

**AGENDA**  
**SEPTEMBER 13, 2010**  
**7:30 p.m.**

**Pledge of Allegiance:**

Meeting called to order by President Pro Tempore Fleming who conducted the meeting in President Sloane's absence.

**Invocation:** Moment of Silence

**Reading of the Open Public Meeting Statement**

Mr. Bowe opened the meeting by reading the Public Meetings statement.

**Roll Call**

**Present:** Pottillo, Riskie, Brown, Fleming, Louis, Tierney, Trout, Mayor Curtis

**Absent:** Villari, President Sloane

**Approval of Minutes:**

On motion of Councilman Riskie, seconded by Councilwoman Tierney, the minutes of August 9, 2010 were approved as submitted. Councilman Louis abstained from the vote.

**Open to the Public for Agenda Items**

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 Agenda Items Only.

Brendon Chiesa, 36 Rugby Place, inquired regarding the specific purpose of Resolution 10-135 relative to the liens that were being levied.

President Pro-Tempore Fleming stated that the liens involved the cost of grass cutting.

Mr. Chiesa also inquired about Resolution 10-137 pertaining to what occurs if the change order exceeds the estimated cost.

President Pro-Tempore Fleming stated that the resolution would be amended.

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

**RESOLUTIONS**

**FINANCE & ADMINISTRATION**

**RESOLUTION #10-133 – RESOLUTION TO REIMBURSE TAX PAYMENT**

Councilwoman Tierney presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #10-134 – RESOLUTION AUTHORIZING THE CITY OF WOODBURY LIBRARY TRUSTEES ADDED AS INSURED TO THE CITY’S COVERAGE AFFORDED BY 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 Riskie, the resolution was adopted by a voice motion.

**RESOLUTION #10-135 – RESOLUTION OF THE CITY OF WOODBURY IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPALITY CODE §162-4**

Councilwoman Tierney presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Pottillo inquired as to the time frame involved in the redemption of such lien.

Councilwoman Tierney responded that simply until such time as the lien is satisfied; it can be satisfied whenever the property owner pays it, or at the time of the sale of the property, or the sale of the lien, whichever happens first. Also property owners are given a notice stating the exact reason the property was put into a lien status.

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

**RESOLUTION #10-137 - RESOLUTION AUTHORIZING AWARD OF CONTRACT TO RIGGINS, INC. FOR THE SUPPLY AND DELIVERY OF GASOLINE AND DIESEL FUEL**

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.

**#10-138 - RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION FOR FUNDING FROM THE GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE THROUGH THE GLOUCESTER COUNTY MUNICIPAL ALLIANCE PROGRAM**

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

### **Vouchers**

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

- **Public Safety**

### **#2123-10 - Ordinance Amending the Woodbury City Code to Provide a Three Way Stop at the intersection of Logan and South Jackson (1<sup>st</sup> Reading)**

Councilman Louis presented the above-entitled ordinance for first reading.

The City Clerk read the title of the ordinance.

Mayor Curtis stated that for clarification he would like to mention that every year he instructs the Police Department to review all three and four way stop intersections, and on their recommendation this was the only area they suggested to be added.

Councilman Louis advised that he brought the issue of four-way stops to light a few meetings ago because of safety issues; however, he also thinks that there are some intersections that require a four way stop, but at others where a two way stop would be adequate. In his opinion people are not observing the stopping mode and are just doing a rolling stop because there are so many stops. Councilman Louis stated that he still believes the original purpose was to be in the best interest of the children and does not think that putting all of the four way stop signs in place is creating a safer situation.

Captain Sheehan stated that motorists are at least slowing down, which is safer.

Councilman Louis then requested that the Police Department look more diligently into enforcing those areas where people do not observe the full stop.

On motion of Councilman Louis, seconded by Councilman Trout, 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 September 27, 2010.

Councilman Louis commended the Woodbury Police and Fire Departments and the County Emergency Response Team for a job well done regarding the recent fire at Colonial Park Apartments, especially since it involved the evacuation of mostly elderly residents.

- **Public Works/Utilities**

Councilman Pottillo stated that the painting of the bridges has been completed by the Public Works Department.

