

**MINUTES**  
**November 28, 2011**  
**7:30 p.m.**

The Meeting was opened with the Pledge of Allegiance.

The Invocation was delivered by Rev. Alvin Collins, Jr. Pastor, Spoken Word Church.

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

**Roll Call**

**Present:** Fleming, Louis, Tierney, Trout, Connor, President Sloane, Mayor Riskie

**Absent:** Pottillo, Carter, Brown

**Minutes**

On motion of Councilman Louis, seconded by Councilman Trout, the minutes of November 14, 2011, were approved as submitted.

**Public**

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

As no one approached Council, on motion of Councilwoman Tierney, seconded by Councilman Trout, the Public Portion was closed and the Regular Order of Business was resumed.

**PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS**

**Resolutions and Ordinances**

**Finance & Administration**

**Resolution #11-178 - Resolution Authorizing Execution of a Contract with Federici & Akin, P. A. for NJDEP Permitting, Easements, Bid Phase, Inspection and Testing for the Project Known as FY2009 NJDOT Local Aid Program, Bikeway Program City-Wide Bikeway Project, Phase I, Frances Park & Stewart Park, City of Woodbury, Gloucester County New Jersey**

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Louis asked for an explanation of the resolution.

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

City Engineer, Ted Wilkinson, explained why certain permitting is required by the State, time frame involved for the project, and the funding we will be receiving and the amount the City will have to be responsible for (\$22,000.00).

### **Resolution #11-179 - Resolution to Cancel Tax Sale Certificate #01-0080**

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 vote.

### **Vouchers**

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

7:40 pm

Councilman Fleming advised that the Finance Committee met to discuss the cost involved in hiring a police officer and a fire official and distributed a cost analysis for Council's review.

Councilman Fleming pointed out all the costs involved including health benefits, training, equipment, a vehicle, etc. over an extended period.

Mayor Riskie suggested that we can lower our cost by utilizing volunteers. Another option would be shared services with other towns.

Councilman Louis stated that he understands the need to cut costs; however he is more concerned with the safety of the residents.

Councilman Louis further stated that the City can control costs when we negotiate contracts as they come up for renewal.

President Sloane stated that we must look at all the factors more closely, keeping the safety of our residents first and foremost. Additional discussions will have to occur between our Personnel, Finance and Public Safety Committees.

7:55 pm

**Public Safety**

Councilman Louis stated that Public Safety Committee, the Police Chief, and the Fire Chief will be meeting regarding the matter discussed above.

**Public Works/Utilities**

**Ordinance #2151-11 - Ordinance of the City of Woodbury Amending Water Rates**

Councilwoman Tierney presented the above-entitled ordinance for final adoption.

The City Clerk read the title of the ordinance.

On motion of Councilwoman Tierney, seconded by Councilman Trout, the ordinance was ordered opened for Public Hearing.

On motion of Councilwoman Tierney, seconded by Councilman Trout, the public hearing was ordered closed.

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

Ayes 6 Fleming, Louis, Tierney, Trout, Connor, Sloane

Nays 0

Absent 3 Pottillo, Carter, Brown

Councilwoman Tierney stated that speaking of shared services, the meeting which occurred between the Board of Education and the City proved beneficial to both.

Councilwoman Tierney advised that the Public Works Committee will be meeting at 3:00 pm tomorrow to continue discussions on shared services.

**Economic Development**

Councilman Trout had nothing to report.

**Personnel**

Councilman Louis had nothing to report.

8:03 pm

**Environmental**

Councilman Connor had nothing to report.

**Community Development**

Councilman Louis had nothing to report in Councilwoman's Brown's absence.

**Green Acres Program**

Councilman Connor indicated that the Bike Path Project is moving forward.

**Reports**

**Mayor**

Mayor Riskie announced that the Woodbury Holiday House Tour will be this Saturday, December 3, 2011, and his home is on the tour. Tickets are \$10.00.

The Mayor presented a Proclamation to the Christian Ministries on Sunday, November 20, 2011 at St. Stephen's Church, recognizing all the work they do.

Mayor Riskie reminded everyone that the Santa Parade will be held this Friday, December 2, 2011 starting at the CVS and will finish at Aberdeen Place. Santa will meet with the children at the Chocolatier Shop on S. Broad Street.

The Mayor stated that he has obtained information to confirm that the City has been discussing rehabilitation as early as 1978.

President Sloane further elaborated by advising that the owners of the Woodbury Country Club property inquired if the area can be designated as a Rehabilitation Zone so that whoever purchases the property could apply for a five-year (5) tax abatement, which would be an incentive to buy and develop the property. Unfortunately, information that is being related to area residents is not accurate; a Rehabilitation Zone basically qualifies the buyer for a Five-Year Tax Abatement. Other towns have done the same thing to the betterment of their towns.

Mayor Riskie added that this is a positive step for Woodbury to bring more businesses into the City. One of the things the Mayor wanted to make clear is that by declaring the City a Rehabilitation Zone will not bring down the market value of one's property, in fact it would help it. The reason for hiring an Economic Development Director is to help the City by bringing businesses into the City and this is one of the tools to accomplish our goal.

President Sloane advised the public to stay involved with whatever may follow in the way of Public Hearings before the Planning/Zoning Boards.

The Mayor stated that some residents are disappointed the City did not have the Annual Fireworks Display, which was eliminated because of the cost. He is looking into bringing this event back and sharing some of the costs with other entities.

**Clerk**

Mr. Duffield spoke as Tax Assessor, stating that he is in the process of reviewing the new assessments provided by Appraisal Systems, Inc., the County's reassessment company.

