

November 10, 2008

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 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, 2008.

President Sloane requested a Moment of Silence following the Pledge of Allegiance.

ROLL CALL

Present: Riskie, Schreyer, Villari, Brown, Fleming, Louis, Tierney, Belko, President Sloane and Mayor Curtis

Absent: No One

MINUTES

On motion of Councilman Riskie, seconded by Councilwoman Tierney, the minutes of October 20, 2008 were approved as submitted.

PUBLIC

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

Seeing no one, on motion of Councilman Louis, seconded by Councilman Fleming, the Public Portion was closed and the Regular Order of Business was resumed.

FINANCE & ADMINISTRATION

**RESOLUTION #08-179 – RESOLUTION OF THE CITY OF WOODBURY
AUTHORIZING CHANGE ORDER TO FRANCES AVENUE IRRIGATION FIELD NO.
2 AND FIELD NO. 1 CONTROLLER CONTRACT**

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

RESOLUTION #08-180 – 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)

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

RESOLUTION #08-181 – 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)

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

RESOLUTION #08-182 – 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)

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

RESOLUTION #08-183 – RESOLUTION TO CANCEL OLD OUTSTANDING CHECKS

Councilman Fleming presented the above-entitled resolution.

The City Clerk 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 Riskie, the vouchers as presented were authorized paid.

PRESENTATION BY POLICE DEPARTMENT

President Sloane introduced Chief Merinuk who addressed rental property issues that the Police Department has been involved in over the past several years. Chief Merinuk advised that currently Officer Pitzo is dealing with landlord issues causing him to incur more and more overtime. The time has now come to hire another individual whose time will be spent exclusively addressing our housing issues. Chief Merinuk then invited Captain Sheehan to answer Council's questions.

Captain Sheehan explained how the complaints are now being handled by Officer Pitzo from the reading of reports, to going out to respond to complaints, to doing paperwork involved, as well as attending hearings. All of this is being charged toward overtime.

President Sloane stated that the time Officer Pitzo has put in has been extremely effective and he has developed an excellent relationship with the landlords and tenants.

Captain Sheehan continued by giving statistics regarding the number of complaints that have been handled and the amount of fines collected. This has all been done on a part-time basis.

Chief Merinuk advised that if there was a full time officer handling all the complaints, the fines collected would cover the salary of that officer. In addition, if we could devote one officer to our housing issue, it would increase the quality of life in many neighborhoods.

Mayor Curtis continued by adding that hiring another officer to strictly enforce the landlord/tenant ordinance is greatly needed.

Captain Sheehan stated that one of the first things for which the new hiree would be responsible would be to make sure that all rental properties are registered. One of the areas of concern is the number of unregistered apartments in the City.

Mayor Curtis invited John Leech one of the City's Housing Inspectors to come forward to express his views on the subject.

Mr. Leech came forward and advised that when calls are received in the Code Enforcement Office, one of the first concerns is the history of the property, and especially if the Police Department already has information available.

President Sloane advised that hiring another officer for our housing problem could only have a positive effect if enforced properly and on a full-time basis.

John Leech stated that since Officer Pitzo has been involved with landlord/tenant issues, there has been an marked improvement.

Some Council members had some questions mainly regarding costs.

President of Council Sloane stated that our landlord licensing registration fee is low compared to surrounding municipalities and one of the things the City could do would be to increase the fees. They are currently \$50.00 every other year. We are considering raising them.

More questions were asked inquiring about what type of violations the Police are receiving.

Chief Merinuk responded that there was a variety of complaints. The Police may respond to one complaint and when they actually go out to investigate they will be faced with other violations. Also, it seems that when a Police Officer responds to a call, it is a little more effective then having a City employee going out in plain clothes with a clip board.

President Sloane advised that he wanted Council to be aware of what was actually occurring with the Landlord/Tenant situation and why there will be a couple of changes being recommended to the existing Landlord/Tenant Ordinance especially with the increase to fees.

President Sloane thanked the Police Department for coming out; in turn Chief Merinuk advised Council if they had any additional concerns or questions he would be available to address them. Just call him directly.

PUBLIC SAFETY

ORDINANCE #2088-08 – ORDINANCE AMENDING CHAPTER 190-34 OF THE CODE OF THE CITY OF WOODBURY TO PERMIT FIFTEEN MINUTES PARKING ON THE EAST SIDE OF GREEN STREET BETWEEN DARE STREET TO EAST RED BANK AVENUE

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

The City Clerk read the title of the ordinance.

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

On motion of Councilman Louis, seconded by Councilman Riskie, the public hearing was ordered closed.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the ordinance was passed by a roll call vote.

