

September 25, 2003

The Regular Meeting of the Mayor and Council of the City of Woodbury held on the above date was called to order by President Robert Curtis at 7:30 p.m.. The meeting was held in Council Chambers located at Woodbury City Hall, 33 Delaware Street, Woodbury, N.J.. The Clerk/ Administrator, Thomas B. Bowe, 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 2, 2003.

Reverend Robert Moore of One-Way Baptist Missionary Church delivered the Invocation.

### **ROLL CALL**

**Present:** Riskie, Schrock, Schreyer, Brown, Sloane, Grebb, Louis, Graziani, President Curtis and Mayor Clark

**Absent:** No One

### **MINUTES**

Mr. Hasbrouck requested that the language be corrected under the Public Portion where mention was made that the Safety Committee would review a situation, and then adopt an ordinance; Mr. Hasbrouck recommended that the wording read "Safety Committee would review the situation, and ***could possibly*** adopt an ordinance. On motion of Councilman Schrock, seconded by Councilwoman Schreyer, the minutes were approved with the recommended correction.

### **PUBLIC**

On motion of Councilman Sloane, seconded by Councilman Graziani, the Regular Order of Business was suspended and the floor was opened to the Public for Agenda Items only.

There being no one, on motion of Councilman Graziani, seconded by Councilman Grebb, the floor was closed and the Regular Order of Business was resumed.

### **ORDINANCES**

**ORDINANCE #1964-03 – BOND ORDINANCE AUTHORIZING THE MULTI-PARK DEVELOPMENT PROJECT IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$500,000 THEREFOR; 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 \$250,000;**

**MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

Councilman Sloane presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Sloane, seconded by Councilman Graziani, 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 October 9, 2003.

**RESOLUTIONS**

**RESOLUTION #03-166 – RESOLUTION TO REIMBURSE TAX OVERPAYMENTS**

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #03-167 – RESOLUTION TO CANCEL WATER CHARGES AND AUTHORIZE REFUND**

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Sloane, seconded by Councilman Schrock, the resolution was adopted by a voice vote.

**RESOLUTION #03-168 – RESOLUTION AUTHORIZING EXECUTIVE SESSION TO DISCUSS REAL ESTATE MATTERS AND LITIGATION**

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**RESOLUTION #03-169 – RESOLUTION OF THE CITY OF WOODBURY URGING THE GOVERNOR AND THE STATE LEGISLATURE TO INTRODUCE LEGISLATION KNOWN AS THE “SMART BILL” TO REFORM THE INEQUITABLE PROPERTY TAX SYSTEM USED TO FUND SCHOOLS IN THE STATE OF NEW JERSEY**

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Sloane, seconded by Councilman Grebb, the resolution was adopted by a voice vote.

### **VOUCHERS**

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

Councilman Sloane referenced an Employment Liability Booklet that he received which he is recommending that each Council person review. Councilman Sloane stated if anyone did not receive a copy to contact Mr. Bowe.

### **PUBLIC SAFETY**

Councilman Schrock advised that the parking lot situation that was brought up at the Public Portion last week is still not resolved. Councilman Schrock stated that there are many differences of opinion on how to handle the situation; therefore, another meeting will have to be held, before any consideration would be given to introducing an ordinance that could possibly deal with the situation.

### **RAFFLE APPLICATIONS**

Councilman Schrock presented three raffle applications which he submitted for approval: one from St. Patrick's Church, another from St. Patrick's School and a third from Woodbury Main Street, Inc. Seeing that all applications were in order, on motion of Councilman Schrock, seconded by Councilman Grebb, all raffle applications were approved as submitted. President Curtis abstained from voting on both St. Patrick's applications for possible conflict of interest.

### **ENVIRONMENTAL**

Councilwoman Schreyer referenced the recent storm "Isabel" stating that the City of Woodbury experienced minimal damage which she attributes to PSE&G coming through Woodbury all summer making sure all trees were trimmed.

Councilwoman Schreyer invited Ms. Virginia Horn to elaborate on the Gardening Project at the Railroad Parking Lot.

Ms. Horn explained that mums were donated by Platt's and a group of local residents spend about 40 hours of time planting the mums in the area along our Railroad Avenue Parking Lot.

### **COMMUNITY DEVELOPMENT**

Councilwoman Brown stated she wanted Ms. Horn to be recognized for all her efforts, not only for the Gardening Project, but for all the projects with which she has been involved.

