

**CITY OF WOODBURY
MINUTES OF THE COUNCIL MEETING OF
APRIL 9, 2012**

Pledge of Allegiance

The Meeting was opened by President Tierney at 7:30 pm with the Pledge of Allegiance.

Invocation

Pastor Otis Gaskins, of True Worshipers Ministry delivered the Invocation.

Moment of Silence

At the Request of Mayor Riskie, Pastor Gaskins offered a Moment of Silence for former Councilmember Thomas Sims, who recently passed away.

Reading of the Open Public Meeting Statement

The Deputy Clerk, Karl Kinkler read the Public Meeting Statement.

Roll Call

Present: Carter, Connor, Lockman, Sloane, Fleming, Louis, President Tierney, Mayor Riskie

Absent: Brown, Trout

Approval of Minutes

On motion of Councilman Louis, seconded by Councilman Connor, the minutes of March 26, 2012 were approved as submitted. Councilman Sloane abstained from the vote.

Open to the Public for Agenda Items:

On motion of Councilman Sloane, seconded by Councilman Louis, the Regular Order of Business was suspended and the floor was Open to the Floor for Agenda Items Only.

Mr. Joseph Jones, Superintendent of the Woodbury of the Public Schools, addressed Ordinance # 2160-12 regarding shared services and a Pilot Plan addressed in that ordinance. Mr. Jones distributed a tax abatement plan which mentioned schools receive the same fixed distribution tax rate.

President Tierney stated she would instruct the Finance Committee to look into the request.

Mr. George Gallenthin, 26 S. Bayard Street, referenced Resolution # 12-93 and two different section where it is stated that the City in its entirety was designated as a area of rehabilitation.

and also there appears wording that states City Council is authorizing to have the City Planner develop a redevelopment plan.

Mr. Aimino explained the differences to Mr. Gallenthin.

PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS

Ordinances

#2159-12 - An Ordinance Amending Chapter 167, Article IV, of the Code of the City of Woodbury Entitled: Streets and Sidewalks (Second Reading)

Councilman Connor presented the above-entitled ordinance.

The Deputy Clerk read the title of the ordinance.

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

On motion of Councilman Connor, seconded by Councilman Sloane, the Public Hearing was closed.

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

Ayes	7	Carter, Connor, Lockman, Sloane, Fleming, Louis, President Tierney
Nays	0	
Absent	2	Brown, Trout

#2160-12 - Ordinance No. 2160 of the City of Woodbury, County of Gloucester, New Jersey, Approving the Application for a Long Term Tax Exemption and Authorizing the Execution of a Financial Agreement with Senior Green Urban Renewal Associates, L.P. (Second Reading)

Councilman Connor presented the above-entitled ordinance.

The Deputy Clerk read the title of the ordinance.

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

On motion of Councilman Connor, seconded by Councilman Sloane, the Public Hearing was closed.

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

Ayes 7 Carter, Connor, Lockman, Sloane, Fleming, Louis, President Tierney
Nays 0
Absent 2 Brown, Trout

#2161-12 - Ordinance No. 2161-12 of the City of Woodbury, County of Gloucester, New Jersey Approving the Sale of the Property Owned by the City of Woodbury, Block 113, Lot 1 and Lot 16 on the Tax Map of the City of Woodbury to RPM Development, LLC (First Reading)

Councilman Louis presented the above-entitled ordinance for first reading.

The Deputy Clerk read the title of the ordinance.

On motion of Councilman Louis, seconded by Councilman Sloane, the ordinance was ordered to be advertised according to law, come up for second and final reading, open for public hearing and final adoption at the next regular scheduled meeting of Mayor and Council on April 23, 2012.

Resolutions

Finance & Administration

#12-88 - Resolution of the City of Woodbury to Enter into and Obtain a Grant from the County of Gloucester, Department of Economic Development, Division of Housing and Community Development for the Program Year 2012 Community Development Block Grant Municipal Program and Authorizing the Filing of an Application Seeking Grant Funds in the Amount of \$50,000.00 for Reconstruction Improvements to Dickerson Street from Broad Street to the Dead End – Priority No. 1

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

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

The City Engineer explained how the project would be approached concerning the storm sewer lines in that area and the intent to divert the water problem neighbors have been having in their back yards.

#12-89 - Resolution of the City of Woodbury to Enter into and Obtain a Grant from the County of Gloucester, Department of Economic Development, Division of Housing and Community Development for the Program Year 2012 Community Development Block Grant Municipal Program and Authorizing the Filing of an Application Seeking Grant Funds in the Amount of \$50,000.00 for a Project to Redirect the Storm Sewer from Progress Avenue to Dickerson Street – Priority No. 2

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

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

#12-90 - Resolution Authoring the Execution of a Professional Services Contract with SpyGlass Group, Inc., to Audit the City of Woodbury's Telecommunication Service Accounts for Cost Recovery and Reduction for an Amount Not to Exceed \$17,500.00

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

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

Mr. Law explained exactly what this professional would be auditing would be reviewing on our cell phone and land line usage.

