

MINUTES OF WOODBURY CITY COUNCIL
October 24, 2011
7:30 p.m.

The Meeting was opened with the Pledge of Allegiance followed by the Open Public Statement by the City Clerk, Roy A. Duffield.

There was a Moment of Silence.

Roll Call

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

Absent: Brown, *Tierney (arrived 7:56 pm).

Minutes

On motion of Councilman Louis, seconded by Councilman Trout, the minutes of September 26, 2011 were approved as submitted. President Sloane abstained.

Public

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

Paul Bunn, 18 E. Packer Street, inquired about Resolution #11-152 and if there was a cap to money being spent.

President Sloane responded that the contract is not to exceed \$10,000.00.

Seeing no one else, on motion of Councilman Louis, seconded by Councilman Trout, the Public Portion was closed and the Regular Order of Business was resumed.

Presentation Regarding African American Oral History Project

Dr. Diane Turner, Historian and Curator of the Blockson Collection at Temple University, explained how she became involved with Woodbury's African American History. She stressed that African American History is American History.

7:47 pm

Mrs. Gloria Holmes, 19 Nelson Avenue, introduced Arthur Wilson, who described what the Juneteenth Event actually means to the people of Woodbury. This year was the second annual event.

Mrs. Holmes then introduced Gary Dickerson, descendants of Henry and Sophie Dickerson, who told of how the Dickerson Family came to settle in Woodbury and all the contributions and sacrifices his forefathers made to the community. In particular Mr. Dickerson spoke of Reverend William Dickerson, the youngest pastor of a church in New York, as well as the youngest bishop to be elected to the Ecumenical Council within the Black Community. The Dickerson farm in South Woodbury was used as a training camp during the Civil War and was known as Camp Stockton.

President Sloane thanked everyone for their information and advised that he will definitely amongst those attending this Saturday's meeting along with Mayor Riskie.

Also, in attendance were Mr. & Mrs. Leatherberry, Mr. & Mrs. Gardiner and Marilyn Waples. A commemorative plaque was provided by WORC and the Oral History Project.

PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS

Resolutions and Ordinances

Finance & Administration

#2149-11 - Ordinance Authorizing Execution of Financial Agreement with Woodbury Oakwood Urban Renewal Preservation, L.P. Regarding Lakeside (2nd Reading)

Councilman Fleming presented the above-entitled ordinance for final adoption.

The City Clerk read the title of the ordinance.

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

Councilman Louis inquired whether the agreement includes the adjacent Woodlake Apartments. The Solicitor responded it did not include Woodlake.

On motion of Councilman Fleming, seconded by Councilman Pottillo, the Public Hearing was ordered closed.

On motion Councilman Fleming, seconded by Councilman Pottillo, the ordinance was adopted by a roll call vote.

Ayes	7	Pottillo, Carter, Fleming, Louis, Trout, Connor, Pres. Sloane
Nays	0	
Absent	2	Brown, Tierney

#11-152 - Resolution of the City of Woodbury Authorizing Execution of a Contract with Group Melvin Design for Phase III of the Business District Redevelopment Plan

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.

#11-164 - Resolution Confirming Awarding Contract for NJDOT 2009 & 2010 Municipal Aid Resurfacing & Safety Improvements Delaware Street from S. Horace to Broad – Phases I & II

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#11-165 - Resolution of the City of Woodbury Supporting S-3062, “Telecommunications - Cable Television Deregulation Ensuring Consumer Protection Act”

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Louis asked for an explanation for the purpose of the resolution.

President Sloane advised that the State is attempting to take away the fees we receive for cable services.

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

*** 7:56 pm- Councilwoman Tierney arrives**

#11-166 - 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 Councilman Trout, the resolution was unanimously adopted by a voice motion.

#11-168 - 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 unanimously adopted by a voice motion.

#11-169 - Resolution Authorizing Payment to Belfor USA for Emergency Board Up and Fencing Services Regarding Green Block Building

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Louis pointed out that the invoice is for fence rental for up to 6 months. He inquired where the City stood if the demolition of the building went beyond the six month period. Mr. Dukelow indicated that at the end of the rental period, the City will own the fencing.

City Solicitor, James Pierson advised that the wording on the voucher stated it was for fence rental for 6 months.

There was some discussion regarding amending the resolution.

The City Solicitor explained that the bill is already two months old and really there is no reason to hold up payment.

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

#11-170 - Resolution Awarding Contract for Four Wheel Drive Articulated Wheel Loader

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#11-171 - Resolution Awarding Contract for 2011 Local Road Program Base Bid Only

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Connor inquired what the wording of 50 feet of curb and gutters; it would be his understanding that the road work was more than 50 feet.