### **GREEN ACRES**

Councilman Graziani invited Mr. Fleming to elaborate on the bids received for the Green Acres Project being considered for the rehabilitation of Stewart Park.

Mr. Fleming stated that unfortunately only 1 bidder submitted at the recent bid opening. This bid came in extremely over the projected estimate established by the engineer's office. Mr. Fleming advised that his office would have to go over the specs to see if any changes could be made to lower the bid price estimated; the bid would then go out for re-bidding.

Regarding the Green Acre "soccer fields" project, Mr. Fleming explained that because of wetlands involved the City must now deal with DEP as well as applying to Deptford Township for the necessary permits needed before beginning the project. The actual beginning of the project for the soccer fields would not be until the Fall of '04.

Councilman Sloane inquired as to the status of the Bell Lake Project. Mr. Fleming stated that because of contractor problems work has been delayed. Mr. Fleming also brought samples of the stone that is being used for the bridge area.

Councilman Louis asked Mr. Fleming about possible fines that could be imposed upon the contractor for the significant delay in finishing the project per contract. Mr. Fleming stated that the contractor did request one extension; however, by contract the City could assess a fine of \$300.00 a day plus engineering and inspection costs for unjustified delays.

President Curtis commented on the landscaping and vegetation problems that now exist in and around the lake. President Curtis then talked about the problems with the Cooper Street Lake Project and how the vegetation continued to grow because it was not sprayed with a herbicide prior to filling the lake.

Regarding a traffic situation, President Curtis requested that the Solicitor and Police Department look into lowering the speed limit on Salem Avenue and Cooper Street to 25 mph.

President Curtis reminded Council about the JIF Seminar on October 8th, and also reminded them of a reduction to insurance costs to the City for their attendance at this seminar.

### **MAYOR CLARK**

Mayor Clark spoke on the following topics:

1. The Mayor referenced a meeting that took place with representatives of many of the City's civic organizations which was hosted by Scott Hunter, the Main Street Director. The purpose of this meeting was to organize for the development of a business package for incoming businesses;
2. Mayor Clark announced that an agreement is about to be signed by the Antique Dealers and Tri-Con Development to continue to operate in Woodbury;
3. The Mayor also stated that she received notice that Woodbury will be receiving funding for Safe Streets for Schools Pedestrian Safety Grant to be used for crosswalks and flashing yellow warning lights;
4. Mayor Clark commended Sergeant Cope for all his hard work done in preparation for the storm "Isabel" that recently hit our area. The Mayor also thanked Bob Law, Rick Middleton, Mike Walsh, Tom Dukelow and Brian Bosworth, as well as, our Fire and Police Personnel. The Mayor also stated that she has appointed Tom Dukelow as Deputy Emergency Management Coordinator;
5. The Mayor also announced Colonial Days to be held on Saturday, September 27, 2003 and the Second Annual Flower Show to be held on the same day at the Presbyterian Church Social Hall from 12:00 p.m. to 4:00 p.m.;
6. Mayor Clark announced the Grand Opening of Commerce Bank which will be held on this Saturday, at 1:00 p.m.; and
7. The Mayor also reminded everyone about the Annual Fall Festival Craft Show and Parade which will be held on Saturday, October 4, 2003.

President Curtis announced that for those Councilpersons who will be attending the parade, vehicles will be provided, but he must know who will be in attendance so that proper arrangements can be made. The theme of the Parade will be "At The Movies".

#### **CLERK/ADMINISTRATOR**

Mr. Bowe announced there will be an Open House for the County Board of Elections Office.

Mr. Bowe requested a motion for the City's annual Parade contribution of \$500 to the Woodbury Jaycees. On motion of Councilman Sloane, seconded by Councilman Grebb, the request was approved.

Mr. Bowe also advised that there has been a significant change in the fee for the closing of State Highways from \$1.00 to \$250.00. In the past, the City has taken on this expense; however, because of this increase, we may want to consider that all future responsibility for payment come from the organization running the event. In total, there are about 5 events per year that warrant this closing permit.

Councilman Riskie inquired about the grant that was denied for the brickwork along Broad Street in North Woodbury, and how and what we can do to complete this project.

Mr. Bowe advised that originally the overall project was done in stages; the current third stage has been applied for and denied three times. The cost of future applications must be considered before we apply again.

Mr. Bowe updated Council regarding 30 E. Barber Avenue. He stated that because this property was mistakenly left off the City's Acquisition List of the original Redevelopment Plan, an amendment to the plan has to be passed by the Planning/Zoning Board and sent to Council. This amendment cannot be heard in front of the Planning/Zoning Board until its November meeting because of mailing requirements.