Councilwoman Tierney asked him to explain the process.

President Sloane advised that each property owner will receive a letter from the Reassessment Company stating their new assessed value, and if the property owner does not agree they can contact the company to arrange for it to be reviewed.

The Tax Assessor agreed and added that in addition to the review Mr. Sloane mentioned, at the beginning of next year each property owner will receive a postcard notice stating what your new assessment will be and how to appeal it if you disagree.

Several Councilpersons (Councilwoman Tierney, Councilman Fleming and Councilman Louis) had questions, which the Tax Assessor explained.

**Administrator**

The City Administrator, Karl Kinkler, advised that in order to move forward with the G.G. Green Building; he needs approval to have someone to quantify the amount of hazardous material that is in the building, so the City Engineer can draw up the demolition specifications accordingly. The Engineer asked for and received quotes for this work and recommends hiring TTI (Tank Test Inc), the lowest responsible quote, to do the work.

The City Solicitor, James Pierson, explained in further detail.

On motion of Councilman Fleming, seconded by Councilwoman Tierney, the City Administrator was authorized to have TTI do this work as stated in their quote, not to exceed \$5300.

**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.

Mrs. Gloria Holmes, 26 Nelson Avenue, came forward to inquire where markers can be placed in honor of Woodbury's African American contributions. Mayor Riskie advised that this was discussed at a meeting he attended and would like Mrs. Holmes to obtain prices. President Sloane asked how many markers she wants to place. Mrs. Holmes advised she has a marker representing the Dickerson Farm in her possession, but no location has been decided at this point. No other markers have been purchased; but she would like the Black Community to be recognized and markers to be placed in appropriate locations within the City. Mrs. Holmes encouraged Council Members to review the DVD she made from the Juneteenth Celebration. As a young child educated in the Woodbury school system, she never recalls being taught any of the accomplishments the black community contributed to the history of Woodbury.

Cindy Gallenthin, 26 S. Bayard Avenue, approached Council. One of her concerns was that at the last Planning Board Meeting there was no public hearing regarding the Board's decision to declare Woodbury 'in need of rehabilitation.'

George Gallenthin, 26 S. Bayard, came forward to describe his interpretation of how the rehabilitation process works. Mr. Gallenthin was not in favor of Council's decision to go about it in this manner.

Jim Gradwell, 611 Cooper Street, also agreed with Mr. Gallenthin stating that Park Bank (owner of Woodbury Country Club property) has not been a good neighbor and why the City would offer them any type of abatement doesn't make sense. The Police are constantly being called because of violations of trespassers, poor maintenance of the building, grass cutting violations.

Ronda Abbruzzese, Economic Development Director, came forward to describe the potential benefits of the abatements as an economic development tool, and noted that no one has yet asked for any special tax treatment for that property.

Councilman Fleming stated that he lives close to that area as well; and also attended meetings involving that property where a developer wanted to put multi-family homes, he too would like to see it remain a golf course or open space; but that is unlikely to happen.

President Sloane advised that the Country Club is not in the redevelopment zone; whoever is interested in that property will have to go before the Planning Board before it can be put to any other use. Anything else is pure speculation at this point.

President Sloane stated that he wants to make two things perfectly clear; this is a Planning/Zoning decision, not a Council decision and that he too lives not far from the golf course and is just as concerned as everyone else on how and what may become of that property. However, he would strongly suggest that instead of talking about what *might* happen and who *might* purchase the property, when that person comes along they will have to go before the Planning/Zoning Board. That is when he would suggest everyone express their concerns.

Wayne Jackson, new resident of 577 Cooper Street, is very concerned and he is listening to various opinions regarding this property; but what is Council's concern about the property is of more interest to him. President Sloane welcomed Mr. Jackson to Woodbury and stated he may not agree with the various opinions he does appreciate those individuals who have come out to express their opinions and hopes they continue to do so when it comes before the Planning/Zoning Board.

Gloria Holmes approached Council to state that much talk is being spent on this property; but this is the same property that did not allow her people (black community) to be welcomed, so now she is not interested in what happens to the property.

Cindy Gallenthin, also approached Council again to agree with Mrs. Holmes remarks and added some additional comments.

Richard Fallon, 56 Lyman Avenue, agreed with Councilman Fleming stating that rumors are running rampant about what is ultimately is going to go in that property from a K-Mart to a Target. However, he disagrees with Mrs. Holmes' comments regarding not caring because of racial and or political discrimination. Now is the time we should stand together as

a community and not allow ourselves to be divided based on any political/racial/sexual practice of the past. We have to unite and work together and put our differences aside if we are to thrive as a community.

President Sloane thanked everyone who took the time to come out and express their concerns regarding the property in question. However, he added that he does not know what the future holds for that property but he can assure everyone that our Planning/Zoning Board will not allow any trailer park, K-Mart or Target or the like to go into that property. Council feels as strongly as the residents involving that property and will keep everyone informed as information becomes available to them.

There being no further business, on motion of Councilman Trout, seconded the meeting was adjourned at 9:13 pm.

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**ROY A. DUFFIELD**  
City Clerk

**OTHER OFFICIALS PRESENT:**

Administrator: Karl J. Kinkler  
Assessor/City Clerk: Roy Duffield  
Chief Financial Officer: Robert Law  
Deputy City Clerk: Gail R. Scheffler  
Economic Development Director: Ronda Abbruzzese  
Engineer: Ted Wilkinson, PE  
Police: Chief Merinuk  
Public Works: Richard Leidy, Supervisor  
Solicitor: James Pierson, Esq.