

MINUTES
SEPTEMBER 10, 2013
7:30 p.m.

Pledge of Allegiance

The Meeting was opened by President Fleming at 7:30 PM with the Pledge of Allegiance in Council Chambers at Woodbury City Hall, 33 Delaware Street, Woodbury, NJ

Invocation – was given by Dr. Michael M. Harriott - Kemble Methodist Church

Reading of the Open Public Meeting Statement

The City Clerk stated that due notice had been given to both the public and the press by publication of Resolution #13-05 adopted at the Reorganizational Meeting of Mayor and Council on January 2, 2013.

Swearing in of Councilman

Mr. Duffield, City Clerk Administered the Oath of Office to newly appointed Councilman Richard Hock from the Third Ward, filling the vacancy of Harry Trout's Resignation;
Councilman Hock introduced his family and stated he looks forward to serving on Council.

Roll Call

Present: Tierney, Hock, Swanson, Trovato, Brown, Lockman, Parker, Carter, President Fleming

Absent: Mayor Volk – President Fleming advised the Mayor was not present as he was called into work.

Minutes- August 13, 2013 and August 29, 2013

On motion of Councilwoman Tierney, seconded by Councilwoman Parker, the minutes of the regular meeting of August 13, 2013 and the special meeting of August 29, 2013 were unanimously approved as submitted.

Presentations and Discussions

Resolution # 13-165 – Resolution of the City of Woodbury Congratulating and Commending Kemble Memorial United Methodist Church on Celebrating 125 Years of Worship and Service

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the resolution in its entirety.

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

Dr. Michael Harriott accepted the resolution and thanked Council for the recognition.

Council President

President Fleming invited Bonnie Rick and Kelli Marro from Hardenberg Insurance who gave a detailed presentation on the City's participation in the JIF safety program.

President Fleming introduced Mr. Jon Sharp from Hardenberg Insurance to update Council on our health benefits renewal and the pending rate increases. Mr. Sharp answered questions from Council.

President Fleming broke down the figures he received from Mr. Sharp, the State Health Program, and the existing insurance carrier; and concluded it seems more economical to go with the State Health Benefits Plan beginning December 1.

Public for Agenda Items

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

Brandon Chiesa, 36 Rugby Place, inquired about the purchase price of 220 S. Broad Street and the rehabilitation costs. President Fleming stated \$400,000 for the property and two to three million for the refurbishing.

Mr. Chiesa inquired if the towing ordinance is new or is it a revision to an existing ordinance. City Solicitor, James Pierson, informed him it is a new ordinance; we do not currently have one.

Gloria Holmes, 19 Nelson Avenue inquired about Ordinance #2194-13 and Resolution #13-166. President Fleming responded that the Bond Ordinance was to cover the purchase of 220 S Broad St and a new shuttle bus to provide bus service to our residents and seniors. Regarding Resolution #13-166, the City Administrator explained the process involved in property maintenance liens.

Seeing no one else, on motion of Councilman Swanson, seconded by Councilman Trovato, and unanimously approved the Public Portion was closed and the Regular Order of Business was resumed.

Resolutions, Ordinances and Committee Reports

Finance & Administration

#2192-13 - An Ordinance of the City of Woodbury Establishing Chapter 176, "Towing, Road Service and Storage of Vehicles", of the Code of the City of Woodbury Second Reading

Councilman Trovato presented the above-entitled ordinance for second reading.

The City Clerk read the title of the ordinance.

On motion of Councilman Trovato, seconded by Councilwoman Tierney, and unanimously approved the Public Hearing on the ordinance was ordered open.

Hearing no one, on motion of Councilman Trovato, seconded by Councilwoman Parker, and unanimously approved the Public Hearing was closed.

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

Ayes 9 Tierney, Hock, Swanson, Trovato, Brown, Lockman, Parker, Carter,
President Fleming

Nays 0

#2193-13 - An Ordinance Of The City Of Woodbury Authorizing Acquisition Of Real Property Known As Block 107, Lot 4 (220 South Broad Street) Second Reading

Councilman Trovato presented the above-entitled ordinance for second reading.

The City Clerk read the title of the ordinance.

On motion of Councilman Trovato, seconded by Councilwoman Tierney, the Public Hearing on the ordinance was ordered open.

Hearing no one, on motion of Councilman Trovato, seconded by Councilwoman Parker, and unanimously approved the Public Hearing was closed.

