

MINUTES OF THE COUNCIL MEETING OF February 13, 2012

The meeting was ordered opened by the President of Council, Heather Tierney with the Pledge of Allegiance at 7:30 PM in Council Chambers, 33 Delaware Street.

Invocation: Reverend Wendell F. McGinnis, Jr. – North Baptist Church delivered the Invocation.

Mayor Presented Proclamation

Following the Invocation Mayor Riskie presented a Proclamation to Reverend McGinnis for his 25th Anniversary with the North Baptist Church. The Mayor was accompanied by Council President Heather Tierney and Councilwoman Brown.

Rev. McGinnis thanked the City and members of Council for the recognition and also for all their cooperation whenever needed.

Reading of the Open Public Meeting Statement:

The City Clerk, Roy Duffield, read the Open Public Meeting statement.

Roll Call:

Present: Conner, Sloane, Brown, Fleming, Trout, Louis, President Tierney, Mayor Riskie

Absent: Carter, Lockman

Approval of Minutes:

On motion of Councilman Trout, seconded by Councilman Louis, the minutes of the meeting of January 23, 2012 were approved as submitted.

Councilman Sloane abstained from the vote.

Mayor Presented Commendation

Mayor Riskie read a Commendation to a local resident, Norris Simon, 74 Wallace Street who was instrumental in saving the life of a neighbor, Laura Wilson, 168 Franklin Street. Mayor Riskie acknowledged Mr. Simon's efforts as heroic, as Mrs. Wilson suffers from Alzheimer's and was not aware that a fire had even started in her kitchen. Had it not been for Mr. Simon's response, a tragedy could have occurred and for that Mrs. Wilson's family is truly thankful.

Mr. Simon thanked Council for the recognition.

Public Portion for Agenda Items Only

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

Jim Gradwell, 611 Cooper St., Woodbury, approached Council regarding the proposed Bottom Dollar food store.

Mr. Gradwell stated he has a problem with the way it is being handled. The proposed plan was rejected by the Planning/Zoning Board; but approved by Council on 1st reading at the meeting of January 23, 2012 with a final approval on the agenda for this evening.

The structure looks like a self-storage unit and Woodbury deserves better. Mr. Gradwell has seen other Bottom Dollar stores and they look much better than the one being presented in Woodbury. The location of the building should be closer to Broad Street with more windows so it does not look like a storage building. Also, Mr. Gradwell did see the agenda for the Planning/Zoning Meeting for this Wednesday and noticed that it was not on the agenda.

Mr. Aimino, City Solicitor advised that the agenda for Wednesday night's meeting was full. A special meeting will be held on Thursday, February 16th at 6:00 pm in Council Chambers to hear the application from Bottom Dollar.

Lee Weatherby, 303 W. Centre Street, advised that he will be in business for 30 years on February 1st and is proud to say that he has always paid his water/sewer bills and taxes on time. Mr. Weatherby stated Res. # 12-57, cancels water/sewer charges and tax balances for the Green Block property and he would ask that the City get reimbursed for those taxes, and water/sewer bills when they sell the property to a developer.

In addition, Mr. Weatherby would like for Council to show the residents that these expenses were re-couped by the sale of the property and where that money received was applied to, not just put back into the General Fund; but returned to the tax fund and water/sewer fund where they belong.

Mr. Weatherby stated that he is all for redeveloping the City; but in this particular case the MOU was signed before we had all the information. Now the City has to move forward with this project and now try to negotiate changes to the proposed plan after the fact, this should all have been settled before the MOU was signed. He is not opposed to the type of business nor the structure; but advised Council to be careful before you enter into any agreement in the future.

Councilman Fleming stated that concerning the Green Block Building, there were some off setting issues where City actually was able to buy back the lien from the lien holder at a considerable discount. Also, there was demolition costs the City would have to absorb, that they may not have to now. And finally, MOU's are very common in redevelopment as a way of saying we are interested in doing something between two parties.

