

Minutes of Woodbury City Council
September 12, 2011
7:30 p.m.

The Meeting was opened with the Pledge of Allegiance.

President Sloane requested a Moment of Silence.

The Open Public Meeting Statement was read by the City Clerk, Roy A. Duffield.

Roll Call

Present: Pottillo, Carter, Brown, Fleming, Louis, Tierney, Trout, Connor, Mayor Riskie, President Sloane

Absent: No One

Minutes

On motion of Councilwoman Tierney, seconded by Councilman Trout, the minutes of August 8, 2011 were approved as submitted. Councilman Louis abstained from the vote.

Public

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

Anthony Chiesa, 36 Rugby Place inquired about two resolutions on the agenda, which were answered by the appropriate individuals.

Mr. Chiesa also inquired about the vacant bank-owned property at 110 N. Evergreen Ave. Mr. Robert Kunkle advised that correspondence has been sent out notifying the Bank of the condition of the property.

On motion of Councilwoman Tierney, seconded by Councilman Trout, the Public Portion was closed and the Regular Order of Business was resumed.

ORDINANCE AND RESOLUTIONS

Finance & Administration

#2148-11 - An Ordinance Amending Ordinance #2144-11, “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” (1st Reading)

Councilman Fleming presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Fleming, seconded by Councilman Louis, the ordinance was passed on first reading, to be advertised according to law, come up for second and final reading at the next regularly scheduled meeting of Council on September 26, 2011.

#11-137 - Resolution Authorizing Execution of Sub-Agreement for Construction Engineering Services for the Woodbury-Glassboro Road Water Main Replacement

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#11-138 - Resolution of the City of Woodbury Authorizing Execution of an Interlocal Service Agreement for 2011 Between the Gloucester County Improvement Authority and 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 Trout, the resolution was adopted by a voice motion.

#11-139 - Resolution Authorizing Submission of Application for Funding from the Governor’s Council on Alcoholism and Drug Abuse Through the Gloucester County Municipal Alliance Program

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 adopted by a voice motion.

#11-141 - Resolution Authorizing Cancelations of Balances on Water/Sewer Accounts for the County of Gloucester 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 adopted by a voice motion.

#11-142 - Resolution of the City of Woodbury Imposing Lien(s) for Property Maintenance Pursuant to Municipality Code §162-4

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#11-143 - Resolution Amending Resolution #11-44, Appointing Contact Person for the Employment Practices Liability Helpline Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund

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 adopted by a voice motion.

#11-144 - Resolution Authorizing Cancelations of Balances on Water / Sewer Accounts for the County of Gloucester 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 Councilwoman Tierney, the resolution was adopted by a voice motion.

#11-145 - Resolution Authorizing the Transfer of Overpaid Water & Sewer Billed on Account #4000010 – 2 (2 S. Broad St – Former Family Court Building) to Various Accounts with Balances Owned by Gloucester County Bldgs & Grounds 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 Trout, the resolution was adopted by a voice motion.

#11-146 - Resolution to Waive Interest on Gloucester County Accounts that Were Not Billed on Time Due to Needing Access for Actual Reads to Reconcile All Accounts

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Councilwoman Tierney stated that the County is not receiving any special treatment; but because of changes occurring within their structure of offices, there are several locations that have been either eliminated or do not have water usage.

#11-147 - Resolution Authorizing Entering into an Agreement with Paychex, Inc. to Offer Payroll Software Services for 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 adopted by a voice motion.

#11-148 - Resolution Authorizing Allstate Benefits to Offer Voluntary Benefits to City of Woodbury Employees

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 adopted by a voice motion.

Councilman Connor abstained from the voting process.

#11-149 - Resolution to Adjust Water Charges for April 1 Through June 30, 2011 Due to Meter Replacements and Actual Readings

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#11-150 - Resolution Authorizing a Purchase Agreement with Winner Ford for One (1) 2012 Ford F350 Fire Utility Truck

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilman Pottillo, the resolution was adopted by a voice motion. Councilman Fleming stated that this vehicle is being purchased at the state contract price.

#11-151 - Resolution Authorizing the Submission of a Grant Application to the U.S. Department of Homeland Security for the 2011 Assistance to Firefighters Grant Program

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#11-153 - Resolution Authorizing Closed Session Regarding Contract Negotiations Regarding Oakwood and Capital Health

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Vouchers

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

Councilman Fleming advised that he attended the joint meeting with the Board of Education on August 23 wherein the Council and BOE covered a lot of ground concerning our common goals and opportunities for sharing services.

