

December 27, 2006

The Regular Meeting of the Mayor and Council of the City of Woodbury held on the above date was called to order by President Harry R. Riskie at 7:30 p.m.. The meeting was held in Council Chambers located at Woodbury City Hall, 33 Delaware Street, Woodbury, N.J.. The Deputy Administrator, Robert Law, 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 3, 2006.

The Invocation was delivered by Frank W. Evans, Jr., Chaplain of the American Legion Post #133.

ROLL CALL

Present: Brown, Curtis, Louis, Tierney, Belko, Sloane, Curtis, President Riskie and Mayor Clark

Absent: Grimming

ADDITIONS TO THE AGENDA

Mr. Law advised that there would be an application for membership to the Goodwill Fire Company this evening which did not appear on the agenda.

MINUTES

On motion of Councilman Sloane, seconded by Councilwoman Tierney, the minutes of December 11, 2006 were approved as submitted.

PUBLIC

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

Bill Fleming, 61 N. Bayard Avenue, referred to the demolition of the warehouse behind City Hall stating that he has taken it upon himself to look into the situation. Mr. Fleming then presented an aerial shot referencing the two buildings in question indicating that the buildings themselves are relatively sound but the interiors are questionable regarding insulation, potential dry rot in certain areas and the lack of plumbing. Mr. Fleming then stated that he consulted with an architect associate of his and in his opinion the newer building would require around \$200,000 to get in shape to be used as a community center; or do you want to gain the additional 25 parking spaces this area would provide?

Councilman Sloane inquired what a community center would cost if constructed from scratch?

Mr. Fleming stated that it was a difficult question to answer, citing various options; however, in his opinion, the question really comes down to, does the City want the parking or the community center.

Mayor Clark stated that with construction costs she questions the \$100,000 to \$200,000 figure, especially since there is no existing plumbing, kitchen, and bathroom.

Mr. Fleming agreed indicating that it would be roughly \$200,000 but possibly more, and referencing Councilman's Sloane original question about starting from scratch, it would probably run closer to \$350,000.00 to \$450,000.00.

Dave Jenkins, 345 Glover Street, came forward to comment that the City of Woodbury cannot afford any new capital projects, whether it be new construction or renovating old buildings. Taxes in Woodbury are skyrocketing and the City is in desperate need of additional parking.

Seeing no one else coming forward to address Council, on motion of Councilman Louis, seconded by Councilwoman Schreyer, the Public Portion was closed and the Regular Order of Business was resumed.

PRESENTATION OF AWARD TO THE CHANDO FAMILY

President Riskie invited Councilwoman Brown to make a presentation to the Chando family members who were present to accept a plaque in honor of John Chando.

The Mayor then read the plaque to the Chando Family in memory of John Chando who operated the Mobile Gas Station for over 40 years in Woodbury and who was a generous and kind man.

PRESENTATION BY VIRGINIA HORN

President Riskie introduced Virginia Horn to brief Council on [the possibility of a new Regional Contribution Agreement for the City](#) . Ms. Horn explained how [an RCA program works by using the existing Harrison Township agreement as an example](#). Ms. Horn stated that [recently Mantua Township had inquired if the City would be interested in entering an RCA with them](#). [Mantua would pay Woodbury \\$2,065,000.00 over 10 years to rehabilitate 59 existing owner occupied low income homes in Woodbury.](#)

Ms. Horn [explained that COAH would require the City to survey the homes in the City to determine that there is a need for the RCA money, using a format devised by them](#). Ms. Horn advised that she [and Councilwoman Brown met with Mr. Kunkle to discuss the survey](#). Mr. Kunkle stated that his office would be able to assist.

Councilwoman Tierney inquired if COAH has released [Woodbury's 3rd round need](#). Ms. Horn stated that [the number was 52 units to be rehabilitated, which would be addressed with non-RCA funds, like NPP. In fact, 22 units had already been completed from the previous NPP](#). That leaves 30 units, in addition to the [possible 59 units from the new RCA](#).

Councilman Curtis stated that in total that would come to 80 units in total. Ms. Horn then gave the breakdown of units that were being addressed under the NPP program the RCA program and other grant monies available.

Dave Jenkins stated that he felt that the City of Woodbury was doing its share and other townships should also share in the responsibility.

