

**MINUTES**  
**NOVEMBER 8, 2010**  
**7:30 p.m.**

**Pledge of Allegiance**

**Invocation:** Evangelist Samuel Jackson

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

Mr. Bowe, City Clerk, opened the meeting at 7:30 pm. President Pro-Tempore Fleming conducted the business for the meeting in President Sloane's absence.

**Roll Call:**

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

**Absent:** Villari, President Sloane, Mayor Curtis

**President Pro-Tempore**

President Pro-Tempore Fleming thanked everyone for participating in the recent elections and also offered his congratulations to those who won. President Pro-Tempore Fleming also stated that he would miss Mayor Curtis contribution to the City, but encouraged everyone to continue participating in the election process.

**Approval of Minutes:**

On motion of Councilman Louis, seconded by Councilwoman Tierney, the minutes were approved for the meeting of October 18, 2010. Per the request of Councilman Riskie, the approval of minutes for the Closed Session for the October 18<sup>th</sup> Meeting were tabled.

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

On motion of Councilman Trout, seconded by Councilwoman Tierney, the floor was opened to the Public for Agenda Items Only.

Brendon Chiesa, 36 Rugby Place, inquired about Resolution #10-153 regarding how many properties were involved; none were listed.

Mr. Bowe advised that there were three (3) properties on the lien list.

Mr. Chiesa also inquired about Resolution #10-155 and the age of the roof being repaired. President Pro-Tempore gave the details of the condition and the age of the roof.

Seeing no one else, on motion of Councilwoman Tierney, seconded by Councilman Trout, the floor was closed.

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

### **Resolutions and Ordinances**

- **Finance & Administration**

**#2124-10 - BOND ORDINANCE AUTHORIZING SUPPLEMENTAL FUNDING FOR THE COMPLETION OF WATER AND SEWER UTILITY IMPROVEMENTS IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$350,000 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 \$350,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING (2<sup>nd</sup> Reading)**

Councilwoman Tierney presented the above-entitled ordinance for final adoption.

The City Clerk read the title of the ordinance.

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

Councilwoman Tierney stated that this ordinance would cover the actual storm sewer on Delaware Street.

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

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

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

**#2125-10 - BOND ORDINANCE AUTHORIZING ADDITIONAL FUNDING FOR CERTAIN CAPITAL IMPROVEMENT PROJECTS IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$100,000 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 \$95,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING (2<sup>nd</sup> Reading)**

Councilwoman Tierney presented the above-entitled ordinance for final adoption.

The City Clerk read the title of the ordinance.

On motion of Councilwoman Tierney, seconded by Councilman Riskie, the ordinance was ordered opened for public hearing.

Councilwoman Tierney advised that his ordinance would cover for the paving of Delaware Street.

On motion of Councilwoman Tierney, seconded by Councilman Riskie, the ordinance was ordered closed .

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

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

**#10-152 - 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.

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

**#10-153 - Resolution Providing for the Insertion of a Special Item of Revenue in the Budget of the City of Woodbury Pursuant to N.J.S. 40A:4-87 (Chapter 159, P.L. 1948)**

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 vote.

**#10-154 - Resolution Authorizing A Closed Session Regarding Litigation**

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 vote.

**#10-155 - Resolution Awarding Contract for Woodbury Fire Hall Roof and Cupola Repairs**

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 vote.

**Vouchers**

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

- **Public Safety**

**#10-156 - Resolution Eliminating Bus Stops at the Intersection of East Barber Avenue and South Maple Avenue East and Westbound**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Councilman Louis advised that he has been receiving many phone calls regarding the water bills that were recently mailed. The implementation of the new system has created some concerns whereby many residents are not confident that they are being billed the correct amount.

Councilman Louis stated that his concern is that either our new system is not calculating properly; or that the old meters were underestimating the water usage. Councilman Louis is requesting that the Public Utilities Departments look more closely into why this might be happening.

Also Councilman Louis advised that he received a letter from Gerald Abelson, who is a long-standing resident of Woodbury. He is having a problem with his water meter located at the curb. Mr. Abelson stated that he had a broken pipe of which he was not aware because of the location of the meter; he has been charged an exorbitant water bill. He is asking for Council's consideration as this was not a problem he was either aware of or his fault. He has since repaired the leak but does not think he should be responsible for the water bill.

Councilman Pottillo stated that he does realize that more issues are being brought to our attention and we are addressing them, so his department takes each problem seriously. Councilman Pottillo stated that Public Works will continue to monitor to see if they can come to a conclusion as to why these billing problems are happening.

President Pro-Tempore Fleming explained how many steps occur from the data gathering, to the monitoring, to the transmitting of these readings from the meters. Certainly there can still be areas where a problem can occur.

Councilman Riskie stated that meters can be tested to see if there is a problem.

Councilman Louis stated that this is what is so frustrating because several tests have been done only to come back with nothing being wrong.

Councilman Pottillo would like to congratulate Councilman Riskie, and Councilwoman Tierney and President Sloane on their recent elections.