President Sloane referenced a correspondence from JIF this evening that would qualify the City to receive money from JIF for our participation in a safety incentive program, which has been very useful when we have received the money in the past.

Public Safety

Raffle Application for Woman's Club of Woodbury

Councilman Louis presented a raffle application from the Woman's Club of Woodbury, raffle to be held on June 4, 2012. Seeing all paperwork in order, on motion of Councilman Louis, seconded by Councilman Trout, the raffle was approved.

Raffle Application for Holy Angels Parish

Councilman Louis also presented a raffle application for a 50/50 to be held on November 24, 2011 at Holy Angels Parish to be held on November 24, 2011. Seeing all paperwork in order, on motion of Councilman Louis, seconded by Councilwoman Tierney, the raffle was approved.

Other Public Safety Items

Councilman Louis stated that he has spoken with Capt. Sheehan regarding tractor trailer trucks not obeying the signs prohibiting truck traffic on Delaware Street during the construction project. Since Councilman Louis lives in that area he sees the problem first hand and once the truck gets into the Delaware Street area, they then try to navigate through the residential streets, causing damage to curbs & lawns on the narrow streets. Captain Sheehan told Councilman Louis he will look into this problem.

Public Works/Utilities

Councilwoman Tierney advised that the Committee and appropriate officials will continue to have their monthly meetings until all the water meters are updated and replaced.

Economic Development

Councilman Trout advised that he has had several meetings with Mrs. Abbruzzese and they have been meeting with developers to bring business into Woodbury and things are looking very positive.

Also, Councilman Trout stated that Marlene Mangia Bene, the new restaurant at 43 S Broad St had a grand opening this evening and many people attended the grand opening and the food was very, very good.

Personnel

Councilman Pottillo stated that the Personnel Committee will be meeting to discuss Fire Department staffing due to retirements.

Economic Development

Councilman Connor advised that the Green Team will be meeting again in about two weeks and he will let everyone know when and where.

Community Development

Resolution #11-140 - Resolution Authorizing the Use of Regional Contribution Agreement Funds for Block 71, Lot 4 a/k/a 132 Spring Street

Councilwoman Brown presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Green Acres Program

Ordinance #2147-11 - An Ordinance of the City of Woodbury Authorizing Acquisition of Part of Real Property Known as Block 147, Lot 11 (229 Holroyd Place)

Councilman Carter presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilwoman Carter, seconded by Councilwoman Tierney, the ordinance was placed on second reading and the floor was opened to the public for a public hearing.

On motion of Councilwoman Carter, seconded by Councilman Louis, the ordinance was ordered closed.

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

Ayes 9 Pottillo, Carter, Brown, Fleming, Louis, Tierney, Trout, Connor,
President Sloane
Nays 0
Absent 0

Reports

President Sloane invited Karl Kinkler, City Administrator, to update Council on the condition of the G.G. Green Building.

Mr. Kinkler stated that after the earthquake on August 23 an Engineer and the City Construction Code Official Mr. Robert Kunkle were requested to inspect the building because of cracks and possible damage to the building. Upon doing so, it was determined that the building is in poor condition and at risk of collapse. Mr. Kunkle issued an order to the owner of the building that because of its imminent danger, the building must be demolished. The owner of the building did not dispute the City's demolition order but says he does not have money to pay for the work. Because the building is on the Historic Register the City must obtain permission from NJ State Historic Preservation Office (SHPO) before demolition. Mr. Kunkle explained in more detail the condition of the structure and stated that until a decision is made, the structure has been fenced off for safety reasons. Mr. Kunkle stated that the inside of the building is in extremely bad condition and had deteriorated significantly over the four years since it was last inspected. It is only a matter of time, until the exterior becomes just as insecure. Mr. Kunkle is requesting that the City move forward and apply for permission from the State to demolish the structure.

Fire Marshall Joe Buono stated that from a fire safety perspective, the building has already been declared unsafe for the fire department to enter into if a fire would occur. The condition of the building is in such disrepair that he would not recommend that even city

officials continue to enter the building for further analysis of the building, it is just too insecure.

More conversation continued from the City Solicitor, Mayor Riskie and President Sloane regarding the safety, liability and possible restoration of the building. The overall consensus is that no-one wants to see the building go, but if it is a danger to our residents we are obligated to take the necessary steps.

Mr. Walter Gallas of the National Trust for Historic Preservation addressed Council. He thinks it is worth getting another opinion on the condition of the building, because once it is gone, it is gone forever. He is requesting that another engineer who specializes in this type of structure be given the opportunity to give his recommendations along with ways to secure the building if there is any chance it can be salvaged.