Ayes 9 Riskie, Schreyer, Villari, Brown, Fleming, Louis, Tierney, Belko,
President Sloane

Nays 0

RAFFLE APPLICATION

Councilman Louis presented two raffle applications for approval. The first was from St. Patrick's Church for a raffle to be held April 26, 2009; the second was also from St. Patricks, for a 50/50 to be held the same night for the same event. On motion of Councilman Louis, seconded by Councilwoman Tierney, both applications were approved as submitted.

Finally, Councilman Louis extended his appreciation to Chief Merinuk and Captain Sheehan for their presentation and for helping Woodbury residents enjoy a better quality of life.

PUBLIC WORKS

Councilman Belko introduced the City Engineer to advise Council on the status of the Reservoir, which is located in Woodbury Heights. Councilman Belko gave some information dating back several years.

Mr. Ted Wilkinson, City Engineer, addressed Council advising them that a possible solution is currently being considered pending approval from Mr. Law to ensure that funds are available.

Mr. Wilkinson continued by going into some detail showing photos depicting different tanks that are currently being used in Pennsylvania. These tanks would be similar to what we would probably use.

Several questions were asked by different Council members involving: water source suppliers, other location considerations, temporary storage facility during construction to continue water supply to residents, and two tanks versus one tank.

Mr. Law, Chief Financial Officer, discussed funding and what would be needed to be done for bonding if and when necessary.

On motion of Councilman Belko, seconded by Councilwoman Tierney, the City Engineer was authorized proceed with the survey needed for the Reservoir Project.

ECONOMIC DEVELOPMENT

ORDINANCE #2089-08 – AN ORDINANCE OF THE CITY OF WOODBURY REPEALING ORDINANCES AND RESOLUTIONS DESIGNATING BLOCK 113, LOT 1 AND BLOCK 119, LOT 8 (CONSOLIDATED WITH LOT 8.01) AS AREAS IN NEED OF REDEVELOPMENT AND REPEALING REDEVELOPMENT PLAN

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

The City Clerk read the title of the ordinance.

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

On motion of Councilman Villari, seconded by Councilwoman Tierney, the public hearing was ordered closed.

On motion of Councilman Villari, seconded by Councilman Riskie, the ordinance was passed by a roll call vote.

Ayes 9 Riskie, Schreyer, Villari, Brown, Fleming, Louis, Tierney, Belko,
President Sloane

Nays 0

RESOLUTION #08-184 – RESOLUTION OF THE CITY OF WOODBURY REQUESTING CONTINUED FUNDING OF MAIN STREET

Councilman Villari presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

PERSONNEL

Councilman Riskie stated he would like to schedule a meeting with the Finance Committee at his home on Monday, November 17th at 7:30 pm to further discuss the City's Vehicle Policy.

ENVIRONMENTAL

Councilwoman Tierney thanked Mr. Law for all his help for putting together the Fall Festival Parade Awards event tonight.

COMMUNITY DEVELOPMENT

Councilwoman Brown recognized her great nephew in the audience this evening.

Councilwoman Brown advised that on Friday, November 21st at 7:00 pm at 67 Cooper Street, the Greater Woodbury Arts Council will be holding a "Meet the Artist Night".

Councilman Belko added that there will be 24 local artists who will be participating in that evening's event; there are another twenty (20) artists that are on a waiting list for future events.

GREEN ACRES

Councilwoman Schreyer had nothing to report.

ADDITIONAL BUSINESS

Councilman Fleming stated that he has been advised that DOT has authorized the concept development study for the possibility of the channelization of Broad Street. Apparently, the County is also in agreement with this concept.

President Sloane inquired if Council Members were OK with continuing Council Meetings on Mondays for the 2009 calendar.

No one objected.

President Sloane stated that the Reorganizational Meeting would be held on the Monday, January 5, 2009 at 6:30 PM.

Councilwoman Brown inquired as to where the Meeting would be held.

President Sloane advised that that is still to be determined.

MAYOR CURTIS

Mayor Curtis discussed and/or announced the following:

1. the City Calendar is currently being prepared and the theme for 2009 is “Going Green”;
2. the Mayor received a letter from DOT advising they will be resurfacing Route 45 in Woodbury in 2009;
3. Santa Parade will be held on Friday, December 5th. All marchers will be meeting at CVS at 5:30 and will proceed to the gazebo. Mr. Weatherby, President of the Merchants Association will be extending invitation to parade winners tonight if they would like to participate;
4. The Greater Woodbury Ecumenical Council Concert will be held on Sunday evening, November 23rd at St. Patrick’s at 7:00 pm;
5. The Mayor received a letter from Habitat for Humanity advising they intend to continue the project between Hopkins Street and Barber Avenue;
6. Lieutenant Cope will be reappointed as Emergency Management Coordinator for another term;
7. Mayor would like to re-emphasize the need to provide funding so Officer Pitzo can continue working with the Construction Office with the Landlord/Tenant Ordinance enforcement; and
8. In conclusion, Mayor Curtis thanked all the candidates on their election tactics and also all the residents who came out to vote this year.