Councilman Belko inquired what happens when a property rehabbed with RCA funds goes up for sale.

Ms. Horn advised that the City is the lien holder on that property . The owner can sell to anyone, regardless of their income. The City recoups the loan at settlement and uses the funds to rehabilitate another home occupied by a low income family.

Councilman Louis asked that if we enter into the agreement is it a permanent agreement or after the time period elapsed what happens?

Ms. Horn stated that the Harrison Township RCA is a five year agreement, during which time we have to improve 22 homes in the City. At the end of the 5 years the agreement is over and Harrison Township gets credited with the 22 Woodbury units as part of their (Harrison Township's) obligation. The Mantua RCA would be for 59 units over 10 years, after which Mantua would get credited with the 59 Woodbury units as part of their (Mantua Township's) obligation.

Councilman Louis asked for a legal opinion from Mike Aimino.

Mr. Aimino explained that the Woodbury Mews may qualify for the 3rd round under the COAH program.

Councilman Curtis stated that the Woodbury Mews did not qualify in the first round, then did in the 2nd round. He doesn't know where they stand for the 3rd round.

Councilman Sloane inquired if the RCA was a consideration when the Master Plan was being devised.

Councilman Curtis was curious about the landlord/tenant licensing program and if the Construction Office was prepared to get involved in yet another program.

Mr. Kunkle advised that although his office is short staffed, he has discussed this program with his inspectors and agreed that since Virginia would be doing the bulk of the workload they would be able to assist her. Mr. Kunkle stated that he would not want to lose the program if it ultimately proved beneficial to the City, so his office would do whatever they had to.

Councilman Sloane inquired if the City was the lien holder on the RCA properties, how would we know if we could recoup the full loan upon the sale of the home?

Ms. Horn explained that she has a title search done on each applicant's home prior to approval. The City has to be the second lien holder on the property . Upon the sale of the property, the loan is repaid to the City and the funds have to be used for another low income rehabilitation.

Ms. Horn stated that she needed to know if Council wanted her to move forward with the survey in preparation for this new RCA so that we could be eligible when the final decision is made by COAH.

President Riskie stated that even if agreed upon tonight, the new administration may not want to stand by that decision; therefore, he suggested that the decision be held off until after the new year.

Councilman Curtis advised that he has been in contact with Mantua and has been told that they are not in any hurry to make any commitments.

Councilman Belko suggested that the RCA be reviewed by the City's Planner.

Councilman Sloane stated that this definitely would be a consideration when the new administration selects their City Planner.

ORDINANCES

FINANCE & ADMINISTRATION

ORDINANCE #2043-06 – AN ORDINANCE AUTHORIZING THE CITY OF WOODBURY TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH THE WOODBURY CLUB, LLC WITH RESPECT TO PROPERTY LOCATED AT 190 NORTH EVERGREEN AVENUE A/K/A BLOCK 162.01 LOT 1

Councilwoman Tierney presented the above-entitled ordinance.

The Deputy Administrator read the title of the ordinance.

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

On motion of Councilwoman Tierney, seconded by Councilman Louis, the public hearing 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	8	Brown, Curtis, Louis, Tierney, Sloane, Curtis, Belko President Riskie
Nays	0	
Absent	1	Grimming

RESOLUTIONS

RESOLUTION #06-217 – RESOLUTION TO AWARD THE CONTRACT FOR THE DEMOLITION OF THE STRUCTURES AT 28 HARRISON STREET PROJECT

On motion of Councilwoman Tierney, seconded by Councilman Louis, the above-entitled resolution was brought off the table.

The Deputy Administrator read the title of the resolution.

Councilwoman Schreyer inquired what the professional opinion was of the demolition of the above location. She was under the impression that Mr. Fleming, as an engineer, was speaking on his own behalf.

Councilman Sloane stated that he requested that Bill Fleming look into the demolition as a professional and thanked him for all the time he put into his analysis, but suggested we not act on the resolution tonight but wait a little longer.

Councilman Belko stated that he has looked at the project with an open mind; however instead of addressing one problem which would be parking, if we did not take action tonight, we would be addressing two problems for the future. We have to look at the revitalization of our downtown infrastructure as our #1 goal and addressing our parking problem should be our main objective.