#12-91- Resolution Authorizing a Change in Contract Price for the 2011 Woodbury Local Road Program and Gerald A. Barrett, LLC

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

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

#12-94 - Resolution to Read Budget by Title Only

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

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

President Tierney stated that the next resolution would be amending the budget and that amendment would be to reduce the budget.

However, Mr. Ed Paul, from our Auditor's firm, would first make a presentation before presenting that resolution.

Mr. Paul, did a slide presentation explaining the changes in the figures over the last several years and how it affected the differences in our figures in our budget figures for this year.

PUBLIC HEARING

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

#12-95 - Resolution to Amend 2012 Budget

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

Councilman Louis commented that he wanted to make it clear that since his brief time with his department he has reduced his budget from a 6 cent increase, he was able to reduce this from a one-time deduction from the surplus which brought it down to a 3 cent increase which he is very proud of, which could be used toward a down payment toward a bond if we to move forward toward a new police building.

Councilman Fleming stated that he would just like to keep everyone mindful that the only reason we had that much of a surplus was because of the settlement with the Woodbury Mews and that it was a one-time arrangement.

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

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

#12-96 - Resolution to Adopt 2012 Budget

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

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

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

#12-97 - Resolution Appointing Redevelopment Attorney and Authorizing the Execution of a Contract with Louis Capelli, Esq.

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

Mr. George Gallenthin, 26 S. Bayard Street, approached Council to inquire if the public would have an opportunity to speak regarding this resolution.

President Tierney responded that the floor was not open to the public at this time, he could have questioned the resolution during the Public Portion under Agenda Items.

Mr. Gallenthin stated, Council just allowed the public for the budget and for ordinances then why not resolutions.

President Tierney cited Roberts Rules and advised Mr. Gallenthin when the proper time to address his concerns regarding the resolution should have been addressed.

Councilman Louis stated that he looks forward to working with Mr. Cappelli and is very pleased with the work he has done so far as the Redevelopment Attorney and looks forward to working with him in the future.

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

Vouchers

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

Public Safety

Councilman Connor had nothing to report.

Public Works/Utilities

Councilman Fleming spoke with residents on Holroyd Place and they are requesting that the City not replace the fence along the lake area, that the City removed.

Mayor Riskie stated that he spoke with others who do want the fence replaced, and in his opinion it would enhance the look of that area. The people who are asking for the fence not to be replaced are new people to the area. The people who want the fence replaced are the ones who have lived in the area and their opinion should be considered.

Councilman Sloane stated that first and foremost should be access to the area for our public works men to maintain the City property for grass cutting.

Economic Development

#12-93 - Resolution Withdrawing Resolution #12-75 Which Authorized the City of Woodbury Combined Planning/Zoning Board to Conduct a Preliminary Investigation to Determine Whether Block 154, Lot 8, 467 Cooper Street, Woodbury, (Commonly Known as the Woodbury Country Club), is a Redevelopment Area, and Authorizing the City Planner to Develop a Redevelopment Plan for Said Property Based Upon Its Designation as a Rehabilitation Zone

Councilman Louis presented the above-entitled resolution.

The Deputy Clerk read the title of the resolution.

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

President Tierney explained why this action was being taken and how Council would keep the residents in the area involved in the decisions as they continue to be made for the benefit of the neighborhood and the area. Public hearings will continue to be conducted so everyone can still express their concerns.

Personnel

Councilman Sloane had nothing to report.

Property Maintenance

Councilman Lockman had nothing to report.

Community Development

Councilwoman Carter had nothing to report.

Parks and Recreation/Environmental

Councilwoman Carter had nothing to report.

Reports

Mayor

Mayor Riskie reported on the following:

- 1) Little League will have their Opening Day this weekend April 14th at 9:00 am;
- 2) Also Underwood Memorial Hospital will be conducting a Workshop on Volunteerism on Thursday April 12th at 4:30 - 7:00 pm at which will be held at the Adelphia Restaurant;
- 3) On April 17th, at 5:30 pm at Max's Seafood the Mayor stated he has been invited to speak by the Gloucester City Merchants Association;

4) Thelma Porch, a very talented Country/Western singer, and also a 1965 Woodbury graduate, will be singing at the Verga VFW, on April the 14th. If you are a fan of country/western music, she is definitely worth going to see.

5) Congratulations to Councilman Louis and his Committee for reducing his budget by 50%.

Deputy Clerk

Mr. Karl Kinkler, Deputy Clerk, read a letter he received from a resident, John Weatherby, who is currently working toward his Eagle Scout Badge. The project helping John achieve this accomplishment is the Little League Complex. The letter and pictures of various stages of the project can be view on the City's web site.

The Deputy Clerk also advised that the Gloucester County Solid Waste Collection Date will be held on Saturday, April 21st from 8:00 am until 2:00 pm at their South Harrison location. Mr. Kinkler also reminded everyone that latex paint is not considered hazardous waste, they will not accept that, just dry it out and put it in your regular trash disposal.

