoman Tierney, seconded by Councilman Trout, the minutes of July 27, 2009 were approved as submitted.

CHANGES IN AGENDA FORMAT

President Sloane advised that the promotion of George Stebich and the swearing in of the new police officers would following the adoption of the resolution pertaining to the same.

RESOLUTION #09-172 – RESOLUTION #09-172 – RESOLUTION AUTHORIZING APPOINTMENT OF SERGEANT IN THE WOODBURY POLICE DEPARTMENT (George Stebich)

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #09-173 – RESOLUTION AUTHORIZING THE APPOINTMENT OF A PATROLMAN IN THE WOODBURY POLICE DEPARTMENT (Brian Beckett)

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #09-174 – RESOLUTION AUTHORIZING THE APPOINTMENT OF A PATROLMAN IN THE WOODBURY POLICE DEPARTMENT (Brian Boucher)

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

SWEARING IN OF NEWLY APPOINTED OFFICERS

Mayor Curtis administered the Oath of Office to Sergeant George Stebich. Sergeant Stebich introduced his family members that were present.

Mayor Curtis administered the Oath of Office to Patrolman Brian Beckett. Patrolmen Beckett introduced his family members that were present.

Mayor Curtis administered the Oath of Office to Patrolman Brian Boucher. Patrolman Boucher introduced his family members that were present.

Chief Merinuk of the Woodbury Police Department came forward to advise that many changes are occurring with his department due to retirements and then gave a brief bio on the promotion of Sergeant Stebich and his outstanding performance as an officer for the past twenty-two (22) years of service in Woodbury.

President Sloane advised that there will be a two minute recess to allow anyone who wished to leave the meeting at this time to do so.

PUBLIC

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

As no one came forward, on motion of Councilman Tierney, seconded by Councilman Trout, the Public Portion was closed and the Regular Order of Business was resumed.

PRESENTATION BY TRICON

President Sloane introduced Brian Wolfson from Tricon Development Group, Inc. who addressed Council.

Mr. Brian Wolfson referred to the materials he had supplied for Council's review and then introduced his fellow team members: Angelo Alberta, Phil Rowan and Margaret Westfield. Jim Maley another representative was not able to attend this evening. Mr. Wolfson also owns the building that houses the Antique Store on Broad Street.

Mr. Wolfson then gave a brief background on himself and his connection and interest in the City of Woodbury. Mr. Wolfson continued by expressing his views on helping to bring the downtown area back to life. Mr. Wolfson then gave an overview of his group's plan for the redevelopment of the G.G. Green Building.

Mr. Wolfson next introduced Angelo Alberto who continued the presentation.

Mr. Alberto, a Licensed Architect and licensed professional planner with a Master's from Harvard, stated that he remembers shopping in Woodbury as a child with his mother, and would love to see Woodbury return to that type of town again.

Mr. Alberto continued by addressing the following: parking, plan lay-out, potential rail connection, the City's master plan and architecture that would compliment Woodbury's downtown area.

Margaret Westfield came forward to specifically talk about the G.G. Green Building. Ms. Westfield stated that she was hired by Main Street in 2001 to put the building on the National Register which would allow applying for trust funds, which they did; but unfortunately, no monies were available at that time.

Councilwoman Tierney inquired about the negatives regarding the City's limitations vis a vis the Green Block Building being placed on the National Register.

Ms. Westfield explained the procedure when one applies to get a building on the National Register defining the differences between using public monies versus using private monies.

Councilwoman Tierney inquired as to what projects Ms. Westfield has been involved.

Ms. Westfield responded giving the name and location of two of her projects.

Mr. Philip Rowan then introduced himself and explained how the funding for the Green Block Building project works and the benefits owing to the buildings' historic value and being on the national register.

To summarize the presentation Mr. Wolfson explained that Tricon was here tonight to ask for Council's support to move forward now in order to qualify for public funding and for the City to commit to Tricon Development Group, Inc. One other significant part of the plan is that the City is being asked to be a partner in helping Tricon Development Group, Inc. Tricon is not asking the City for money. At this time, Tricon is only asking the City to assist in applying for available State funding. Later, Tricon will ask for an abatement and payment in lieu of taxes (PILOT).

President Sloane advised that obviously approval for such a request could not be given this evening. Council needs more time to discuss the project further.

Mr. Alberto stated that although he did not expect a definitive answer this evening he would like to see the City offer some type of support of the project by way of a resolution.

President Sloane stated that the City must do what is necessary to discuss the details presented this evening and advertise for a special meeting to be held on August 24, 2009.

Mr. Brian Wolfson asked Council to acknowledge the importance of this project, not only to his team but to the City as well; he re-emphasized the significance of "timing" involved with this project. Mr. Wolfson also talked about success stories such as the Philadelphia Waterfront area, the development of Collingswood, and Camden's Aquarium.