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

Councilwoman Tierney stated that she supports the decision to accommodate the Police Department. However she would like to see the Municipal Court join them at that location on S. Broad Street.

Also, Councilwoman Tierney stated she would encourage seeking out shared services within our area as we move forward for the future, especially with the new building.

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

Ayes 9 Tierney, Hock, Swanson, Trovato, Brown, Lockman, Parker, Carter,
President Fleming

Nays 0

#2194-13 - Bond Ordinance Authorizing The Acquisition Of Certain Real Property In The City Of Woodbury, County Of Gloucester, New Jersey, And The Rehabilitation Thereof And The Acquisition Of A Transit Bus In And For The City Of Woodbury; Appropriating The Sum Of \$600,000 Therefor; Authorizing The Issuance Of General Obligation Bonds Or Bond Anticipation Notes Of The City Of Woodbury, County Of Gloucester, New Jersey In The Aggregate Principal Amount Of Up To \$522,500; Making Certain Determinations And Covenants; And Authorizing Certain Related Actions In Connection With The Foregoing Second Reading

Councilman Trovato presented the above-entitled ordinance for second reading.

The City Clerk read the title of the ordinance.

On motion of Councilman Trovato, seconded by Councilwoman Tierney, and unanimously approved the Public Hearing on the ordinance was ordered open.

Hearing no one, on motion of Councilman Trovato, seconded by Councilwoman Parker, and unanimously approved the Public Hearing was closed.

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

Ayes	8	Tierney, Swanson, Trovato, Brown, Lockman, Parker, Carter, President Fleming
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Nays	1	Hock
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#13-167 - Resolution Authorizing Revision of Amounts Due on Water/Sewer Accounts for the City Of Woodbury in the County of Gloucester

Councilman Trovato presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#13-168 - Resolution Authorizing a Closed Session

Councilman Trovato presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Vouchers

On motion of Councilman Trovato, seconded by Councilwoman Tierney, the vouchers as presented and certified were authorized paid. Councilman Swanson voted Nay on the motion; all others voted Aye.

Public Safety

Councilman Hock had nothing to report.

Councilman Swanson acknowledged the round the clock work that the Woodbury Police

Department has dedicated to solving the unfortunate murder of the gas station owner on N. Broad Street.

Chief Merinuk stated that the general public should expect to hear some news in the near future.

Public Works/Utilities

#2190-13 - Ordinance Amending Chapter 197 “Water” of the Code of the City of Woodbury - Second Reading

Councilman Swanson presented the above-entitled ordinance for second reading.

The City Clerk read the title of the ordinance.

On motion of Councilman Swanson, seconded by Councilwoman Parker, and unanimously approved the Public Hearing on the ordinance was ordered open.

Hearing no one, on motion of Councilman Swanson, seconded by Councilwoman Parker, and unanimously approved the Public Hearing was closed.

On motion of Councilman Swanson, seconded by Councilwoman Parker, the ordinance was adopted by a roll call vote.

Ayes 9 Tierney, Hock, Swanson, Trovato, Brown, Lockman, Parker, Carter,
President Fleming

Nays 0

Councilman Swanson publicly thanked the Public Works, Police and Emergency Management Offices for all the work they had to do relative to the recent flooding we have been experiencing.

Economic Development

#13-169 - Resolution of Support from the City of Woodbury Authorizing the Woodbury Economic Development Office to Apply for a \$3,000 Gloucester County Cultural & Heritage Commission, Re-Grant Program -2014 Cycle Grant

Councilman Trovato presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Trovato, seconded by Councilwoman Parker, the resolution was adopted by a unanimous voice vote.

Councilman Trovato advised that he has been meeting with State Officials, along with Randi Woerner and Mike Theokas to discuss how the City can work along with our many tax exempt organizations. One of these is Inspira Hospital (formerly known as Underwood Memorial). We are currently talking to them about giving back something to the City especially since they do reap many of the City services we provide.

Parks and Recreation and Community Relations

Councilwoman Parker stated she has been working with the various departments to get the football fields ready for the season. This year we are working hard on getting the patrons of our fields to use the parking facilities at the complex rather than parking in the neighborhoods nearby.

Environmental and Green Acres

Councilwoman Tierney stated the Green Team met Monday, September 9th and continue to work on the tree ordinance and will have one shortly for the solicitor to review. They have not heard back for the two State Grants we have applied for. They are still working on the tree city designation plan. She also gave a special thank-you to Randi Woerner for working along with the Green Team.