Mr. Weatherby stated that he does understand very much of what Councilman Fleming is saying regarding certain risks; however, he just wants the message to be heard that "the residents elected the individuals who are making the decisions for their City, Council also must be able to explain to these same residents, where and how their tax monies are being spent".

Cindy Gallenthin 26 S. Bayard Ave, stated she was concerned if ordinance #2154-12 has reconciled the ordinances from 1978, 1998 and 2008 which relate to the rehabilitation and redevelopment plan. Mrs. Gallenthin inquired if we are still able to enforce those ordinances based on the facts she presented at prior meetings which she believes we do not have a rehabilitation and redevelopment plan throughout the City.

Councilman Sloane explained that when a redevelopment plan is first initiated, it is anticipated that amendments will be made. Councilman Sloane referenced Glassboro which has over 90 amendments to their redevelopment plan. When a developer comes into a town there are always changes to the blanket plan and those differences are worked out between the Developer and the City/Town involved.

Mr. Aimino advised Mrs. Gallenthin that he believes she may be interpreting the plan incorrectly advising that any deviations have to go before the Planning Board, as well as variances. Council, however, has the ability to amend the Redevelopment Plan by the process of adopting a amendment, which is what this Council is attempting to do now.

Mrs. Gallethin referenced Resolution #12-63 where Woodbury Main Street received a \$20,000.00 grant for the downtown district for signage. She wonders why the City needs a Main Street Director and a Grant Consultant.

President Tierney stated that the Main Street Director is just that, he is not a Grant Consultant. The City has advertised and received quotes from various vendors and Triad was one of them who has a very good reputation for this type of professional service.

President Tierney quoted charges per hour for various officers in the Triad Consulting contract if called upon to provide their services.

Jim Gradwell, approached Council again voicing his opinion regarding Bottom Dollar vs. Acme stating that it appears Council is showing preference to Bottom Dollar's demands and not considering Acme who has been a loyal supporter of City events and seemed to be held to a different standard.

President Tierney advised Mr. Gradwell that all businesses are treated equally; and they would treat Acme in the same manner if they were to do changes to their property.

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

PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS

Finance

Ordinance #2153-12 - An Ordinance to Fix and Establish Salaries and Rate of Compensation on the Various Officers and Employees of the City of Woodbury in the County of Gloucester, and to Provide the Manner of Payment Thereof and Repealing All Ordinances or Parts of Ordinances Inconsistent Herewith

Councilman Louis presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Louis, seconded by Councilman Sloane, the ordinance was placed on second reading and ordered open for Public Hearing.

Seeing no one, on motion of Councilman Louis, seconded by Councilman Sloane, the Public Hearing was closed.

On motion of Councilman Louis, seconded by Councilman Sloane, the ordinance was placed on second and final reading.

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

Ayes	6	Connor, Sloane, Brown, Fleming, Louis, Tierney
Nays	0	
Abstain	1	Trout
Absent	2	Carter, Lockman

Ordinance #2154-12 - Ordinance No. 2154-12 of the City of Woodbury Amending the Woodbury Downtown Business District Redevelopment Plan Dated March 4, 2010, Adopted May 24, 2010 Pursuant to Ordinance 2118-10 with Regard to Block 74, Lots 22, 23, 24, 24.01, 25, 25.01, 26, 26.01 and 27 on the Current Official Tax Map of the City of Woodbury

Councilman Trout presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Trout, seconded by Councilman Sloane, the ordinance was placed on second reading and ordered open for Public Hearing

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

Councilman Trout stated that he would like to address all the concerns everyone has regarding parking, in his opinion, will not be as much of a concern once finished as well as promote foot traffic in the downtown area.