Mr. Wolfson concluded his presentation by putting emphasis on what impact a cultural arts theatre would have on the City of Woodbury and the benefits it would bring.

President Sloane thanked Mr. Wolfson for an excellent presentation and informed him that the Economic Development Committee and our Redevelopment Counsel will be meeting with Mr. Wolfson again and all will be back again to hear Council's decision.

FINANCE & ADMINISTRATION

ORDINANCE #2106-09 – AN ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, APPROPRIATING \$7,000.00 IN FUNDING FOR THE PURCHASE OF SCBA FIT MACHINE

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 Tierney, the Public Hearing was ordered closed.

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

Ayes	8	Villari, Brown, Fleming, Tierney, Pottillo, Trout, Croce, President Sloane
Nays	0	
Absent	1	Louis

ORDINANCE #2107-09 – BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS PIECES OF EQUIPMENT AND THE CONSTRUCTION OF VARIOUS CAPITAL IMPROVEMENTS IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$445,000 THEREFORE; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$442,750; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

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 Tierney, the Public Hearing was ordered closed.

Councilwoman Tierney inquired about her suggestion of having shared services with other municipalities especially involving a vehicle wash.

Mr. Law, Deputy Administrator, stated that that idea is still being taken under consideration through the efforts of Michael Walsh and Ted Wilkinson..

Mr. Ted Wilkinson, City Engineer, advised that this bond would cover the cost of the equipment. However, he does suggest still reaching out to other towns before we go any further with any additional spending.

Conversation continued amongst Council members. All agreed with Councilwoman Tierney's suggestion; however, this should not affect the passing of this particular ordinance.

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

Ayes	8	Villari, Brown, Fleming, Tierney, Pottillo, Trout, Croce, President Sloane
Nays	0	
Absent	1	Louis

ORDINANCE #2108-09 – BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS PIECES OF EQUIPMENT AND THE CONSTRUCTION OF VARIOUS WATER AND SEWER IMPROVEMENTS IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$190,000 THEREFORE; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$190,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

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 Tierney, the Public Hearing was ordered closed.

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

Ayes	8	Villari, Brown, Fleming, Tierney, Pottillo, Trout, Croce, President Sloane
Nays	0	
Absent	1	Louis

RESOLUTION #09-167 – RESOLUTION REQUESTING THE LEGISLATURE TO RESTRUCTURE AND BRING FAIRNESS TO TAX AND FRANCHISE FEES IMPOSED ON TELECOMMUNICATIONS AND CABLE TELECOMMUNICATIONS SERVICE PROVIDERS IN NEW JERSEY

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #09-168 – 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 Deputy Administrator read the title of the resolution.

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

RESOLUTION #09-170 – RESOLUTION AUTHORIZING EXECUTION OF A COMMODITY DEMAND AGREEMENT WITH NEW JERSEY AMERICAN WATER COMPANY

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Mr. Ted Wilkinson informed Council regarding details of the water agreement pertaining to usage and billing.

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

RESOLUTION #09-171 – RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR WATER PASS THROUGH WITH WENONAH

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

VOUCHERS

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

Councilman Fleming advised that the Clerk/Administrator has been authorized to go out to get quotes for a new recording system for Council Chambers.

Mr. Law stated that the Clerk's Office has reached out to six (6) surrounding municipalities to see what system they are using. We have contacted three (3) vendors, two of which are scheduled to come in next week.

PUBLIC SAFETY

Councilwoman Brown had nothing to report for Public Safety

PUBLIC WORKS/UTILITIES

RESOLUTION #09-175 – RESOLUTION TO ADJUST WATER METER READINGS AND TO CORRECT AMOUNTS BILLED

Councilman Pottillo presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

Councilman Pottillo stated that he would pursue talks with Mike Walsh pertaining to the joint sharing of services as pertains to the vehicle facility.

ECONOMIC DEVELOPMENT

RESOLUTION #09-169 - RESOLUTION OF THE CITY OF WOODBURY APPOINTING REDEVELOPMENT COUNSEL (Florio, Perrucci, Steinhardt & Fader, LLC)

Councilman Villari presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

PERSONNEL

RESOLUTION #09-164 – RESOLUTION APPOINTING MICHAEL GRECCO TO THE POSITION OF PLUMBING SUBCODE OFFICIAL FOR A PERIOD OF FOUR YEARS EFFECTIVE AUGUST 31, 2009 TO AUGUST 31, 2013

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

Councilwoman Tierney advised that the Personnel Committee had met regarding the policy on city vehicles; they will be looking into making some changes to those policies.