Councilman Curtis stated that Mr. Fleming made many valid points and one was to look further into just how much work would be needed to make the newer building workable. We also need to look at

the parking problems as well. The county has offered to give the City 150 parking spaces which we turned down. We can and should look at all the recommendations made.

President Riskie stated that if Mr. Fleming is quoting figures in the range of \$200,000, anyone who has been involved with construction costs knows that the actual costs come in higher than the estimates.

Councilman Curtis stated that the demolition of the building is only one of many other projects the City should be undertaking, in particular our Police Station is in total disrepair and we cannot keep pouring money into repairs. Councilman Curtis emphasized that he would be the first to say to demolish the building if it's renovation comes out to be too costly.

Councilman Sloane supported Councilman Curtis' view regarding the police station.

President Riskie stated that in his opinion it would be too costly to make anything out of the Elks building; the parking spaces would be more appropriate.

Councilman Belko stated he thought the City was trying to put a square peg in a round hole by not taking action tonight and voting to remove the building.

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

Ayes	5	Schreyer, Louis, Tierney, Belko, Riskie
Abstain	1	Brown
Nays	2	Sloane, Curtis
Absent	1	Grimming

RESOLUTION #06-225 – RESOLUTION TO REIMBURSE TAX PAYMENT

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #06-226 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH RICHARD R. RAGAN, R.A., P.P., FOR SERVICES TO REVIEW AND REVISE THE ZONING CODE FOR AN AMOUNT NOT TO EXCEED \$10,000

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Councilman Curtis inquired if professional quotes were requested for this project.

Mayor Clark stated no they were not considering that Ragan Design was the group who did the original master plan, it was the opinion that Ragan Design would be the most economically feasible entity to do the job.

Councilman Curtis inquired how much did Ragan receive for doing the original master plan.

Mr. Law, Chief Financial Officer, stated around \$50,000.

Councilman Curtis inquired how much money was set aside to do the review.

Mr. Law indicated a total of \$70,000.00.

Councilman Curtis requested that a roll call vote be taken.

Ayes	5	Louis, Tierney, Sloane, Belko, Riskie
Nays	3	Brown, Schreyer, Curtis
Absent	1	Grimming

Councilman Sloane made a motion to “Request to Reconsider and Enter on the Minutes” quoting “Roberts Rules of Order” which allows a postponement of the matter until the next meeting.

Councilwoman Tierney inquired why Councilman Sloane just didn’t vote against the resolution.

Councilman Sloane stated that it is a rule which allows a new governing body to reconsider a vote taken by the existing governing body when they know it’s a “lame duck” situation; and after researching this he had to vote in the affirmative, so he could make a “Motion to Reconsider and Enter on the Minutes”.

Councilwoman Tierney asked Councilman Sloane what exactly was he attempting to “Reconsider”.

Councilman Sloane stated he would like Council to reconsider the firm chosen to do the job.

Councilwoman Tierney expressed surprise as she stated that everyone that has reviewed the Master Plan that she had talked to had nothing by praise for the Ragan Design Group.

Councilwoman Tierney stated that considering the Master Plan was a public document and Councilman Sloane was a public official, his remarks should be made public.

Councilman Sloane stated that he was displeased with the work provided.

On motion of Councilman Sloane, seconded by Councilwoman Schreyer, the motion to “Request to Reconsider” was entered into the minutes.

RESOLUTION #06-227 – RESOLUTION AUTHORIZING THE MAYOR AND CLERK/ADMINISTRATOR TO FORWARD A LETTER OF SUPPORT TO THE GLOUCESTER COUNTY OFFICE OF EMERGENCY MANAGEMENT WITH RESPECT TO THEIR EFFORTS TO OBTAIN FUNDING FOR PRE-DISASTER MITIGATION PLANNING

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #06-228 – RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS IN THE LOCAL BUDGET OF THE CITY OF WOODBURY FOR THE YEAR 2006

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Councilman Curtis stated that he applauded the people who gave up part of their budget to help achieve the figures that were presented for the appropriations in the budget; and to also encourage all departments to keep a close watch on their expenditures.