Mr. Wilkinson, City Engineer stated that this portion of the specifications pertained to areas of curbing that had to be repaired due to the removal of several trees that have uplifted the curbing in certain areas.

Councilwoman Tierney inquired what exactly the base bid price included.

Ted Wilkinson explained what the base bid entailed.

Councilwoman Tierney reminded the City Engineer that the area near E. Rugby Place that Mr. Chiesa has been inquiring about was not included in this contract.

Mr. Wilkinson advised that Mr. Chiesa's street requires more than the standard overlay and would be included in next year's projects.

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 Councilman Louis, the vouchers as presented and certified were authorized paid.

Public Safety

#2150-11 - Ordinance of the City of Woodbury Amending §20-10 Qualifications for Membership; Classification Subsection A of the Code of the City of Woodbury (1st Reading)

Councilman Louis presented the above-entitled ordinance.

The City Clerk read the title of the ordinance.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the ordinance was placed on first reading, to be advertised according to law, come up for second and final reading on the next regularly scheduled meeting of Mayor and Council to be held on November 14, 2011.

Councilman Louis noted that there will be two retirements before the end of the year; one in the Police Department and the other in the Fire Department. He inquired if they will be filled or left vacant.

President Sloane advised that the position in the Fire Department has to be filled according to Chief Merinuk. However, he is directing the Finance Committee to see what our options are since we do have a 2% cap to abide by for the Police Department.

Councilman Louis stated that one of the positions was funded by a C.O.P.S. grant, that grant is no longer being funded; he expects that if we fill the position by promoting a part-time employee, it will be at a lower salary than that of a 20+ year officer.

Public Works/Utilities

Councilwoman Tierney advised that her Committee has met with the Board of Education to continue to discuss Shared Services and another meeting is scheduled for next month.

Also, a "thank-you" to all in the Police, Fire and Public Works Department who helped make the Annual Fall Festival Parade a success.

Economic Development

#11-167 - Resolution Requesting City of Woodbury Land Use Board to Review and Make Recommendations for Amendments to the City of Woodbury Zoning Code Regarding the Use of Digital Changeable Signs

Councilman Trout presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Louis inquired how this resolution came about. Mayor Riskie stated that someone from the Public requested this at the last Planning Board Meeting.

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

8:15 pm

Councilman Trout reported that he recently visited Glassboro's Redevelopment area with Ronda Abbruzzese, Karl Kinkler, Joe Brigandi, and Heather Simmons. He noted that Glassboro has made 91 amendments to their redevelopment plan, so it is not unusual for these plans to evolve over time. Councilman Trout has also met with Mr. Melvin to discuss possible amendments to our plan as we move ahead.

The Economic Development Office is working on the "Live Where you Work" home financing program.

Councilman Trout invited the Economic Development Director, Ronda Abbruzzese to address Council.

Mrs. Abbruzzese pointed out that the City has an ordinance for five-year tax abatements, but she hasn't been able to find where we have been designated as an "area in need of rehabilitation" as mentioned in the ordinance. She wants to know if the designation is intended to be City-wide or only in certain areas.

President Sloane stated that the question came up because of inquiries regarding the Woodbury County Club property. He suggested that instead of only designating certain areas, it is possible the entire city could benefit from the abatement ordinance.

Mr. Pierson stated that he would have to research the matter.

Mrs. Abbruzzese asked Council to make the recommendation for the Planning Zoning Board to study the matter.

On motion of Councilman Trout, seconded by Councilman Connor to ask the Planning/Zoning Board to review the matter was approved. Mr. Pierson advised that it should be done by way of a written resolution; therefore Councilman Trout asked for his motion to be withdrawn.

Councilman Trout then moved the following:

RESOLUTION #11-172 - RESOLUTION TO REFER DESIGNATION OF THE CITY OF WOODBURY AS AN AREA IN NEED OF REHABILITATION TO THE CITY OF WOODBURY'S PLANNING BOARD FOR REVIEW AND RECOMMENDATION

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

RESOLUTION # 11-173 - RESOLUTION TO REFER BLOCKS 74 LOTS 24 THRU 27 TO THE PLANNING BOARD TO FOR CONSIDERATION TO AMEND OUR REDEVELOPMENT PLAN

Councilman Trout presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

8:23 pm

Councilman Trout requested authorization to have the City Engineer go out to bid for the demolition of the G. G. Green Building.

Councilman Louis asked if we were just going out to get numbers.

Mr. Pierson, City Solicitor, advised Council that they cannot receive bids just to see what the cost would be to do something, without intending to do the work. There must be a reason to reject such as; bids are over the projected cost estimate, project will no longer be done, or other reasons allowed by law.