Councilwoman Tierney also stated that she met with Bob Law, Dottie Mc Quade and Dottie Lange, who are the two individuals who have come forward to help out with the Annual Fall Parade. The theme for this year's parade will be "Land of the Free, Home of the Brave" in honor of our servicemen and women. Applications are now available on line and we are still seeking sponsors and help from anyone who is interested.

ENVIRONMENTAL

Councilman Croce had nothing to report.

COMMUNITY DEVELOPMENT

RESOLUTION #09-165 – RESOLUTION AMENDING RESOLUTION #09-147 AUTHORIZING THE USE OF NEIGHBORHOOD HOUSING REHABILITATION PROGRAM FUNDS FOR BLOCK 114, LOT 22 A/K/A 28 HOPKINS STREET

Councilwoman Brown presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #09-166 – RESOLUTION AUTHORIZING THE USE OF REGIONAL CONTRIBUTION AGREEMENT FUNDS FOR BLOCK 113, LOT 6 A/K/A 45 CENTRE STREET

Councilwoman Brown presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #09-176 – RESOLUTION RESCINDING RESOLUTION #09-135

Councilwoman Brown presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

GREEN ACRES

Councilman Trout had nothing to report.

MAYOR CURTIS

Mayor Curtis thanked all the Council members who took the time to come out to the first Redevelopment Meeting at the High School held on August 5, 2009.

The Mayor also thanked all who came out to support the newly-appointed officers and stated that the Police Department is starting off on the right foot by not only supporting each other, but for also supporting all the changes that have been occurring within that department for the positive.

Mayor Curtis invited the Engineer to advise them on the status of the Wing -Dickerson Park Project.

Mr. Wilkinson, City Engineer, requested authorization to go out to bid for the above project stating they were now ready to move forward.

Also, the Engineer asked that for a Special Meeting to be held on August 31, 2009 to award the bid as he would need time to implement the project. Waiting for the September 14th meeting would cause some difficulties.

President Sloane accepted the suggestion from the Engineer to move the Special Meeting from August 24th to August 31st at 6:30 pm in Council Chambers to address this issue as well as the Tricon request.

On motion of Councilman Trout, seconded by Councilwoman Tierney, the meeting was approved to be held on Monday, August 31, 2009 at 6:30 PM.

Mr. Wilkinson also updated Council on two buildings that are being planned for future construction: one at the Soccer Complex, and the other at Wing-Dickerson Park.

Also the City Engineer advised that the seed is down at the soccer fields and needs to germinate; but in his opinion it is a 100% improvement over stage one.

DEPUTY ADMINISTRATOR

Mr. Law requested a motion to go out to request for proposal for a consultant to do a study funded by the Improvement District Challenge Grant. On motion of Councilman Fleming, seconded by Councilman Villari, the motion was approved.

Mr. Law also requested a motion to approve quotes received for air conditioner repairs to the City Hall/Library Complex. The low quote came from Enright & Sons for an amount not to exceed \$7,500.00. On motion of Councilwoman Tierney, seconded by Councilman Croce, the request was approved.

Mr. Wilkinson advised that everything is going well and right on schedule with the Reservoir Project and there may even be a \$30,000.00 credit if things continue to progress as they are.

The Deputy Administrator requested a motion to authorize the City Clerk to continue with his conversation with the County Landscaper on the Wolfson Memorial in Hendrickson Park. The County is requesting a shared services agreement be prepared. On motion of Councilwoman Brown, seconded by Councilwoman Tierney, the motion was approved.

Mr. Law then referenced a letter Mr. Bowe received from Tina Schiavo, Court Administrator, requesting the hiring of a part-time clerk in the Municipal Court to help with a backlog of work due to excused absences.

Finally, a letter from the City Engineer was referenced stating the Engineer's findings that a proposed site for a liquor store is not within 200 feet of a church or school. Said letter indicates the distance between the doors of the church and the doors of the liquor store does exceed the 200 foot restriction.

Mr. Law advised that the next regularly-scheduled meeting of Council is September 14, 2009 as well as wishing everyone a safe Labor Day Holiday.

President Sloane interjected that Council members keep in mind the Special Meeting of August 31, 2009 at 6:30 pm.

PUBLIC

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

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

There being no further business, on motion of Councilman Trout, seconded by Councilwoman Tierney, the meeting was adjourned at 9:20 p.m.

ROBERT LAW
Deputy Administrator

OTHER OFFICIALS PRESENT

Assessor: Roy Duffield
City Engineer: Ted Wilkinson, PE
Deputy City Clerk: Gail R. Scheffler
NPP Coordinator: Virginia Horn
Police: Chief Reed Merinuk and
Captain Timothy Sheehan
Solicitor: Maria DeTito, Esq.
Planner: Bob Melvin
Triad Associate: Jerry Velazquez