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

RESOLUTION #06-232 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH MITCHELL HUMPHREY & CO. TO PROVIDE COMPUTER SOFTWARE AND SUPPORT SERVICES FOR COMPUTER PROGRAMS AND PALM PILOTS FOR THE WOODBURY JOINT CONSTRUCTION CODE OFFICE IN AN AMOUNT NOT TO EXCEED \$10,625.00

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Councilman Sloane questioned the firm being contracted, asking why it was different than our regular computer consultant.

Mr. Law responded that this was not a consulting firm. Mr. Law stated that after Mr. Kunkle and Deidra from the Construction Office looked into the new software that the State is offering, they looked into other software as an alternative and a firm familiar with the software package they chose was the one listed in the resolution.

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

RESOLUTION #06-233 – RESOLUTION AUTHORIZING THE TAX COLLECTOR AND THE CITY OF WOODBURY TO ENTER INTO AN AGREEMENT WITH PROPERTY OWNERS OF BLOCK 95, LOT 2, TO PAY MUNICIPAL LIEN #00-0049 PURSUANT TO AN INSTALLMENT PAYMENT PLAN

Councilwoman Tierney presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Councilman Belko inquired about paragraph #4 where the installment time frame and amounts were listed indicating that he quickly did the math and it should say 13 installments of \$500.00 instead of 18 installments.

Mr. Aimino, City Solicitor, stated that the resolution was prepared by the Tax Collector and he would have to check to see what had to be changed, the number of installments or the payment amounts.

On motion of Councilwoman Tierney, seconded by Councilwoman Schreyer, the resolution was tabled until clarification on the numbers was presented by the Tax Collector.

VOUCHERS

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

Councilwoman Tierney thanked all departments for submitting their figures for the 2007 worksheet and especially to Mr. Law for assembling the figures in their prospective order. At the

Department Heads' request there has been a note added that these figures that don't include any capital improvements. It was also marked whether they increased or decreased their figures from last years budget; again Councilwoman Tierney stated that the Department Heads requested this be noted.

On a personal note Councilwoman Tierney extended her congratulations to Tom Dukelow on his recent marriage.

Councilwoman Tierney also publicly wanted to thank Leslie Clark and reflecting how important her role was. Councilwoman Tierney knows this first hand because of her father's tenure as Mayor. Councilwoman Tierney stated that once someone takes on this role they give up a big part of their personal life and in her opinion Mayor Clark was an outstanding representative of the City of Woodbury.

PUBLIC SAFETY

RESOLUTION #06-229 – RESOLUTION AUTHORIZING THE MAYOR AND FIRE CHIEF TO ENTER INTO AND EXECUTE A MUTUAL AID AGREEMENT WITH THE WESTVILLE FIRE DISTRICT AND THE BOROUGH OF NATIONAL PARK

Councilman Sloane presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #06-230 RESOLUTION AUTHORIZING THE MAYOR AND FIRE CHIEF TO ENTER INTO AND EXECUTE A MUTUAL AID AGREEMENT WITH THE FOREST GROVE VOLUNTEER FIRE COMPANY OF FRANKLIN TOWNSHIP

Councilman Sloane presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

Councilwoman Schreyer inquired why the City was getting involved with a fire company so far away.

Councilman Sloane replied it was a little further away, but they are probably doing this to comply with an insurance fund requirement. If we are ever were out on a call with neighboring fire companies and need them they would handle the call for us.

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

RESOLUTION #06-231 – RESOLUTION AUTHORIZING THE MAYOR AND FIRE CHIEF TO ENTER INTO AND EXECUTE A MUTUAL AID AGREEMENT WITH THE FRANKLINVILLE VOLUNTEER FIRE COMPANY NO. 1

Councilman Sloane presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

APPLICATION FOR MEMBERSHIP TO FRIENDSHIP FIRE COMPANY

Councilman Sloane presented an application from Samuel Carl for membership to the Friendship Fire Company.

On motion of Councilman Sloane, seconded by Councilwoman Schreyer, the application for membership was approved as submitted.

APPLICATION FOR BINGO LICENSE

Councilman Sloane presented an application for a Bingo License from Beth Israel Congregation for their weekly bingo games for the dates specified in the application.

On motion of Councilman Sloane, seconded by Councilwoman Schreyer, the application was approved as submitted.