The Clerk/Administrator referenced a bill for an alarm system for Council's review for the Railroad Train Station in the amount of \$556.00. Mr. Bowe reminded Council that the original contract stated that WORC would be responsible for any work needed to be done to the property while they were leasing it.

Mr. Hasbrouck advised that the City would have to look over the lease and review the terms before a final determination is made.

## **PUBLIC**

On motion of Councilman Sloane, seconded by Councilman Graziani, the Regular Order of Business was suspended and the floor was opened to the public for Non-Agenda Items.

Henry Spies, 509 W. Centre Street, came forward to express his displeasure regarding the Bell Lake Project and how frustrated he was with the project over a two year period of time. Mr. Spies stated that he did recognize that much of the delay was due to state requirements; however, Mr. Spies stated that after talking with the City Engineer, Bill Fleming, it appears that the contractor and his job performance were less than professional in many ways which contributed to the project going on for so long. Mr. Spies then suggested things based on his expertise in this field, that could have been done to enhance the appearance of the pond and the dam.

Cynthia Russell, 66 Hopkins Street, personally thanked Stephanie Patterson, and the Police Department for all their efforts in making her neighborhood a better place to live. Mrs. Russell then advised of an incident that occurred where a brick was thrown through a resident's window after one of their neighborhood meetings. Mrs. Russell approached Council to see if anything could be done since this incident was a crime. President Curtis advise Mrs. Russell to take this matter up with the Police Department.

Jerzy Kziezniak, 24 Aberdeen Place, stated that he has been observing over the past several weeks that our recyclables are being picked up and thrown together by City workers.

Councilman Sloane explained to Mr. Kziezniak that in years past the residents were required to separate their items at the curb; however, since that time the recycling industry has changed its policy on source separation due to market considerations and co-mingling is now the practice of this industry.

Dave Jenkins, 345 Glover Street, approached Council to express his concerns about how certain City workers are not as diligent as they should be when picking up trash. Mr. Jenkins suggested that when a mess is created by a City worker he should clean up that mess.

Mr. Jenkins also was interested on the status of the property on E. Barber Ave.. As Mr. Jenkins is a property owner in the Redevelopment Area, he was very much interested in what was going on. Mr. Bowe answered a couple of questions Mr. Jenkins had regarding occupancy issues.

Mr. Jenkins inquired if the Woodbury Police Department still had a volunteer Police Reserve Unit, and if not, could we bring it back.

Lieutenant Sheehan responded that the Police Reserves were no longer active. Lieutenant Sheehan did advise that two regular Police Officers are doing traffic control duties that had previously been done by the Reserves.

There being no one else who desired to address Council, on motion of Councilman Grebb, seconded by Councilman Sloane, the Public Portion was closed and the Regular Order of Business was resumed.

On motion of Councilman Sloane, seconded by Councilwoman Schreyer, there was a five minute recess before going into Executive Session. (8:40 p.m.)

## **E X E C U T I V E                      S E S S I O N**

On motion of Councilman Sloane, seconded by Councilman Grebb, the Regular Order of Business was resumed at 9:10 p.m.

Mr. Bowe advised of a meeting that was held on the previous Monday with a representative from the State's Green Acres Program and representatives from Woodbury High School and the City to discuss an application for funding for the renovation of the High School's Football Stadium, field and track. The Woodbury School Board would have to lease that portion of their property for which grant monies were needed to the City. The City would then apply for the Green Acre funds. This process would be necessary because School Boards cannot apply for Green Acre funds.

Mr. William Fleming, the City's Engineer as well as the School Board's President, discussed when the School's studies concerning regionalization and facilities use would be released to the public.

Mr. Bowe also acknowledged the School's possible interest in the vacant Greenbriar Nursing Home for the possible expansion of Evergreen Avenue School.

There being no further business, on motion of Councilman Sloane, seconded by Councilman Grebb, the meeting was adjourned at 9:25 p.m..

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THOMAS B. BOWE  
Clerk/Administrator

**OTHER OFFICIALS PRESENT**

Chief Financial Officer: Bob Law  
City Engineer: William Fleming  
Deputy City Clerk: Gail R. Scheffler  
Fire Chief: Drew Bain  
Neighborhood Preservation Director: Virginia Horn  
Public Works: Jim Washington  
Police: Lieutenant Sheehan  
Solicitor: Bruce Hasbrouck, Esquire  
Tax Assessor: Roy Duffield