Also, the New Jersey Department of Transportation has notified the City of Municipal Aid for the Reconstruction of Cooper Street in the amount of \$196,100.00.

On motion of Councilman Sloane, Seconded by Councilman Louis, the City Engineer was authorized to proceed with the plans for the Cooper Street Project with Municipal Aid Funds received in the amount of \$196,100.00.

Also, Mr. Kinkler is asking for approval for City Engineer to go out for bids to be received for Reconstruction the Storm Sewer for Wood Street.

The City Engineer, Jim Clancy, further explained into more detail concerning the section of the pipe that needs to be addressed immediately and what the intent is to correct the problem.

President Tierney questioned the funding for the Wood Street Project and if the project was included in the projected capital projects for 2012 Budget or if the city would have to bond for the project.

Mr. Law, explained that the project would be included under the current bond ordinance.

On motion of Councilman Sloane, Seconded by Councilman Louis, the City Engineer was also authorized to proceed with creating design plans for the Wood Street storm sewer and water main project.

Mr. Clancy spoke further about the specifications in the plan for the Community Development Block Grant, North End Storm Sewer project, and Mr. Louis asked if the City Public Works Department would be doing the work. Mr. Kinkler said that it had been discussed but Mr. Clancy advised that it would probably be outside the scope of the ability of the Department thereby necessitating an outside contract.

On motion of Councilman Sloane, seconded by Councilman Louis, Mr. Clancy was authorized to begin design work on the continuation of the North End Storm Sewer that will be funded in part by the previous CDBG funds .

Public

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

Joe Jones, Superintendent of Schools, came forward to invite Council Members to the Second Community Open House which will be held on Thursday, April 19th from 8:00 am until 10:00 am.

The crossing guard from Evergreen and Redbank Aves came forward to thank Council for filling in the pot hole he complained about at that corner.

Jim Gradwell, 611 Cooper Street, approached Council to advise them that the property is currently listed as two separate listings, and this concerns him.

President Tierney advised Mr. Gradwell, that she is not aware of the listing he is referring to but she can reassure Mr. Gradwell that before anything is done, they will have to go before the Planning Board for a variance before any sub-divisions will be granted, if at all.

Mr. Gradwell then stated that the maintenance of the property is becoming lax again, leaves, debris, limbs are all starting to accumulate again.

Rich Leidy, Director of Public Works, advised Council that he has talked to the gentleman who is responsible for cleaning up the leaves for Park Bank advising him that he has to put them in containers if he wants them picked up weekly by the Public Works Department. However, he continues to put them on Golf Drive in the Street, assuming the City will come by to remove them, even though he has been advised that we will only remove them that way on leaf collection day but that only occurs only certain times of the year.

Jay Holmdel, 56 Golf Drive, lives across the street from this property where the leaves accumulate and he is constantly cleaning up the leaves that constantly blow over onto his property and even other properties around his. He cannot say that Park Bank is not taking care

Cheryl Rebstock, 205 S. Barber Avenue, stated she would like to publicly apologize to Mr. Roy Duffield for her tone of voice at the last meeting. She was upset about several issues and probably it was reflected directly at him; but she is still requesting these issues be looked into:

a) Mr. Duffield put an explanation in writing her question regarding abatements so residents understand what is happening with their properties.

b) her request of not having a trash container put in front of her property near the telephone phone.

c) the driveway issue of her neighbor is still a safety issue and that is a concern to her. which is not in compliance; he has nothing against the landlord, who has done many positive things for the area, but this property is a hazard.

Tracey Fallon, 56 Lyman Avenue, is asking for a left turn signal on Evergreen Avenue at Hendrickson Park since you can no longer make a left hand turn onto Cooper Street at the end of Hunter Street. This has caused a huge traffic concern for area residents,

George Gallenthin, 26 S. Bayard Street, spoke about Resolution #12-97, and pertaining to our newly appointed Redevelopment Attorney, Louis Cappelli. Mr. Gallenthin stated Mr. Capelli purchased property in his town or Collingswood, while a Councilman. What makes us think that this will not occur in Woodbury here as Mr. Cappelli represents a client who had relationships with the same developer in Collingswood and Attorney James Maurice Maley. We don't need this to happen here in Woodbury.

Jean Wipf, 220 Briar Hill Lane, Librarian, Woodbury Public Library, is welcoming everyone to an Open House, this Saturday from 10:30 am to 1:00 pm, and also a Shredding Day will be held this Saturday from 8:00 am to 11:00 am.

Mayor Riskie also mentioned that the Woodbury Relays will be taking place this Saturday, April 21, 2012, at the Woodbury High School Stadium. Please come out and enjoy all of these events.

On motion of Councilman Sloane, seconded by Councilman Louis, as no one else desired to address Council, the Public Portion was closed.

Adjourned

There being no further business, on motion of Councilman Sloane, seconded by Councilman Louis, the meeting was adjourned at 8: 47 pm.

Respectfully Submitted,

Karl J. Kinkler
Deputy Clerk