Councilman Sloane extended his gratitude to Mayor Leslie Clark for the fine service she has given the City in the last four years. Councilman Sloane stated that although he did not always agree with everything she said, he must acknowledge several areas of concern where she took the initiative to resolve a problem. Case in point that comes to mind is the Woodbury Fire Department which was a very difficult job. As a good friend and neighbor, he wished Mayor Clark all the best.

PUBLIC WORKS

Councilman Belko advised that the 2nd new dump truck will be arriving in the next couple of days.

The Councilman also stated that the leaf collection schedule has been successfully completed.

Councilman Belko welcomed Tom Dukelow back from his recent sickness, as well as thanking Mayor Clark for all the services she has provided the City. Personally he never realized how demanding the Mayor's position is; it is a much bigger job than anyone can imagine; she certainly was an inspiration to observe.

ECONOMIC DEVELOPMENT

ORDINANCE #2044-06 – AN ORDINANCE AMENDING CHAPTER 202 OF THE CODE OF THE CITY OF WOODBURY ENTITLED: ZONING

Councilman Louis presented the above-entitled ordinance.

The Deputy Administrator read the title of the ordinance.

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

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

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

Ayes	8	Brown, Curtis, Louis, Tierney, Sloane, Schreyer, Belko, President Riskie
Nays	0	
Absent	1	Grimming

ORDINANCE #2045-06 – AN ORDINANCE AMENDING CHAPTER 202 OF THE CODE OF THE CITY OF WOODBURY ENTITLED: ZONING

Councilman Louis presented the above-entitled ordinance.

The Deputy Administrator read the title of the ordinance.

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

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

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

Ayes	8	Brown, Curtis, Louis, Tierney, Sloane, Schreyer, Belko, President Riskie
Nays	0	
Absent	1	Grimming

ORDINANCE #2046-06 – AN ORDINANCE ESTABLISHING AND IMPLEMENTING A REDEVELOPMENT PLAN PURSUANT TO N.J.S.A.40A:12a-7 FOR BLOCK 113, LOT 1 AND BLOCK 119, LOT 8 (CONSOLIDATED WITH LOT 8.01) IN THE CITY OF WOODBURY

Councilman Louis presented the above-entitled ordinance.

The Deputy Administrator read the title of the ordinance.

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

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

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

Ayes	8	Brown, Curtis, Louis, Tierney, Sloane, Schreyer, Belko, President Riskie
Nays	0	
Absent	1	Grimming

Councilman Louis stated that he would like to thank everyone for having a good year on Council and is hoping everyone has a positive outlook for the upcoming New Year.

Councilman Louis also thanked Leslie Clark for all she has done especially where it pertained to Economic Development stating that she worked tirelessly helping to make the downtown area a better place today, as well as laying some ground work for an even better future.

ENVIRONMENTAL

Councilwoman Schreyer also wished the Mayor the best and agreed with all the positive remarks stated earlier, especially the one regarding the Woodbury Fire Department.

COMMUNITY DEVELOPMENT

RESOLUTION #06-223 – RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD PRESERVATION FUNDS FOR BLOCK 67, LOT 11 A/L/A 315 LINCOLN STREET

Councilwoman Brown presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

RESOLUTION #06-224 – RESOLUTION AMENDING RESOLUTION #06-205 AUTHORIZING THE USE OF NEIGHBORHOOD PRESERVATION PROGRAM FUNDS FOR BLOCK 67, LOT 13 A/K/A 327 LINCOLN STREET

Councilwoman Brown presented the above-entitled resolution.

The Deputy Administrator read the title of the resolution.

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

Councilwoman Brown thanked Ms. Virginia Horn for the fantastic presentation.

Councilwoman Brown also thanked the Mayor, stating that she has always represented the City well and wished her God's blessings.

Councilwoman Brown wished all the best to Tom Dukelow for a happy and long, long marriage.

Councilwoman Schreyer also wanted to extend her congratulations to Tom.

Councilwoman Brown thanked all the clergy who participated in delivering the invocation during the entire year.

Councilwoman Brown stated that pictures will be taken immediately following tonight's meeting.

And in conclusion, Councilwoman Brown congratulated President Riskie for a job well done.

GREEN ACRES

Councilman Curtis just wanted to wish everyone a happy and prosperous new year, as well as thanking all the City Officials for all their hard work and hoped they realized how much their efforts are appreciated.

