

**MINUTES OF COUNCIL MEETING HELD
MARCH 12, 2019
AT 33 DELAWARE STREET, WOODBURY, NJ 08096**

The meeting of March 12, 2019 was called to order by Council President Parker at 7:05 pm. City Clerk, Daneen Fuss, led the Pledge of Allegiance followed by a Moment of Reflection.

Open Public Meeting Statement

Ms. Fuss stated that due notice had been given to both the public and the press by posting and publication a notice in accordance with the Open Public Meetings Act adopted at the 2019 Reorganizational Meeting of Mayor and Council on January 5, 2019.

Roll Call:

Present: Councilman Fleming, Councilman Hagerty, Councilman Johnson, Councilman McIlvaine, Councilwoman Miller, Councilwoman O'Connor, Council President Parker, and Mayor Floyd

Absent: Councilwoman Carter, Councilwoman Tierney,

Others Present: City Clerk, Daneen Fuss; Solicitor, John Alice; Deputy Administrator, Robert Law; Paul Breier, City Engineer; Treasurer, Richard Wright

Minutes

Councilman McIlvaine made a motion to approve the minutes of February 19, 2019 and February 26, 2019 seconded by Councilman Fleming.

Councilwoman Tierney arrived at 7:07pm.

Presentations and Discussions

Jeff Winitsky of Parker McCay introduced himself and stated his appearance here tonight is to discuss the Opportunity Zone within the city. He gave a brief history of the creation for the zones and stated their creation is based on census information. Investors deposit capital gains in an opportunity zone fund. Gains held for 7 years are differed while held for 10 years are tax exempt. Capital gains can only be use in opportunity zones for the purchase of things and or stocks of businesses in that zone. Then, that business or development project would be able to use those funds. Therefore, these zones were essentially created to encourage monies to be spent on properties in lower census areas. The zone will attract the interest of developers to the city. A corporation will have to initially create the fund. The City cannot run the fund but must market the zone to developers. Funds must be directed to a specific project within 180 days of the realization. Councilwoman Tierney asked if it was the responsibility of the city to find investors. Mr. Winitsky said no. However, developers are looking for these zones so the city should be marketing Woodbury to increase the draw of intrest. Councilwoman Tierney then asked if the fund is made up of more than one investor. Mr. Winitsky replied saying yes that is typically the case. He went on to say the city is not limited to New Jersey investors. Mr. Winitsky stated December 31, 2026 is last day to invest in these zones. Councilman McIlvaine stated Inspira has issued 6 options for redevelopment of the area. Does the project have to be shovel-ready in order to be invested in? Mr. Winitsky stated it should be. Councilwoman Tierney asked if there has been any projects been started yet in Opportunity Zones. Mr. Winitsky replied. He went on to say the regulations are not finished being written and therefore developers are hesitant. However there is enough information for them to begin. Councilman McIlvaine asked if there are any advisory notes for the zones. Mr. Winitsky stated there is one. Councilman Johnson asked if the information and regulations can be sent to all of council. Mr. Winitsky replied stating he will also send sample information. Councilman Johnson asked if this zone allows the city more regulations on the projects being developed. Mr. Winitsky replied stating all powers the city has now will remain. Councilman Johnson asked if this zone overlaps the redevelopment zone. Mr. Winitsky stated yes it does.

Councilman Hagerty thanked Mr. Winitsky for coming out and stating council will see him again as this is a large investment. Councilman Hagerty went on to clarify this is private money and we need to clarify and promote why investors should come to Woodbury. He stated the city has no control over Inspira or investors. However, we can showcase what the City has to offer. Councilman Hagerty stated he is hoping the City can take advantage of this opportunity. Councilman Fleming asked when the 180 day period starts. Mr. Winitsky stated the 180 day period is not relevant to when money is invested. Mayor Floyd stated NJ.gov has a ‘frequently asked questions’ article regarding opportunity zones. Council thanked Mr. Winitsky for coming out.

Open to the Public for Agenda Items

Councilman Fleming made a motion to open the floor to the public, seconded by Councilman Johnson. Motion approved by a unanimous voice vote.

Seeing no one, Councilman Johnson made a motion to close the floor to the public, seconded by Councilman Hagerty. Motion approved by a unanimous voice vote.

Resolutions, Ordinances and Committee Reports

Finance & Public Safety

ORDINANCE NO. 2305-19 AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 125 ENTITLED “MERCANTILE LICENSES” OF THE CODE OF THE CITY OF WOODBURY *Tonight is the first reading, the public hearing is scheduled for March 26, 2019* Councilman Fleming presented the above titled Ordinance on first reading. The City Clerk read the title of the Ordinance. On motion of Councilman Fleming, seconded by Councilwoman Tierney. Councilman Fleming stated in Clementon the mercantile license goes before the planning board. He asked if the ordinance can be adopted by title only in order to allow adjustments to be made to this ordinance. Discussion was held in regards to what is currently required for an individual to obtain a license. Ordinance No. 2305-19 was adopted on first reading by title only with a unanimous voice vote.

RESOLUTION NO. 19-72 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, APPOINTING ALTERNATE RECORDS CUSTODIAN FOR THE CITY OF WOODBURY POLICE DEPARTMENT Councilman Fleming presented the above titled resolution. The City Clerk read the title of the resolution. On motion of Councilman Fleming, seconded by Councilwoman Tierney, Resolution No. 19-72 was adopted by a unanimous voice vote.