Community Development

Councilwoman Brown publicly thanked Chief Merinuk for deflecting a situation today from escalating into something more serious.

Property

#13-166 - Resolution of The City Of Woodbury Imposing Lien(S) For Property Maintenance Pursuant To Municipality Code §162-4

Councilman Lockman presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

New Business

Councilwoman Tierney welcomed Rick Hock onto Council and knows he will do a great job.

Councilman Swanson inquired what the City can do to insure that Realtors follow the same guidelines that a property owner should to maintain their property.

Mr. James Pierson, Esquire advised that we cannot force the realtor to do the maintenance; however, we can expand our existing ordinance to include that properties must be maintained in a safe and secure manner. Mr. Pierson points out that the property owner is ultimately responsible for the maintenance of the property.

Chief Merinuk added that this is a concern as there are many properties in Woodbury that are a hazard in many ways, property owners nor mortgage companies are not affected when the City puts a lien against the property for cutting their grass, this is not effective.

Councilman Trovato stated that there are over 90 homes that are vacant and the City is maintaining the outside cutting the grass and putting liens on the property, in some cases liens are more than the value of the property.

Mr. Pierson suggested that the City can put together an ordinance involving abandoned properties and requiring the Management Company to obtain a license and accept responsibility when they are contracted to sell a property.

REPORTS

Mayor

No report.

Clerk

Mr. Duffield reported on the following:

- Welcomed Councilman Hock to City Council;
- Fall Festival Parade, October 5th;
- The City received a Proclamation from the Board of Freeholders for their increase in United Way contributions;
- September 25 is the last day to register to vote in the October 16 Special Election.
- September 12 is the Deadline to file to run for the unexpired term in the 3rd Ward.
- There will be a Patriot Day ceremony at 8:30 am at Chestnut Branch Park in Barnsboro on September 11.

Economic Development Director

Randi Woerner reported on the following:

- Woodbury Country Club redevelopment site plan has been approved.
- Working on potential sales & leases on Broad Street
- GG Green building apartments held an information session for interested tenants
- meetings of Economic Development and Property committees
- FAF (Fall Arts Fest) September 28-29, headliner will be “10,000 Maniacs” band

City Administrator

Mr. Theokas, City Administrator, advised that he attended a meeting today hosted by the County and all Municipal Administrators were invited. The main topic of discussion was shared services and we look forward to continue these talks.

Mr. Theokas raised the subject of Energy Aggregation whereby a company makes bulk energy purchases and offers it to City residents at a lower cost. We will investigate with caution whether the City should participate.

Open to the Public

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

The individuals below spoke during the public portion:

George Gallenthin, 26 S. Bayard Ave – property maintenance violations in redevelopment area; also his opinion that excess land at Country Club redev. site be reserved for future expansion of the core industry.
Anthony Chiesa, 36 Rugby Pl – does City have security cameras on Broad Street? Chief Merinuk explains that investigators review security cameras on private properties and businesses.
Brendan Chiesa, 36 Rugby Pl – has PILOT been approved for WCC property? Not yet per Pres. Fleming.
Gloria Holmes, 19 Nelson Ave – expressed concerns about noise during Rte. 45 repaving; trash at Conrail property; she doesn't think Council members should disagree or argue during meetings.

Hearing no one else, on motion of Councilwoman Tierney, seconded by Councilman Swanson, the Public Portion was closed and the Regular Order of Business was resumed.

On motion of Councilwoman Tierney seconded by Councilman Swanson there was a brief recess before Council went into Execution Session. (approximately 9:13 pm). President Fleming advised no action would be taken upon returning into the Regular Order of Business.

EXECUTIVE SESSION

On motion of Councilman Swanson, seconded by Councilwoman Parker, the Regular Order of Business was resumed at 9:31 pm.

There being no further business, on motion of Councilwoman Tierney, seconded by Councilwoman Parker, the meeting was adjourned at 9:32 pm.

Respectfully submitted,

ROY A. DUFFIELD

Other Officials in Attendance

Michael Theokas, City Administrator
Robert Law, CFO
Roy A Duffield, Clerk
Paul Breier, Engineer
Randi Woerner, Economic Dev. Director
Jean Wipf, Librarian
Reed Merinuk, Police Chief
James Pierson, Solicitor