Councilman Curtis then thanked Mayor Clark and President Riskie and all Council members for all they have done stating that he was looking forward to working with everyone in 2007.

MAYOR CLARK

Mayor Clark spoke on the following topics:

1. The Mayor congratulated Lieutenant Cope on the birth of his new baby girl;

2. Mayor Clark reminded everyone that the final presentation of the skate park will be held on Saturday in Council Chambers at 10:00 am.;

3. Mayor Clark wanted to reflect on several of the things she had accomplished during the past four years; both individually and collectively with Council. She would like to share them so our residents know how much we have accomplished:

- The completion of the dredging and bridge repair of Bell Lake;
- The opening of the Farmers Market;
- The new Master Plan was completed, the first comprehensive one since 1968;
- Revolving Loan Program for Small Business was initiated using grant monies;
- Senior Citizen Call-In Service with the Police Department was established by Lt. Cope;
- Community Forestry Plan was adopted and approved and a city wide tree inventory was completed under the supervision of Tom Dukelow;
- A new public parking lot was constructed on Barber Avenue using grant money;
- Completely reconstructed and improved public tennis courts were finished using grant money;
- A new award winning web site was created for the City with grant money
- The overnight parking ban in most residential neighborhoods were eliminated, to the relief of many residents everywhere;
- Through the donation by the "BANK" a traffic counting device helped in having done two comprehensive traffic studies which have led to solutions to both;
- The Wick Boulevard storm drains have been redesigned and replaced;
- Preliminary work on the Community Garden has been approved thanks to the efforts of Tom Dukelow and the Public Works Department
- Major work has been done at Stewart Park thanks to Green Acres Grant money including new baseball and football fields, new basketball courts, paved parking, a new walking path and a new canoe dock;
- The "It Pays To Be Single" program was established along with WORC for the conversion back to single family housing;
- For the convenience of the residents, evening hours were established at City Hall to accommodate their residents needs; however, the policy was discontinued because of lack of interest; for the entire year only 16 people took advantage;
- Two new homes were erected on Hopkins Street to enhance the neighborhood with more to come down the road;
- The purchase of new dump trucks, and a new leaf machine required for Public Works Dept.;
- Reconsolidation of the Fire Dept which was long overdue with the help of Councilman Sloane;
- Major economic development occurring within the City including but not limited to Walgreens which is being built on the most blighted corner of our business district;
- A large renovation and expansion of the Nissan Car Dealership;
- A new Wachovia Bank at the closed pizza site;
- New professional offices at the previously vacant Greenbriar Nursing Home;
- A new Dunkin Donut Building, Quizno's, new Commerce Bank Building have opened;
- A new owner giving a total facelift to the Old Sickle Shopping Center with new stores scheduled to open in 2007;
- The gas station on Evergreen circle has been purchased and will reopen in 2007;
- A new medical building will open across from the CVS which will help our tax base and also revitalize the corner of Green Street and E. Red Bank Avenue;
- The Economic Development Steering Committee spearheaded by Tom Louis along with John Belko and lead by Rick Ragan have taken a very aggressive approach on setting our downtown on a new course with the City, Main Street and Merchants Association all working together;
- The ugly green poles along Broad Street have been removed and new night bright pedestrian lighting has been installed;
- The City was able to obtain the Elkis building which is desperately needed to be used for parking;
- The City is also going to acquire the old Verizon parking lot but that process will have to be finalized by the new Administration;
- The Police Department, although needing a new building, was able to at least get some much

- needed repairs and maintenance this year;
- The poor drainage problem and road repair at Tatum Street and W. Red Bank Avenue was corrected; and
- New safer crossings were installed using grant money.

The Mayor stated that there are probably more things that have been accomplished and hoped she did not overlook many; however, along with the projects there are many professionals she has to thank for helping make these projects get accomplished. To name a few: Members of the Planning Board, Mark Shoemaker, Esq. from Albertson Ward who acted as our Solicitor, Matt Miller a resident was our Planner, Dwight Weir from Clancy and Associates was our Engineer. Bill Buckley and Dan Ball from Ball and Buckley were our Auditors who went over and above to help the City. Lou Rosner, Esq., provided his professional expertise on some very sensitive matters regarding Police and Fire Personnel issues. Rick Ragan and Mike Wisnosky of Ragan Design did an outstanding job on developing the Master Plan and also offered their help on the Steering Committee. They attended meetings at no cost to the City, it was their own donated time. Mitch Grayson a multi-talented lawyer who advised the City on economic development finance issues, who came along just recently and was a great asset. Joseph Schiavo, the City Engineer did an amazing amount of work in his short amount of time on juggling so many tasks at one time; and finally Mike Aimino, Esq., the City Solicitor who has served the City very well both as our Solicitor and as past Solicitor for the Planning Board. To all these individuals the Mayor offered his most sincerest “thank you” and also many of our City Officials.

