

# MINUTES

SEPTEMBER 27, 2010

7:30 p.m.

## **Pledge of Allegiance**

**Invocation:** Reverend Alvin Collins, Jr. – Spoken Word Church

## **Reading of the Open Public Meeting Statement**

### **Roll Call**

**Present:** Riskie, Brown, Fleming, Louis, Tierney, Trout, President Sloane

**Absent:** Pottillo, Villari, Mayor Curtis

### **Approval of Minutes:**

Motion by Councilwoman Tierney, Seconded by Councilman Trout, President Sloane abstained.

### **Open to the Public for Agenda Items**

On motion by Councilman Riskie, seconded by Councilwoman Tierney, Regular Order of Business was suspended, and the floor was Open to the Public for Agenda Items only.

Brendon Chiesa, 36 Rugby Place, came forward to inquire about Resolution #10-144 inquiring if any of the properties listed were repeat offenders.

Mr. Chiesa specifically inquired about Resolution #10-142 and if this was a first request. President Sloane stated it was not.

Also, Mr. Chiesa asked if accident numbers were recorded at the corner where the three way stop sign is to be placed per Ordinance #2123-10. Captain Sheehan responded no statistics were available.

Mr. Jim Gradwell, 611 Cooper Street, came forward to inquire About Resolution #10-144 and if the Woodbury Country Club was listed on it.

President Sloane stated that the new owner of the Country Club has been sent a letter advising of their violation and action will be taken against them if they do not comply with maintaining the property; they must comply, and if not, their property will be addressed by a private contractor with the cost liened against the property.

President Sloane indicated that this topic was not on the agenda and would request this portion of the meeting be open for agenda items only; all other matters should be handled at the other “Public Portion” at the end of the meeting.

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

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

### **Resolutions and Ordinances**

- **Finance & Administration**

#### **#10-140 Resolution Authorizing a Contract with Edmunds & Associates, Inc. to Provide Tax Billing and Collection Computer Software Services**

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.

#### **#10-141 - Resolution of the City of Woodbury Approving a Shared Services Agreement with the County of Gloucester for the Provision of Landscape Design Services**

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

#### **#10-142 - Resolution Authorizing a Reduction in Sewer Billing to Certain Commercial Users for the Year 2010**

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

#### **#10-143 - Resolution Authorizing Computer Consulting Service Contract for the Woodbury Police Department**

Councilman Fleming presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

**#10-144 - 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 Riskie, the resolution was adopted by a voice motion.

**Vouchers**

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

Councilman Fleming advised that the Finance Committee met with the City Engineer to discuss some of the capital projects being considered by the City. The City Engineer is being authorized to have the proper paperwork prepared for application to apply for funding to the State for help defray some of the costs for repairs involving three projects where we need water main replacements.

Councilwoman Tierney stated that putting in storm sewer drains along the north side of Delaware Street should be one of the projects to be considered.

Councilman Louis commented that he attended a meeting held by the Freeholders where they stated how much money they have saved by implementing the Shared Services Program. Since the County has relinquished control of Delaware Street to the City we should try to have them help with recouping some of that money needed to repair the Street.

President Sloane advised that the control of Delaware Street has been an ongoing discussion going back to Mayor Skinner's era which started with the plan to keep the trees along Delaware/Cooper Streets.

Councilman Louis stated we should still try to have discussions pertaining to shared services expenses involved with Delaware Street.

President Sloane advised that the City has tried many times to continue that conversation with the County, but to no avail.

**#2123-10 - Ordinance Amending the Woodbury City Code to Provide a Three Way Stop at the Intersection of Logan and South Jackson (2<sup>nd</sup> Reading)**

Councilman Louis presented the above-entitled ordinance for final adoption.

The Deputy Administrator read the title of the ordinance.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the ordinance was ordered opened for Public Hearing.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the Public Hearing was ordered closed.

Councilman Louis stated that he had some reservations regarding this ordinance, but he would request that when we adopt three and/or four way stop signs that it be done for the safety reasons and be strictly enforced. Councilman Louis also stated that he spoke with a resident on Glover Street questioning the four way stop sign in his block. The resident stated that the four way stop in his neighborhood had made a positive difference.