Councilman Pottillo also stated he would like to publicly thank the Public Works Department for all the other jobs they are able to address, specifically a call from a resident on Holroyd who noticed a water leak, which Public Works immediately addressed. Also, there are two areas where curbing is being addressed; one at Rugby Place and the other on Aberdeen Place. The reason he would like to mention these things is that residents are not aware of all that the Public Works Dept. accomplishes. All too often the only time we hear from people is when they complain.

- **Economic Development**
- **Personnel**

Councilwoman Tierney inquired as to the status of the purchase of the No. 1 Chinese Restaurant.

Mr. Pierson advised that he is preparing the agreements; but still has to obtain additional information from the engineer.

Councilwoman Tierney also inquired about the status of the Improvement District about which Main Street made a presentation several meetings ago.

President Pro-Tempore Fleming advised that he has discussed the topic with President Sloane and there are some concerns that need to be reviewed.

- **Environmental**

Councilman Riskie thanked everyone for their acknowledgements of sympathy during the recent passing of his mother-in-law.

Also, Councilman Riskie stated that he would be calling a meeting to discuss the removal of dead animals in the City streets, which seems to be more of an issue lately.

- **Community Development**

#### **#10-132 - Resolution Authorizing a Closed Session for Discussion Regarding Real Estate Transfer**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#### **#10-136 - Resolution Authorizing a Shared Services Agreement with the Gloucester County Improvement Authority for Stage Rental on October 2<sup>nd</sup> for the Greater Woodbury Fall Festival Parade**

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Councilwoman Brown acknowledged the fine job the Woodbury Fire Department did regarding the Colonial Park Apartments fire.

- **Green Acres Program**

Councilman Trout advised that the Soccer Season started last weekend and Mr. Dukelow has advised him that a dedication of the new soccer field house will happen shortly.

**Reports:**

- **Report of Mayor**

Mayor Curtis stated he kicked out the first ball on Saturday to open the new soccer season. Also, many parents and children were extremely happy with the new restrooms.

The Mayor advised that shortly after he opened the season, he along with several members of the Planning and Zoning Board boarded a bus waiting to take them to a new development area called “The Villages” in Cinnaminson, New Jersey. While there they looked at what is being planned for the Woodbury Country Club property. He strongly recommends everyone go and see it for themselves.

Also, the Mayor thanked everyone who participated in relocating the residents of Colonial Park during the recent fire there.

Mayor Curtis stated that another water main leak occurred on Woodbury Glassboro Road which was very similar to the last recent break. He feels very strongly that the City will have to consider replacing the entire Main in the very near future.

The Mayor stated that the Annual Car Show was extremely well attended and next year will mark the 25<sup>th</sup> year of its existence.

And finally, the Mayor reminded everyone of the Annual Fall Festival Parade which is scheduled to be held on Saturday, October 2<sup>nd</sup>.

President Pro-Tempore Fleming advised that this is the third break in that Main on Woodbury Glassboro Road and it appears that each break is related. After talking with the Engineer several options are currently being considered.

- **Report of Clerk Administrator**

Mr. Bowe had nothing to report.

**Open to the Public**

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

Jerry Campbell, 529 Cooper Street, approached Council to discuss why the property at the Woodbury Country Club is not being maintained per City ordinance.

President Pro-Tempore Fleming stated that he was informed that the new owner of the property, Park Bank, has been notified.

Captain Sheehan stated that the Police Department did notify the new owner and they have agreed to cut the perimeter of the property.

Mayor Curtis stated that he has been assured that the property building is secure and safe per the Fire Official.

Mr. Campbell stated his concern was not the building but the overgrowth, not only is it unsightly, it is a fire hazard.

Mr. Bowe stated that he was told that the property perimeter was to be addressed immediately by the Bank upon taking ownership. They would subsequently cut down the rest.

Mr. Goodrich, 559 Cooper Street, inquired why Council is allowing the overgrowth condition at the property to continue. It seems that the City has to be more pro-active in enforcing the maintenance code. It seems that Parke Bank is telling the City what they will be doing instead of the City telling them what has to be done to keep this property up to standards while it is going through this transition. He is spending hundreds of dollars to maintain his property, while The Bank's property is falling apart with boarded windows and heavy overgrowth; something needs to be done now.

President Pro-Tempore Fleming stated that he wholeheartedly agreed with Mr. Goodrich's comments.

In conclusion, Mr. Goodrich stated that he is only asking that Council enforce the same policies as they would if Mr. Goodrich was not cutting his front lawn.