The Mayor stated that there is much more to come for the City’s future and she only hopes that the new administration along with Council will continue to move the City forward.

President Riskie thanked the Mayor wishing her the best, stating that she can walk away from her title as Mayor feeling very proud with her head held high because she has served the City well.

DEPUTY ADMINISTRATOR

Mr. Law thanked the Mayor and also the President of Council for all their work.

ENGINEERS REPORT

President Riskie invited questions for the Engineer pertaining to his report.

Councilwoman Schreyer inquired regarding the Reservoir if the feasibility report was completed by Planning/Zoning.

Mr. Schiavo explained that it was not; it was just something we looked into pertaining to taking off some users from our line.

Councilwoman Schreyer inquired how the reservoir project would be funded in the future, should the project continue.

Mr. Law stated that the loan from the State is no longer available, as it was cancelled recently. Mr. Law stated that if the project does continue the City could finance the project through bonding (conventional financing).

TREASURER'S REPORT

President Riskie presented the Treasurer's Report which was received as filed.

PRESIDENT RISKIE

President Riskie advised that he has received a letter from the School Board acknowledging the Resolution adopted by Council regarding the "Sale of Air Guns".

PUBLIC

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

Dave Jenkins, 345 Glover Street, referred to the RCA Agreement and was concerned about the City becoming involved with Mantua giving the City 59 units for a \$2,000,000.00 value is not in the best interest of the City because it creates a negative image perception of Woodbury, he is against the City taking on any more units.

Mr. Jenkins then inquired if the properties on Hopkins have been purchased and for how much?

The Mayor advised that they were purchased, although less than it cost to build them.

Mr. Jenkins stated that tomorrow is trash day and if the Streets Department could be a little more attentive when they collect because there is still broken glass from last week's collection.

Mr. Jenkins thanked Mayor Clark for all the work she has done and cannot imagine how much time and effort goes into holding a public position, especially considering how little the monetary rewards are.

Bill Fleming, 61 N. Bayard Avenue, asked how an RCA would impact Woodbury's COAH obligation. Ms. Horn replied that an RCA has no impact on Woodbury's COAH obligation.

Mr. Fleming inquired about how the City was supposed to use any money that is recouped after a homeowner sells their home and repays the City. Ms. Horn stated that money would go into a revolving loan fund and must be used to rehab another home of a low income resident.

Ms. Horn clarified for Mr. Fleming that a home is not designated as low income, but rather the owner occupants of the home must meet the qualifications of low to moderate income. Since there is no designation on any home rehabilitated with RCA money, the homeowners may sell to any buyer of any income. At the time of sale, the loan is repaid to the City and the money is used to rehabilitate another home occupied by a low income homeowner.

Mr. Fleming asked how COAH expected the City to meet its 3rd round obligation of 52 homes. Ms. Horn responded that the City was expected to rehabilitate 52 homes of low income homeowners. Ms. Horn continued that 20 units of that obligation had already been met through rehabilitation during the previous Neighborhood Preservation Program that ended in 2005.

In conclusion, President Riskie thanked everyone for giving him the opportunity to act in his capacity and stated he was honored and wished the New Administration good luck.

There being no further business, on motion of Councilman Sloane, seconded by Councilman Curtis, the meeting was adjourned at 9:28 pm.

THOMAS B. BOWE
Clerk/Administrator

ROBERT LAW
Deputy Administrator

OTHER OFFICIALS PRESENT

Assessor: Roy Duffield
Engineer: Joseph Schiavo
Deputy Clerk: Gail Scheffler
NPP: Virginia Horn
Solicitor: Michael Aimino, Esq.
Public Works: Thomas Dukelow
Police: Captain Sheehan