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

|        |   |   |
|--------|---|---|
| Ayes   | 7 | Riskie, Brown, Fleming, Louis, Tierney, Trout, President Sloane |
| Nays   | 0 |   |
| Absent | 2 | Villari, Pottillo   |

- **Public Works/Utilities**
- **Economic Development**
- **Personnel**

Councilwoman Tierney advised that this Saturday our Fall Festival Parade will be held and the theme will be Community Pride. Councilwoman Brown had an excellent suggestion that everyone wear their school colors of white and gold to show their support for Woodbury.

- **Environmental**

Councilman Riskie referenced a High Energy Program offered to Municipalities who install special equipment to reduce their usage of energy. Councilman Riskie stated that several Council members have the article in their possession but he will see to it that everyone receives it to look over for possibly consideration. He intends to hold a meeting with his committee to further explore the possibilities.

- **Community Development**

Councilwoman Brown inquired about the removal of a bench in front of the White House.

Mr. Law advised that he would look into the matter with Public Works and give her an answer.

- **Green Acres Program**

Councilman Trout advised Council that the new soccer building received its final CO and will be open for next weekend.

**Reports:**

- **Report of Mayor**

Nothing

- **Report of Deputy Administrator**

Mr. Law advised that bids were received on Tuesday, September 21, 2010 for two used vehicles. On motion of Councilman Louis, seconded by Councilman Trout, the offers received were approved.

Also, Mr. Law requested authorization to advertise for several more vehicles that did not make the first advertisement. On motion of Councilwoman Tierney, seconded by Councilman Fleming, the Clerk's Office was authorized to advertise for the additional vehicles.

Mr. Law requested that the City Engineer be authorized to send a Letter of Intent up to the State to ensure the City is at least on the list for funding when the State has it available for Delaware Street.

**Open to the Public**

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

Anthony Chiesa, 36 Rugby Place, questioned what street was actually referred to earlier in the meeting regarding the water mains. The response was Delaware Street although Cooper Street was also mentioned.

Mr. Chiesa continued by stating that his concern was there are areas along Cooper that could be corrected regarding drainage.

More dialogue continued back and forth about different parts of Cooper Street regarding its maintenance and why work is done in certain areas and not in others.

President Sloane stated that what the City should have done was to not have accepted Cooper Street years ago from the County without extensive work first having been done to it. The County would have probably not agreed to that condition anyway.

Councilwoman Tierney stated that right now the critical areas of concern are the sewer lines along the Delaware Street, and the City would be the one to bear the expense of this repairs which should last for many, many years.

Mr. Chiesa stated that all factors considered as well as the increase in traffic created by the opening of new stores, further exacerbates the condition of the street.

Mr. Bunn, 18 E. Packard Avenue, inquired about enforcing traffic on Delaware Street.

President Sloane advised that the City did pass an ordinance prohibiting certain trucks over a particular weight. A representative from DOT came down to Woodbury to advise us that we could not do this because Delaware/Cooper Streets are a major east/west corridor.

Mr. Bunn inquired what President Sloane meant by the term “loop hole” used earlier when referring to the condition of the former Woodbury Country Club property.

President Sloane stated that he probably should not have used the terminology “loop hole” what he was implying was that because of the golf course being considered open space, it does not come under the same maintenance code as a private residence. The City is trying very hard to work something out by working with the current owner, which is Park Bank, to come to some agreement.

Mr. Bunn stated that in his opinion the City “dropped the ball” on enforcing the Bank to follow the same maintenance enforcement as private owners have to.

Councilman Fleming stated that he did not agree with Mr. Bunn’s comment that the City “dropped the ball”. The City did not “drop the ball; we had the Bank cut the property at least once but not to the neighbors satisfaction.

Regarding delays, President Sloane stated that he took offense regarding the statement made by Mr. Bunn; the City took appropriate steps and did not move slowly. The City did whatever it could to avoid what is occurring now. By implementing “due process” we did things according to the law; however; people do not like to wait.

Brendon Chiesa, 36 Rugby Place, inquired about when leaf collection will start.

Councilman Fleming stated when the leaves start to fall.

Councilman Louis added that in the meantime, Mr. Chiesa has the option of putting his leaves in a bag and the City will pick them up.

Faith Johnson, 177 Leeds Place, came forward to notify Council that she was renting a property where an event was being scheduled to be held at her residence. Ms. Johnson stated that she rents the property and arrangements were made with the landlord and the gentleman sponsoring the event.