Mr. Paul Bunn, 36 Packard Avenue, stated that he has been listening to the complaints about the Woodbury Country Club and suggested that a uniform 5" cut be made of the entire property.

Mr. Robert Buchanan, 38 S. Bayard Avenue, whose home faces the old third hole, stated that since the property has been in disarray, not only is it a fire hazard but it is now an area in which young people hang out. It would only take one mishap from one of these youth to create a fire that could cause a tragedy.

Mr. Jim Gradwell, 611 Cooper Street, also a resident in the area, stated that this property is in a dangerous position at the moment and something has to be done.

Mr. Jay Holmdal, 56 Golf Drive, stated that in his opinion the property owners are not being held responsible for the maintenance of this property in the same way as any residential property owner would be.

Gary Strong, 31 S. Bayard, stated that the situation has taken a toll on the value of his property. Mr. Strong requested that the City do what it has to do to ensure the property in question is maintained.

Brandon Chiesa, 36 Rugby Place, advised that because of the lack of maintenance, even though he lives on the opposite side of the street from the problem property, he has seen an increase in wildlife in the area. Mr. Chiesa also suggested that the City buy the property and maintain it as a golf course.

President Pro-Tempore Fleming advised that the City had looked into Green Acres Trust Funding to see if something could be done to obtain the property. Because the purchase price of the property would probably have been in the neighborhood of \$2.2 million, the City was not able to get that kind of money from the State.

Ms. Amelia Harrison-McGeehan, 159 Leona Avenue, thanked all the people who participated in the Community Garden. She then stated that many people visit the garden and have brought their families to have picnics and many others spend their lunch time there. Also a "Thank You" to the Woodbury Women's Club for including the Community Garden into their Garden Tour schedule.

Ms. Harrison-McGeehan continued by stating that for the last six years of the Garden's existence, she has been able to operate it from donations from various sponsors and help from the City's Public Works Department. However, recent donations are not covering yearly costs. She is asking that applicants for garden plots now be charged \$25.00 per plot to help defray the costs of operating the garden.

President Pro-Tempore Fleming stated the Community Development and Green Acres Committees along with the Solicitor look into the request.

Mr. Leo Flynn, 218 Leona Court, came forward to say that he is outraged at the current tax increase and does not feel that he gets anything back for his tax dollars.

Mr. Flynn also stated that he had a problem with standing water on his side of the street because of poor water drainage since the work recently done on Salem Avenue.

Mr. Wilkinson, City Engineer, advised that the County is aware of the problem and will be correcting this problem in the very near future.

President Pro-Tempore Fleming answered Mr. Flynn's original question regarding how the tax rate increases are established.

Councilman Louis interjected that the City is responsible for only a small portion of the increase and that about 70% of the increase is from the County and School portion of the bill.

Paul Bunn, 36 Packard Avenue, came back to ask if anything from the health benefit program, specifically eye care, has been taken away from their plan.

Gail Scheffler, Deputy Clerk, explained that only those employees who are a HMO participant are eligible for eye care coverage. Anyone who has Personal Choice never had eye care benefits. Ms. Scheffler told Mr. Bunn to have anyone with a question contact her if needed.

On motion of Councilman Riskie, seconded by Councilwoman Tierney, there was a five minute recess before going into Executive session.

## **EXECUTIVE SESSION**

On motion of Councilman Louis, seconded by Councilman Riskie, the Regular Order of Business was resumed at 9:30 pm.

Upon returning to the Regular Order conversation continued regarding the cutting of the grass at the Country Club. Mayor Curtis advised he knew of someone who would cut the property for free and use it for hay.

Regarding another matter, Mr. Bowe referred to a letter from Mr. Dave Wright of Meadow Lane regarding a request to build a bulkhead with the City's help in various ways.

President Pro-Tempore Fleming stated his concern is that if we do it for Mr. Wright, it opens the door for everyone else.

There being no further business, on motion of Councilman Louis, seconded by Councilwoman Tierney the meeting was adjourned at 9:37 pm.

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THOMAS B. BOWE  
Clerk/Administrator

### **OTHER OFFICIALS PRESENT**

Assessor: Roy Duffield  
City Engineer: Ted Wilkinson, PE  
Deputy City Clerk: Gail Scheffler  
NPP Coordinator: Virginia Horn  
Solicitor: James Pierson, Esq.  
Zoning Officer: John Leech  
Public Works: Rich Leidy, Supervisor