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

Ayes	6	Connor, Sloane, Brown, Fleming, Trout, Louis
Nay	1	Tierney
Absent	2	Carter, Lockman

Finance & Administration

#12-52 - Resolution Authorizing the Execution of a Contract with United Computer for Services as Computer Consultant for the City of Woodbury Police Department

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#12-57 - Resolution Authorizing Cancellation of Tax and Water/Sewer Balances for Property Purchased by City of Woodbury as Per Ordinance #2152-12 AKA 104 S. Broad Street

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

12-61 - Resolution Authorizing the Execution of a Contract with Louis Capelli, Esq. for Services as Redevelopment Attorney

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#12-62 - Resolution Authorizing the Execution of a Contract with Ball, Buckley & Seher, LLP for Services as Auditor

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#12-63 - Resolution Authorizing the Execution of a Contract with Triad Associates for Services as Grant Consultant

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

8:23:14 PM

Vouchers

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

Public Safety

#12-70 - Resolution Authorizing a Purchase Agreement with Chas S. Winner Inc., for two (2) 2012 Dodge Charger Pursuit Police Vehicles

Councilman Connor presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Applications for Membership to Friendship Fire Company

Councilman Connor presented the following two applications for Membership to Friendship Fire Company:

Jeffrey Haines, 27 High Grove Court, West Deptford, NJ;
Amanda Eubanks, 104 Penn Street, Woodbury, NJ

On motion of Councilman Connor, seconded by Councilman Louis, both applications were unanimously approved as submitted.

Public Works/Utilities

#12-60 - Resolution to Adjust Water Charges for the Period of September 15, 2010 through December 31, 2011 (429 S. Evergreen Avenue)

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 unanimously adopted by a voice motion.

#12-65 - Resolution Appointing a Public Works Manager for the City of Woodbury

(Richard Leidy)

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#12-66 - Resolution Appointing a Water & Sewer Supervisor for the City of Woodbury

(William Lynch)

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#12-67 - Resolution Appointing an Electronic Meter Technician for the City of Woodbury

(Donald Trout Jr.)

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 unanimously adopted by a voice motion. Councilman Trout abstained from the vote.

#12-68 - Resolution Appointing a Recycling Coordinator for the City of Woodbury (Roy A.

Duffield)

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 unanimously adopted by a voice motion.

#12-69 - Resolution Authorizing Cancellations of Balances on Water Sewer Accounts in the City of Woodbury

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 unanimously adopted by a voice motion.

Economic Development

#12-71 - Resolution Authorizing Executive Session Pending or Anticipated Contract Negotiations (Redevelopment Agreement GG Green Block Building)

Councilman Trout presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Personnel

#12-09 - Resolution Appointing Deputy Clerk for the City of Woodbury (Karl Kinkler)

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Sloane, seconded by Councilman Trout, the resolution was unanimously adopted by a voice motion

#12-64 - Resolution Appointing a Claims Coordinator for the Municipal Joint Insurance Fund (Marion Harris)

Councilman Sloane presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Property Maintenance

In Councilman Lockman's absence, Councilman Trout had nothing to report.

Community Development

#12-58 - Resolution Authorizing the Mayor and Administrator to Execute a Lease Agreement with Main Street Woodbury, Inc. for the Purpose of Conducting the Woodbury Farmers Market

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Brown, seconded by Councilman Trout, the resolution was unanimously adopted by a voice motion

Parks and Recreation/Environmental

Councilwoman Brown had nothing to report.

Councilwoman Brown congratulated Mayor Riskie for his nomination into the Municipal Officials Hall of Fame.

President Tierney thanked Councilwoman Brown for organizing the presentation for Reverend McGinnis this evening.

Reports:

Report of Mayor

Mayor Riskie stated that a letter was sent to the Superintendent of Schools advising of the Louis Bay Future Municipal Leaders Scholarship Award and urging all students to apply.

Mayor Riskie thanked everyone who extended their good wishes for his 30 year participation in municipal government. The Mayor stated he and his wife along with the City Administrator, Karl Kinkler attended the 20th Legislative Day in Trenton on February 8, 2012, where he was recognized.

The Mayor advised that the Train Station Clock will be installed early on Friday morning. The Mayor is hoping that the Clock will be a symbol to all who worked so hard on the Redevelopment Plan and we all continue to work as a team to move forward with our City's future.

