

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

The Meeting was opened with the Pledge of Allegiance.

The Invocation was delivered by the Reverend Dr. Samuel Willis.

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

**Roll Call**

**Present:** Brown, Fleming, Louis, Trout, Connor, Mayor Riskie

**Absent:** Pottillo, Carter, Tierney, and President Sloane

**Minutes**

On motion of Councilman Trout, seconded by Councilman Louis, the minutes of December 12, 2011 were approved as submitted.

**Public**

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

**Resolution #11-190 - Resolution Hiring a Firefighter for the City of Woodbury Fire Department** (Anderson)

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**Mayor Swears in New Firefighter**

Mayor Riskie administered the Oath of Office to Firefighter Shawn Anderson and welcomed him into the Friendship Fire Company.

## **President Pro-Tempore**

President Pro-Tempore Fleming reflected on the challenges the Governing Body of 2011 had to address and the progress that was made. He also expressed his desire to move forward with the many challenges that lie ahead with the new Governing Body for 2012.

## **Finance & Administration**

### **Resolutions**

#### **Resolution #11-188 - Resolution of the City of Woodbury Authorizing a Tax Exemption and Canceling Taxes for a Totally Disabled Veteran (Pettit)**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#### **Resolution #11-189 - Resolution Authorizing the Transfer of Interest Charged on Fourth Quarter 2011 Real Estate Taxes in the City of Woodbury**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

#### **Resolution #11-191 - Resolution Authorizing Cancelations of Balances on Water Sewer Accounts**

Councilman Louis 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 unanimously adopted by a voice motion.

#### **Resolution #11-192 - Resolution Authorizing a Closed Session**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

President Pro-Tempore Fleming stated that action may be taken after the Executive Session when Council returns to the Regular Order of Business.

**Resolution #11-193 - Resolution Authorizing the Transfer of Appropriations in the Local Budget of the City of Woodbury for the Year 2011**

Councilman Louis 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 unanimously adopted by a voice motion.

**Resolution #11-194 - Resolution Authorizing the Submission of an Application to the New Jersey Local Finance Board pursuant to N.J.S.A. 58:11b-9(A) and N.J.S.A. 40A:2-26(E)**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

**Resolution #11-195 - Resolution Authorizing the Preparation and Submission of an Interim Financing Application to the New Jersey Environmental Infrastructure Trust**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Councilman Louis requested a clarification for the resolution.

Mr. Law addressed the question stating that certain steps have to be taken in order to bond for the water main project.

**Resolution #11-196 - Resolution Determining the Form and Other Details of its "Note Relating to the Interim Financing 2012 Trust Loan Program of the New Jersey Environmental Infrastructure Trust", to be Issued in the Principal Amount of up to \$3,587,500, and Providing for the Issuance and Sale of Such Note to the New Jersey Environmental Infrastructure Trust, and Authorizing the Execution and Delivery of Such Note by the City of Woodbury in Favor of the New Jersey Environmental Infrastructure Trust, all Pursuant to the New Jersey Environmental Infrastructure Trust Interim Financing 2012 Trust Loan Program**

Councilman Louis presented the above-entitled resolution.

The City Clerk read the title of the resolution.

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

Council Connor requested clarification.

Mr. Law stated it was the same situation as the previous resolution.

**Vouchers**

On motion of Councilman Louis, seconded by Councilman Trout, the vouchers as presented and certified were authorized paid.

**Public Safety**

**Application for Membership to Friendship Fire Company** (Pipolo)

Councilman Louis presented an application for membership to the Friendship Fire Company from Caitlyn Pipolo, 315 Glover Street, Woodbury, NJ.

On motion of Councilman Louis, seconded by Councilman Connor, the application was approved.

**Public Works/Utilities**

**Resolution #11-197 - Resolution Authorizing Federici & Akin to Advertise for and Receive Bids for the Woodbury-Glassboro Road Water Main Replacement NJEIT Infrastructure Project**

Councilman Connor presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Connor, seconded by Councilman Louis, the resolution was adopted by a roll call vote.

Ayes	5	Brown, Fleming, Louis, Trout, Connor
Nays	0	
Absent	4	Pottillo, Carter, Tierney, Sloane

**Economic Development**

Councilman Trout stated that he recently introduced the "Live Where You Work" program and it has been received very well.

**Personnel**

Councilman Louis had nothing to report.

He also wanted to wish everyone a Happy New Year.

**Environmental**

Councilman Connor had nothing to report.

**Community Development**

Councilwoman Brown requested if the area at Aberdeen Place and Broad Street could be checked out for better lighting.

Councilwoman Brown advised that the people in the area of Broad Street and Aberdeen Place are thankful for the new bus stop at that location.

Councilwoman Brown thanked everyone who has worked with her during the past year and looks forward to working for the betterment of Woodbury for 2012.

Finally, Councilwoman wished everyone a very Happy New Year.

