

**MINUTES OF THE REGULAR COUNCIL MEETING OF  
SEPTEMBER 9, 2014**

**Pledge of Allegiance**

The Meeting was opened by President Pro-Tempore Trovato at 7:30 PM with the Pledge of Allegiance in Council Chambers at Woodbury City Hall, 33 Delaware Street.

**Invocation**

Former Councilwoman Gwendolyn Brown led the Invocation.

**Reading of the Open Public Meeting Statement**

City Clerk Roy A. Duffield stated that due notice had been given to both the public and the press by posting and publication of Resolution #14-05 adopted at the Reorganizational Meeting of Mayor and Council on January 6, 2014.

**Roll Call**

**Present:** Tierney, Hock, Lockman, Parker, Carter, Johnson, President Pro Tempore Trovato and Mayor Volk

**Absent:** Swanson, President Fleming

**Approval of Minutes**

On motion of Councilwoman Parker, seconded by Councilman Hock and unanimously approved the minutes of the meeting of August 26, 2014 were approved.

Mr. Trovato asked for Resolution #14-149 to be presented at this time.

**Public Safety Committee**

**#14-149 - Resolution Authorizing the Promotion of Sergeant Jeff Pitzo to Lieutenant in the Woodbury Police Department**

Councilwoman Parker presented the above-titled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Johnson, seconded by Councilwoman Parker and unanimously approved the resolution was approved by a voice vote.

Mayor Volk administered the Oath of Office to Lieutenant Pitzo. Lieutenant Pitzo introduced his family and thanked Chief Merinuk and Captain Ryan for their recommendations for this promotion. Lt. Pitzo then was congratulated by each Council Member.

On motion of Councilwoman Parker, seconded by Councilman Hock and unanimously approved there was a brief recess.

On motion of Councilwoman Tierney, seconded by Councilwoman Carter and unanimously approved the Regular Order of Business was resumed at 7:40 pm.

**Presentations and Discussions**

Mr. Trovato introduced Tony Isabella, Executive Director of the Gloucester County Habitat for Humanity.

Mr. Isabella gave a brief presentation on Habitat for Humanity's proposals to rehab several properties in the City of Woodbury. The City conveyed two adjacent lots to Habitat and they are ready to begin building a new home on one. The remaining substandard lot will be subdivided so part of it will go with the new home and the remainder will be conveyed to a neighbor. He requested Council to waive all local sub-division and construction fees for these properties. Mr. Isabella then explained in further detail how the program helps families in need of housing and how they work with the families to train them on how to maintain the properties.

Mr. Theokas endorsed the Habitat for Humanity Program stating that he has had positive experiences in other municipalities and highly recommends that we participate.

**#14-148 - Resolution Waiving Local Construction Fees Only for Gloucester County Habitat for Humanity for Block 110, Lots 15 and 16**

Councilman Lockman presented the above-titled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Lockman, seconded by Councilwoman Parker and unanimously approved Resolution #14-148 was amended to include waiving the Planning/Zoning Board's application fees, but not the escrows for professionals' fees.

On motion of Councilman Lockman, seconded by Councilwoman Parker the amended resolution was unanimously adopted by a voice vote.

**Open to the Public for Agenda Items**

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

The City Clerk announced that the public hearing for Ordinance #2213-14 Amending Chapter 55 "ALCOHOLIC BEVERAGES" CREATING SECTION 55-10 "SOCIAL AFFAIRS PERMITS" was postponed until September 23, 2014.

Regarding Res. #14-151, Anthony Chiesa of 36 Rugby Place, inquired whether the contractor will also be removing tree stumps. Mr. Theokas responded that when a tree is removed, the stump will also be removed.

Mr. Chiesa also inquired if the Habitat for Humanity lots are in the redevelopment zone. Mr. Duffield said they are not in the Downtown Redevelopment Zone.

**Resolutions, Ordinances and Committee Reports**

**Finance & Administration Committee**

**#2214-14 - Ordinance of the City of Woodbury Amending the Code of the City of Woodbury Creating Section 190-57 Residential Permit Parking Only (First Reading)**

In Councilman Swanson's absence Councilman Lockman presented the above-titled ordinance. The City Clerk read the title of the ordinance.

On motion of Councilman Lockman, seconded by Councilman Johnson, and unanimously approved, the ordinance was introduced on first reading, authorized to be advertised according to law, to come up for Public Hearing and final adoption at our next regularly scheduled meeting of Mayor and Council on September 23, 2014.

**#2215-15 – An Ordinance Amending Ordinance #2205-14 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 (First Reading)**

Councilman Lockman presented the above-titled ordinance.

The City Clerk read the title of the ordinance.

Councilwoman Tierney inquired why we were hiring a water meter coordinator since we still have a vacancy for the Water Supervisor position. Mr. Theokas explained there have been some problems obtaining accurate water meter readings. When interviewing for a Water/Sewer Clerk, one applicant was extremely proficient in water meter problems. It was discussed that this individual could be effective in that regard. This new position will be in addition to filling the existing vacancy of the Water/Sewer Clerk.