Mr. Robert Law, Chief Financial Officer, said our Bond Counsel advised him that we could not charge this against our Redevelopment Bond Ord. because it was not a planned project and the City does not own the property at this time. Mr. Law noted there are currently two outside liens on the property totally \$331,000.00.

Mr. Pierson, City Solicitor reminded Council of the urgency of this matter due to the condition of the building. Council members asked if the City can recoup the money it puts out to demolish the property; where do the current lien holders stand at this point, what happens if the building is condemned. In conclusion Mr. Pierson made a recommendation to authorize the City Engineer to prepare the specifications.

Mr. Wilkinson, City Engineer, explained that the biggest problem is the removal of asbestos from the building.

Councilwoman Tierney said she attended a WORC meeting and they expressed

concern over the removal of certain artifacts from the building if it should be demolished.

Mr. Wilkinson stated that these details can be part of the proposal, as long as the bid specs clearly indicate that there is a possibility of saving the façade; and removing whatever artifacts they deem in salvageable condition to be removed, and will seek separate bids for asbestos removal.

8:38 pm

Personnel

Councilman Pottillo asked Council to keep in mind the public safety issues when making their decision regarding the Police and Fire vacancies.

Councilman Pottillo thanked Mrs. Gloria Holmes, Dr. Turner and all the Dickerson Family members who participated in this evening's presentation in reference to African American Heritage and for all the contributions and sacrifices they made.

Environmental

Councilman Connor had nothing to report.

Community Development

Councilwoman Brown was not present.

Green Acres Program

Councilwoman Carter had nothing to report.

Reports:

Report of Mayor

Mayor Riskie referenced the article he wrote which appears in the current issue of Municipalities Magazine.

The Mayor advised that the Woodbury Steelers Youth Football, will be hosting Millville for four games this Saturday under lights.

The Mayor also advised that this Saturday the Sketch Club is having their Beef and

Beer Fund Raiser which will start at 8:00 pm, please come out and support their cause.

Mayor Riskie advised that the curfew for October 30th and 31st will be at 8:00 pm.

Report of Clerk

9:00 pm

Mr. Duffield, City Clerk stated that he received correspondence from the County alerting municipalities that campaign signs should not be on any county-right-of-way areas.

The City Clerk also advised that the County will be selling four properties, three of which are located in the City of Woodbury (55 Delaware Street, 432 Glover Street, and 476 Salem Avenue).

Administrator

Mr. Kinkler, City Administrator announced a new state law all government employees who work in New Jersey must live in New Jersey. This applies to new employees.

The City Administrator explained the new keyless access to enter City Hall. New passes will be distributed to city officials and city employees.

Mr. Kinkler stated that the Sketch Club is looking to raise around \$25,000 to repair their building. Any organizations who have any ideas in raising money to accomplish this are welcomed to share their ideas with them.

Mr. Kinkler advised that in the near future he will be asking for a Council resolution to purchase recycling buckets for all households.

The Administrator called on Mr. Wilkinson, City Engineer to address Council.

Mr. Wilkinson advised that he has requested quotes from four carpenters to paint the exterior of City Hall and also to repair the doors in the front and back of the building. Only one carpenter responded and his quote was below the threshold, therefore he is asking to proceed with the repairs with Councils approval. On motion of Councilwoman Tierney, seconded by Councilman Trout, the Engineer was authorized to proceed with the repairs to the exterior of City Hall.

Mr. Wilkinson updated Council on the progress of Delaware Street.

Councilwoman Tierney inquired about the manhole covers, which appear to be lower than the finished grade.

Mr. Wilkinson stated that they will be reset prior to the completion of the project.

Public

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

Diane Hill, 88 Wallace Street, came forward to inquire about the vacant house at 55 S. Evergreen Avenue. Mayor Riskie stated it must be an insurance issue because of the fire damage.

Mrs. Hill wanted to acknowledge that two out of Woodbury's Youth Football teams are undefeated.

Adjournment

9:10 pm

On motion of Councilman Trout, seconded by Councilwoman Tierney, the meeting was adjourned at 9:10 pm.

ROY A. DUFFIELD
City Clerk

OTHER OFFICIALS PRESENT

Administrator: Karl Kinkler
Assessor: Roy Duffield
Chief Financial Officer: Robert Law
City Engineer: Ted Wilkinson, PE
Deputy City Clerk: Gail R. Scheffler
Economic Development Director: Ronda Abbruzzese
Librarian: Jean Wipf
Main Street Director: Larry Geiger
Police: Chief Reed Merinuk
Public Works: Tom Dukelow, Supervisor
William Lynch
Solicitor: James Pierson, Esquire