**Green Acres Program**

Councilman Connor had nothing to report and also wished everyone a Happy New Year.

**Reports:**

**Mayor**

Mayor Riskie thanked all for their kind words tonight and wished everyone a very Happy New Year.

Mayor Riskie advised of a Scholarship Program he will extend to our Public School Superintendant for their participation.

Also the Mayor announced that there will be another restaurant coming to the old Homesteader/Café Neena property on Broad Street. This is another step in a positive direction.

Mayor Riskie thanked Ronda Abbruzzese for doing a great job as the Economic Development Director.

The Mayor advised that he received a letter from the Executive Director William Dressel advising him that he has been named as one of several nominees for the New Jersey League of Municipalities Hall of Fame in Trenton..

In conclusion, the Mayor stated that although President Sloane was not in attendance this evening, he still wanted to thank him for doing such a great job as President of the Governing Body.

### **Clerk**

Mr. Duffield advised everyone that the Reorganizational Meeting would be held on Tuesday, January 3, 2012 at 6:30 PM in Council Chambers.

### **Public**

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

George Gallenthin, 26 S. Bayard Avenue, came forward to refer to resolutions and ordinances that were adopted pertaining to Woodbury's designations of "areas in need of rehabilitation." It appears that a resolution was adopted in 1978 and possibly should have been renewed in 1988, but was not. Mr. Gallenthin then referred to certain areas that were designated for Rehabilitation.

Mr. Gallethin then explained how the adoption of various resolutions in 1978, 1998 and 2008 granted abatements for improvements. There may be issues that are not in conformance with what now Council is attempting to do with the rehabilitation of the Woodbury Country Club property.

Mr. Gallethin wants to put Council on notice and inquire if they could further look into what is currently being suggested concerning the Rehabilitation.

President Pro-tempore Fleming thanked Mr. Gallenthin for the information and stated Council would definitely consider all their options.

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

On motion of Councilman Trout, seconded by Councilman Louis, there was a five-minute recess before going into Executive Session (approximately 8:34 pm).

## **EXECUTIVE SESSION**

On motion of Councilman Louis, seconded by Councilman Trout, the Regular Order of Business was resumed (approximately 9:18 pm).

President Pro-Tempore Fleming explained that while in Executive Session, the business of purchasing and developing the G.G. Green property by a private developer was discussed.

The developer interested in the property is RPM Developers. The purchase would involve turning the property retail stores on the first floor and the other floors would be apartments, of which 20% would include low-income households.

President Pro-Tempore Fleming explained that certain actions must be accomplished tonight and that would involve adopting those resolutions tonight.

Mayor Riskie requested that Ronda Abbruzzese explain how the developer contacted her.

Mrs. Abbruzzese advised that she was contacted about two months ago by RPM Developers who were interested in purchasing a property in Woodbury, not necessarily the G. G. Green building. However, after investigation, they agreed to move forward with that property.

### **Resolution #11-198 - Resolution Authorizing Acquisition of Real Property Block 113, Lot 1**

Councilman Trout presented the above-entitled resolution.

The City Solicitor read the title of the resolution.

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

### **Resolution #11-199 - Resolution Authorizing Acquisition by Assignment of Lien from Boca Environmental, Inc.**

Councilman Trout presented the above-entitled resolution.

The City Solicitor read the title of the resolution.

Mayor Riskie stated he would like it made clear that the City would be acquiring the tax lien for the sum of \$25,000.00 in accordance with the terms of the Contract, which is much less than the face value of the lien.

James Pierson, Esquire explained in more detail the tax lien involved.

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

**Resolution #11-200 - Resolution Authorizing Acquisition by Assignment of Lien from Royal Tax Lien Services, LLC**

Councilman Trout presented the above-entitled resolution.

The City Solicitor read the title of the resolution.

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

Mayor Riskie thanked everyone who worked extremely hard to get the project moving in the right direction for Woodbury in 2012.

**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.

George Gallenthin inquired where the developer was from.

Councilman Louis responded that they were from Montclair, New Jersey.

James Gradwell of 611 Cooper St came forward to ask what the cost of the project would ultimately be to the City.

President Pro-Tempore responded that everything included would be roughly \$100,000.00 providing everything goes smoothly in the first phase, compared to the original estimate to demolish the building, which was discussed at the last Finance Committee to be around \$1,000,000.00.

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

There being no further business, on motion of Councilwoman Brown, seconded by Councilman Trout, the meeting was adjourned at 9:34 pm.

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**ROY A DUFFIELD**  
City Clerk

**OTHER OFFICIALS PRESENT**

Administrator: Karl Kinkler

Assessor: Roy Duffield

Chief Financial Officer: Robert Law

Deputy Clerk: Gail R. Scheffler

Economic Development Director: Ronda Abbruzzese

Public Works: Rich Leidy, Supervisor

Redevelopment Attorney: Louis Capelli, Esq.

Solicitor: James Pierson, Esquire