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

Councilwoman Tierney thanked Bob Law for organizing the Fall Festival Parade Trophy Award Presentation this evening.

President Pro-Tempore Fleming stated that he also thanks everyone who worked on the parade and for tonight's presentation. The Parade was and has always been a very important part of Woodbury's history and hopes it can continue for a long time.

- **Environmental**

Councilman Riskie congratulated all the election winners and thanked everyone who helped him with his election win.

- **Community Development**

Councilwoman Brown thanked Councilwoman Tierney and Roy Duffield for coming to her aid on the evening of the Parade. She also thought the Parade went very well.

- **Green Acres Program**

### **President Pro –Tempore**

President Pro-Tempore Fleming advised that several individuals met with the Melvin Design personnel and the Steering Committee pertaining to the Redevelopment of Woodbury. A public meeting is being planned for Council Chambers on Tuesday, November 30<sup>th</sup> at 7:30 pm.

### **Reports:**

- **Report of Mayor**
- **Report of Clerk**

Mr. Bowe advised that he has been approached by two residents who want to repave a portion of a City alleyway on High Street. They are seeking Council's approval to make the repairs.

The City Solicitor stated that we should get approval from the Engineer and Construction Office before any work is done.

Mr. Dukelow came forward to address other alleyways throughout the City and one of the issues that has come up before was to turn these alleyways over the property owners. One of the reasons has to do with snow plowing.

On motion of Councilwoman Tierney, seconded by Councilman Louis, the approval was granted for the resident to repair the alleyway only after the City Engineer and Construction Office give their approval.

Mr. Bowe requested that Council review a correspondence from his attorney; he would like Council to respond to his attorney's comments at its earliest convenience.

Mr. Pierson, City Attorney, explained a situation which has arisen over recent bids the City received for used vehicles whereby the winning bidder did not come forward to pick up his vehicle; the next bidder was given the opportunity to respond.

When the Clerk's office called the winning bidder to explain, he objected saying that he was waiting for the Clerk's Office to call him to advise him of the exact date the vehicles would be available. Now the two bidders are professing they should be awarded the vehicles.

The City Solicitor recommended that there is no solution to this problem other than to reject all bids and refund the deposits and go out to bid again when advertising the new group of vehicles.

On motion of Councilwoman Tierney, seconded by Councilman Riskie, the Clerk's Office was authorized to reject all bids for the September 21<sup>st</sup> bidding process for "Used Vehicles", refund all deposits and re-advertise all vehicles.

### **Open to the Public**

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

Brendan Chiesa, 36 Rugby Place, asked about what is actually involved with the City alleys and why and who is responsible for their maintenance.

Mr. Bowe advised that originally they were put in to accommodate property owners to have access to the rear of their back properties in certain areas.

Councilman Louis expanded on the explanation by advising that many properties did not have front access to their properties because of the size of the lot which only permitted access through the rear of the property; an alleyway accomplished that.

City Solicitor, James Pierson, Esq. gave a legal explanation as to the general description of what a public roadway was.

Mr. Chiesa continued to inquire about responsibilities and liabilities to which the President Pro-Tempore and Mr. Pierson, City Solicitor, responded,

Jim Gradwell, 611 Cooper Street, came forward to thank the City for getting the clean-up done at the Country Club area which he complained about. Mr. Gradwell addressed Councilman Louis

and Councilman Pottillo stating that the water system in Woodbury is not in very good condition overall giving an example that occurred when he first moved in to the area with the difficulty the City had in locating his water shut-off valve. It was finally located across Cooper Street which meant his water lateral runs completely under this major roadway. The other homes on his block are in the same situation and should be looked at to prevent any future significant problems like cave-ins.

On motion of Councilman Louis, seconded by Councilwoman Tierney, there was a five minute recess before going into Executive Session (approximately 8:34 pm).

President Pro-Tempore Fleming stated that action may be taken upon their return to the Regular Order of Business after the Executive Session.

### **Closed Session**

On motion of Councilman Riskie, seconded by Councilwoman Tierney, the Regular Order of Business was resumed. (approximately at 9:19 pm) .

On motion of Councilman Riskie, seconded by Councilwoman Tierney, the Safety Committee is hereby appointed as the Settlement Committee, to further look into the subject matter discussed in Executive Session.

### **Adjournment**

On motion of Councilman Louis, seconded by Councilman Riskie, the meeting was adjourned at 9:21 pm.

Submitted by:

**THOMAS B. BOWE**

City Clerk

### **OTHER OFFICIALS PRESENT**

Assessor: Roy Duffield

Chief Financial Officer/Deputy Administrator: Bob Law

City Clerk: Thomas Bowe

Deputy Clerk: Gail R. Scheffler

Librarian: Jean Wipf

Main Street Director: Ronda Abbruzzese

NPP Coordinator: Virginia Horn

Solicitor: James Pierson, Esq.

Police: Captain Timothy Sheehan

Public Works: Thomas Dukelow