Clerk

Roy Duffield had nothing to report; but thanked Mayor and Council for his appointment as Recycling Co-Ordinator this evening.

President of Council

President Tierney thanked Public Works for helping erect the sign at the Dickerson Farm, and a formal dedication will occur hoping in the month of February in honor of Black History Month.

Public

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

Charles Dahmer, 603 W. Centre St., West Deptford stated that Woodbury is considered the Home of Recycling and because of this he would like to see the City of Woodbury be the

first to have an "Electrical Power Station" for recharging electric cars. Although this is a relatively new concept in transportation, so was recycling at one time.

Diane Pascue, 76 N. Maple St. agrees with recycling and referenced a magazine article that stated "Woodbury Recycling was a model for the World". Ms. Pascue stated there are grants being given for such Electric Stations and Woodbury should look into this.

Ms. Pascue also inquired if resolutions and ordinances could be put on the web site like the agenda and minutes are.

Jim Gradwell, 611 Cooper Street advised of a Water main broke that occurred on his street. It was a cold Saturday morning and he could see the water coming up from the sidewalk from Mr. Coant's house which is across the street from his home and called 9-1-1. Public works responded to the call and they took care of the situation working in extremely cold weather Mr. Gradwell stated he would like to show his appreciation to Public Works and would like to congratulate Mr. Fleming's Committee for the manner in which they handled this situation.

Councilman Fleming reconfirmed Mr. Gradwell's remarks by stating our Public Works Department is extremely efficient and should be acknowledged especially since many times they are out on a job before the resident even knows there was ever a problem.

Jody Long, 577 Cooper St. wanted to thank the Police Department and the Public Works Department for all their help this past Tuesday when he had a gas line installed. The Woodbury Police Department and the Department of Public Works did a great job and he is one resident who would support the decision to hire another Police Officer or Public Works employee if needed as was discussed at a prior meeting by Councilman Fleming.

Mr. Long stated the reason he was here tonight was to address a problem he is having with his property. Mr. Long recently moved into Woodbury and has been very happy with his decision to move, with the exception of their neighbor Parke Bank (owner of former Woodbury Country Club), who has not been a good neighbor.

Mr. Long continued by stating his backyard is a swamp. He has discussed this situation with the former City Engineer, Ted Wilkinson and with Karl Kinkler along with Mr. Hedenberg from Parke Bank and a public works employee and all have agreed that this problem is coming from a drainage pipe which empties unto his property from the Woodbury Country Club. It was determined that a pipe was directly draining onto an easement between Mr. Long and Mr. Allamby's property where the pipe stops and empties into a hole.

Mr. Long's concern is that he wants to know who is responsible for this repair, no one wants to take responsibility for it; Mr. Long stated he cannot live with this problem any longer and is asking for Council's help.

President Tierney stated that she will definitely instruct the current City Engineer - Jim Clancy) to look into the situation. The Public Works Committee will be meeting on Thursday and they will also look over Mr. Long's packet and will contact him after both parties discuss their findings.

On motion of Councilman Sloane, seconded by Councilman Connor, the Public Hearing was closed and the Regular Order of Business was resumed.

On motion of Councilman Louis, seconded by Councilman Sloane, there was a five minute recess before Council went into Executive Session (approximately 9:10 pm).

EXECUTIVE SESSION

On motion of Councilman Trout, seconded by Councilman Sloane, Council resumed the Regular Order of Business (approximately 9:52 pm).

There being no further business, on motion of Councilman Sloane, seconded by Councilman Connor, the meeting was adjourned at 9:53 pm.

ROY A. DUFFIELD
City Clerk

OTHER OFFICIALS PRESENT

Administrator/Deputy Clerk: Karl Kinkler

Assessor/City Clerk: Roy Duffield

Chief Financial Officer: Robert Law

Economic Development Dir: Ronda Abbruzzese

Engineer: James Clancy, PE

Main Street Dir: Larry Geiger

Police: Chief Reed Merinuk

Public Works Dir: Rich Leidy

Solicitor: Michael Aimino, Esq.