On motion of Councilman Lockman, seconded by Councilman Johnson, and unanimously approved, the ordinance was placed on first reading, authorized to be advertised according to law, to come up for Public Hearing and final adoption at our next regularly scheduled meeting of Mayor and Council on September 23, 2014.

## **Vouchers**

On motion of Councilman Lockman, seconded by Councilwoman Tierney, and unanimously approved, the vouchers as presented and certified were authorized to be paid.

## **Public Works/Parks and Recreation Committee**

### **#14-150 - Resolution Authorizing Change Order for the Aberdeen Place Water Main**

Councilwoman Parker presented the above-titled resolution.

The City Clerk read the title of the resolution.

On motion of Councilwoman Parker, seconded by Councilman Johnson, and unanimously approved, the resolution was adopted by a voice vote.

Councilwoman Parker advised that a portable console for the soccer, baseball and football scoreboards has been purchased. Opening Day for Soccer and Football were held this past weekend. Hydrant flushing will start on Sunday throughout the City, leaf collection will also be starting shortly and the schedules will be on the website. Park maintenance will continue, especially along the lake edges.

## **Economic Development Committee**

Councilwoman Tierney said this Committee met yesterday. She then invited Economic Development Director Randi Woerner to update Council on the following: recent ribbon cuttings for new businesses; quarterly strategic planning meetings with our various organizations on working together to bring in new businesses; Shop Local Posters; \$2,500 interest free loans for façade improvements.

## **Community Relations Committee**

Councilwoman Tierney advised that Community Relations Committee has met with various organizations to further discuss the recently introduced Social Affairs liquor licenses ordinance to ensure all liability concerns are addressed.

Upcoming events are: Fall Festival Parade, 5K Run, Duck Race and Antique Fair held by the Merchants Association. Also Make a Difference Day will be held on October 25<sup>th</sup> help clean up the Park area located at the new Police Building at 220 S. Broad Street.

## **Environmental and Green Acres**

### **#14-151 - Resolution Authorizing a Contract with Greenscape Landscape Contractor Inc. for the Trimming and/or Removal of Trees within the City of Woodbury**

Councilman Hock presented the above-titled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Hock, seconded by Councilman Johnson the resolution was unanimously approved by voice vote.

Councilman Hock stated that the Green Team met September 8 to discuss our tree inventory plan with forester Matt Simons and our Sustainable Jersey application.

## **Community Development**

Councilman Johnson had nothing to report for this committee.

## **Property**

Councilman Lockman stated he is investigating a trash complaint regarding 124 Dare Street and will keep Council informed.

**Reports:**

**Mayor**

Mayor Volk had the honor of kicking out the first ball for Opening Day of Woodbury Soccer and Football. He attended several ribbon cuttings mentioned earlier and thanks Randi Woerner for all her hard work in bringing these new businesses into our City.

Mayor Volk reflected on the events of September 11, 2001 and admonished everyone to never forget the impact of that day on the nation, and the lives that were lost.

**Clerk**

Mr. Duffield, City Clerk advised of the following:

- Parade Applications are being taken for Fall Parade.
- Clean communities/Recycling program to be held at the school on October 23.
- Jim Gradwell has resigned his candidacy for the Mayor's seat, and will be replaced on the ballot by Heather Tierney. Mrs. Tierney (R) will run against Mayor Volk (D) on the November 4 General Election ballot.
- City has received a Clean Communities Grant in the amount of \$17,674

At Mr. Trovato's request Reverend Herriott offered a Prayer in Memory of September 11, 2001.

**Open to the Public**

On motion of Councilwoman Parker, seconded by Councilwoman Tierney and unanimously approved, the Regular Order of Business was suspended and the floor was opened to the Public for Any Items.

James Jefferson, 128 N. Drexel Street asked Councilman Hock to explain his comments from last meeting in opposition to Ord. #2208-14 permitting tattoo parlors in the C-1 zone. Councilman Hock responded that his constituents have expressed concerns that their property values may decline if we allow businesses of this type. He does not object to the individuals but the conceptions people may have.

Mr. Jefferson posed the same question to Councilwoman Tierney. Councilwoman Tierney stated her nay vote was strictly based on the solicitor's legal opinion. At the time Mr. Pierson advised Council to amend the ordinance that evening and then hold another public hearing and final vote at the next meeting. She thought it best to follow his legal advice.

Hearing no one else, on motion of Councilwoman Parker, seconded by Councilman Johnson, and unanimously approved, the Public Hearing was closed and the Regular Order of Business was resumed.

**Adjournment**

There being no further business, on motion of Councilwoman Parker, seconded by Councilman Johnson, and unanimously approved, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Roy A. Duffield  
City Clerk

**Other Officials Present:**

Administrator: Michael Theokas

City Clerk: Roy Duffield

Economic Development Officer: Randi Woerner

Police: Chief Merinuk, Captain Ryan, Lt. Pitzo

Chief Financial Officer: Robert Law

City Engineer: Paul Breier

Solicitor: James Pierson, Esq.