CLERK/ADMINISTRATOR

Mr. Bowe advised that he along with the City Engineer met with NJ Transit and walked W. Red Bank Avenue between N. Broad Street and Tatum Street looking for the best place for a bus stop and shelter.

Also, Mr. Bowe reminded everyone about the JIF Elected Officials Training Seminar to be held this Wednesday in Vineland; the other date is December 2nd at Nicolosi’s. Both will begin at 5:30 pm.

Mr. Bowe then invited Mr. Roy Duffield to speak on Habitat for Humanity’s request.

Mr. Duffield stated that Habitat for Humanity would like to construct a number of homes on E. Barber Avenue; however, Mr. Duffield stated that before the City approve further

development of E. Barber Avenue, we should wait to see how their first property on Hopkins Street turns out.

Councilwoman Tierney inquired if the properties would be owner occupied.

Mr. Duffield stated that there would be language in the deed to guarantee owner occupancy.

Some discussion took place among everyone regarding the ownership language.

Mr. Duffield stated that he would like to extend to all veterans a sincere “Thank You” in honor of Veterans Day tomorrow.

PUBLIC

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

Paul Bunn, 18 E. Packard Avenue, came forward stating that he was happy to hear the calendar would be devoted to recycling. He would like to suggest the City promote a program whereby we would benefit from collecting computers, monitors and like items.

President Sloane stated that the City would have difficulty picking up these type of electronics. Possibly sending out notices in the tax bills would be a way to advise residents of pending pick-up dates.

Mr. Bunn continued by suggesting that the City send out a “special truck” once a month to pick up these type items, then take them immediately to the landfill.

Dan Bates, 145 N. Maple Street, approached Council about the difficulty for pedestrians crossing N. Broad Street at Hunter Street. Mr. Bates was informed about the coming traffic signal at that location.

Debra Bain, 104 W. Centre Street, came forward to complain about 54 Lupton Street, where tenants are dumping something on the sidewalk which is creating a safety hazard. Mrs. Bain also wanted Council to know about a school bus being parked on the property at 107 W. Centre Street. Is this permitted?

President Sloane referred both complaints to the Police Department as well as Mr. Leech.

Mrs. Bain then inquired if the City Engineer was aware of cracks on W. Centre Street that are allowing water to come into her basement.

Mr. Wilkinson stated that he would look at it and discuss the matter with the contractor to see if anything could be done to correct the problem.

Mrs. Bain also inquired if a sign could be erected to prohibit trucks from cutting through Lupton Avenue and W. Centre Street.

Andrew Bain, 104 W. Centre Street, stated that he followed the buses that Mrs. Bain referred to and they are from National Park.

Mr. Bain thanked Mr. Duffield for his mention of our veterans. Mr. Bain stated that he works with the Woodbury Family Readiness Group at the local National Guard Armory. There is a unit from this Armory in Iraq, and Mr. Bain would like to ask Council if they can provide a State of New Jersey flag for the unit to fly over their Headquarters in Iraq. Mr. Bain advised that he contacted both Senator Sweeney and Senator Madden's Offices and was told they could not oblige his request because of budget cuts.

President Sloane stated that Mr. Bain's request will be honored and Mr. Bowe will make the proper arrangements to see this request carried out.

In conclusion, Mr. Bain questioned the number of handicapped parking spaces in our public parking lots. Were there enough?

Mr. Wilkinson, City Engineer, stated that he would research the situation and get back to the Mayor and Council.

Mr. Bain also mentioned that behind City Hall the roofing contractors are blocking the handicapped parking spot with their equipment. Could this be addressed?

Mr. Wilkinson stated that he would see to it that this is corrected as soon as tomorrow.

As no one else desired to address Council, on motion of Councilman Louis, 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 Louis, seconded by Councilwoman Tierney, the meeting was adjourned at 9:07 pm.

THOMAS B. BOWE
Clerk/Administrator

OTHER OFFICIALS PRESENT

Assessor: Roy Duffield
Chief Financial Officer: Robert Law
Engineer: Ted Wilkinson, PE
Police: Chief Merinuk
Streets: Thomas Dukelow, Supervisor
Solicitor: James Pierson, Esq.