It was made clear by several individuals starting from the City Engineer, Ted Wilkinson, Code Enforcement Official, Robert Kunkle, and the Fire Marshall Joseph Buono, that neither they nor any of their employees are permitted to enter the building for fear of their safety. President Sloane supported the decision stating that in no way would the City jeopardize our employees' safety; the City's governing Body will stand by the professionals opinion and hereby instruct all City employees not to enter the G.G. Green Building until further notice.

In conclusion, President Sloane requested a motion to have the City apply to SHPO for permission to demolish the building; also for Mr. Kunkle to meet with the National Trust for Historic Preservation inspector on Friday September 16, so their evaluation can be made. Councilman Louis stated that first and foremost he is very concerned about the safety of the G. G. Green Building; however being an engineer by profession, if there is anyway the building could be restored, he would be in favor of preserving it.

On motion of Councilwoman Brown, seconded by Councilman Pottillo, approval was granted to move forward with President Sloane recommendation as stated above.

The City Solicitor went into greater detail regarding the imminent danger of the building collapsing and what position the City is in at the present time. Also asked was where the money would come from if the property had to be demolished. Mr. Law responded that he would speak to our auditor to discuss possible ways to pay for it, in the event the property owner does not.

Mayor's remarks

Mayor Riskie stated that he would not like to see the G.G. Green Building come down; however the City will have to do whatever is best for the safety of our residents.

Grand Opening was held at Marlene's Mangia Bene restaurant this evening, and he can personally say that it was an excellent affair & he hopes that it does well.

A fundraiser will be held on September 24th at the Train Station from 7:00 to 11:00 pm. Please come out and support this fund raiser for the purchase of a Town Clock.

Also, the Woodbury Merchants Association held their Annual Car Show this weekend. A special "thank-you to Lee Weatherby, John Beal and Lee Traband who have worked very hard in making this event such a huge success.

Mayor Riskie thanked all City personnel who helped during the recent hurricane and earthquake situations.

Clerk

Mr. Duffield, City Clerk listed several notices of public hearings which he has received. Those notices have been posted on the bulletin board in City Hall.

Mr. Duffield also advised that if Council so desires they can (by ordinance) authorize the Clerk to review & approve raffle applications so each application doesn't have to come to Council Meeting for approval. Lastly, he mentioned that the annual Fall Parade will be held on Saturday, October 1st.

Public

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

Richard Melchiorre, 323 Delaware Street, came forward to ask Council about several things: traffic cones on Delaware Street, no crosswalk sign at Delaware and Columbia Street; large trucks continuing to go down Delaware Street causing damage to his lawn.

All of Mr. Melchiorre's comments were addressed.

Mr. Melchiorre asked the Tax Assessor if he knew how the tax rate would be affected by the reassessment. Mr. Duffield answered that the information is not yet available.

Mary Carter, from Main Street Woodbury acknowledged WORC and Ronda Abbruzzese for their assistance to the new Marlene's restaurant.

Mr. Al Nicolosi of West Deptford inquired what was discussed regarding the G.G. Green Building. President Sloane summarized the previous discussion for him. Mr. Nicolosi also thanked the City for their help in cleaning up the property behind his property on Aberdeen Place.

Mr. John Belko, 605 Delaware Street, came forward to advise that Woodfest will be coming up in the next couple of weeks. Mr. Belko inquired if the City intends to repave the entire length of Delaware Street, to which the response was "yes". Mr. Belko also inquired whether the Economic Development Director has a written job description. President Sloane advised it was in the recently adopted ordinance which created the position.

There being no further business, on motion of Councilman Trout, seconded by Councilwoman Tierney, the meeting was recessed at 9:22 pm before going into Executive Session.

EXECUTIVE SESSION

On motion of Councilman Trout, seconded by Councilwoman Tierney, the Regular Order of business was resumed at 9:44.

There being no further business, on motion of Councilman Louis, seconded by Councilwoman Tierney, the meeting was adjourned at 9:45 pm.

Respectfully submitted,

ROY A. DUFFIELD
City Clerk

OTHER OFFICIALS PRESENT

Administrator: Karl Kinkler
Assessor: Roy Duffield
Chief Financial Officer: Robert Law
City Engineer: Ted Wilkinson, PE
Collector: Lorraine Roberts

Construction Code Official: Robert Kunkle
Deputy City Clerk: Gail R. Scheffler
Economic Development Director: Ronda Abbruzzese
Fire Chief: Fire Marshall, Joe Buono
Librarian: Jean Wipf
Police: Captain Sheehan
Public Works: Bill Lynch
Solicitor: James Pierson, Esq.