Mr. Edward Collins, who is overseeing the event, stated that advertisements went out advising of the event at the above address. The flyer was distributed on Friday and a charge was advertised to help pay for the cost of the entertainers who would be appearing. Also, the advertisement indicated that liquor would be served. This became a problem. Mr. Johnson stated that he already has taken steps to remove the liquor language and also the reference to a charge for admission.

President Sloane stated that there are ABC regulations that we must comply with regarding liquor being served; however, Captain Sheehan is available tonight and Mr. Johnson could talk to him again to further discuss the subject providing the serving of liquor will not be part of the event.

Captain Sheehan stated that the Police Department just became aware of this through several students at the high school and the Police are already looking into the situation.

Ms. Johnson returned and stated that she would like to state that she is a renter at the property where the event is being held and she had no knowledge of the promotion that was being arranged.

Jim Gradwell, 611 Cooper Street, came forward and referenced a city ordinance that governed the grass cutting and debris problems at the former Woodbury Country Club. Also, there appears to be people going in and out of the property indicating there are squatters living there.

President Sloane stated that he would have Captain Sheehan look into trespassers.

Brendon Chiesa, 36 Rugby Place, came forward to inquire about the code regarding the number of people permitted in a residential area per the event Mr. Collins advertised on Leeds Place.

President Sloane stated that he trusts that Captain Sheehan will address this while he is talking with Mr. Collins.

Bill Goodrich, 559 Cooper Street, advised that he normally has a great deal of patience regarding matters such as those involving the former Woodbury Country Club; he must express his embarrassment over the City's response concerning this situation, and the lack of response to this problem. Mr. Goodrich stated that he has been before Council two weeks ago and addressed the overall situation. He has heard nothing from anyone other than Councilwoman Tierney. Mr. Goodrich referenced President Sloane's comment "of a loop hole" being the reason that nothing is being accomplished at this property. This is just not acceptable. Why is he required to maintain his property on a monthly basis, pay the high taxes he does, and make his property presentable under City Codes? Just what would the City do, if he decided to mow his lawn only 8 inches and not maintain his property because of "a loop hole" in an ordinance? Also, just recently he saw two men who he believes are living on the property in a location that is not visible from the street. This property has also been considered a fire hazard by the Fire Department; however, President Sloane has stated in a recent news article that it is not a fire hazard.

President Sloane stated that it is his understanding that "no deals have been made" regarding a conversation that was held with Parke Bank and certain City officials; at the time of that conversation, it was apparently agreed upon that Parke Bank would maintain the perimeter of the property. Mayor Curtis and President Sloane had discussed the property and there is a conflict regarding "open space" and their opinion is now that Parke Bank is doing only the minimum of what is required. The news article is somewhat correct in that the reporter did quote President Sloane as saying that he knew nothing of "any deals being made" at the time of his interview. If someone has a better way to handle all of this, let President Sloane know and he will listen to any recommendations.

Councilman Fleming stated that the only thing he knows that might be able to be done to the boarded up windows is to possibly paint them. Also, he will talk to the Construction Office to see if the boarded windows can be done from the inside instead of the outside.

Mr. Goodrich stated that this is exactly the problem. Parke Bank is taking advantage of the so-called "loop holes" so that they can do the minimal maintenance to the property.

Mr. James Pierson, City Solicitor, advised that this ordinance has to be changed.

Councilman Riskie stated that the City should cut the property, bill Parke Bank having them absorb the costs.

Councilman Fleming advised that so everyone fully understands, the City Solicitor will look into changing the ordinance. Mr. Leech will look into what can be done from an aesthetic point of view.

Mr. Goodrich finished up by saying that the perception the neighbors have regarding the City's handling of this situation is not very good. The City has to be more assertive.

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

President Sloane reminded everyone that be aware that there is only one Council Meeting during the month of October, which would be on the 18<sup>th</sup> of October.

There being no further business, on motion of Councilman Fleming, seconded by Councilwoman Tierney, the meeting was adjourned at 9:10 pm.

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THOMAS B. BOWE  
Clerk/Administrator

OTHER OFFICIALS PRESENT

Chief Financial Officer: Robert Law

City Engineer: Ted Wilkinson, PE

Deputy City Clerk: Gail R. Scheffler

Main Street Director: Ronda Abbruzzese

Police Dept: Captain Timothy Sheehan

James Pierson, Esq., Solicitor

Zoning Officer: John Leech