RESOLUTION NO. 19-73 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY REQUESTING THE MODIFICATION OF A BUS STOP LOCATION TO THE NJ DEPARTMENT OF TRANSPORTATION Councilman Fleming presented the above titled resolution. The City Clerk read the title of the resolution. On motion of Councilman Fleming, seconded by Councilwoman Tierney. Discussion was held in regards to the change in location. Clarification was requested as to where the stop was being moved. On motion of Councilman Fleming, seconded by Councilwoman O’Connor Resolution No. 19-73 was tabled by a unanimous voice vote.

RESOLUTION NO. 19-74 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO APPROVE THE SUBMISSION OF A GRANT APPLICATION AND TO EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE 2019 LOCAL AID INFRASTRUCTURE FUND PROJECT HEREINAFTER KNOWN AS SOUTH GIRARD STREET RESURFACING Councilman Fleming made a motion to table Resolution 19-74, seconded by Councilman Johnson. Motion was approved by a unanimous voice vote.

RESOLUTION NO. 19-75 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO ADOPT EMERGENCY TEMPORARY APPROPRIATIONS FOR THE YEAR 2019 Councilman Fleming presented the above titled resolution. The City Clerk read the title of the resolution. On motion of Councilman Fleming, seconded by Councilwoman Tierney, Resolution No. 19-75 was adopted by a roll call vote resulting in the following.

Ayes 9 Councilman Fleming, Councilman Hagerty, Councilman Johnson, Councilman McIlvaine, Councilwoman Miller, Councilwoman O'Connor, Councilwoman Tierney, Council President Parker
Nays 0
Absent 1 Councilwoman Carter

RESOLUTION NO. 19-76 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE TRANSFER OF APPROPRIATIONS IN THE LOCAL BUDGET OF THE CITY OF WOODBURY FOR THE FISCAL YEAR 2018 Councilman Fleming presented the above titled resolution. The City Clerk read the title of the resolution. On motion of Councilman Fleming, seconded by Councilwoman O'Connor, Resolution No. 19-76 was adopted by a roll call vote resulting in the following.

Ayes 9 Councilman Fleming, Councilman Hagerty, Councilman Johnson, Councilman McIlvaine, Councilwoman Miller, Councilwoman O'Connor, Councilwoman Tierney, Council President Parker
Nays 0
Absent 1 Councilwoman Carter

RESOLUTION NO. 19-77 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AMENDING THE BYLAWS OF THE AGREEMENT BETWEEN THE CITY OF WOODBURY AND THE COUNTY OF GLOUCESTER REGARDING THE WOODBURY MUNICIPAL ALLIANCE Councilman Fleming presented the above titled resolution. The City Clerk read the title of the resolution. On motion of Councilman Fleming, seconded by Councilwoman Tierney, Resolution No. 19-77 was adopted by a unanimous voice vote. Councilman Johnson asked for clarification on the origin of this Resolution. Mr. Wright replied stating the state of New Jersey adjusted the wording for the Municipal Alliance which now must be adopted within the municipalities.

Vouchers

Councilman Fleming made a motion to adopt the vouchers as presented and certified seconded by Councilwoman Tierney. Motion approved by a unanimous voice vote.

Reports:

Councilman Fleming stated the budget will be on the agenda next month. He stated Rich Wright has been working diligently to meet the timelines.

Councilman Hagerty gave a comparison report for the Property Maintenance Committee. He stated in 2018 from January to February, one Notice of Order and one hundred nineteen housing inspections were done. This year from January to February, twenty one court notices, fourteen towing instances, and 140 housing inspections were completed. Also the number of Certified Abandoned Properties went from 40 to 4. Mr. Leech thanked Officer Pitzo, Mr. Miller and the new part-timers in city hall for all of their hard work in making these things happen.

Councilwoman Miller stated she went to Evergreen School during their laser night black history assembly and she was very impressed. Community Development project team held a meeting last night. Jared is in the process of putting a survey together to assess the needs and wants of the residents.

Councilman Johnson stated the ADHOC for poverty met at Charlie Browns. He thanked those attending for their honest conversations. He stated the concerns discussed should be included in the city's redevelopment plan. Councilman Johnson thanked all those who were able to attend. Councilwoman O'Connor stated Watch Over Woodbury is available to residents and businesses as an affordable and effective security measure.

Councilwoman Tierney stated the Gather Steering Committee met with city organizers and will be meeting again on March 20th at 6:30 in the Main Street Office. She stated they are currently looking to get a marketing plan out for the Gather.

Report of the Mayor

Mayor Floyd stated Watch over Woodbury is catching on as village green is looking to have cameras installed. Mr. Weatherby underwent recently surgery and she wished him. She also stated she is sending well wishes to Mr. Law and his family. Mayor Floyd reported the Destination Woodbury event was held March 4, 2019 and geared towards the LGBTQ community. The designers ‘A Tale of 2 Creatives’ put together the pamphlet and she is hoping the City may reach out to do some work for us.

Report of the City Clerk – Ms. Fuss reported she will be attending the Greater Woodbury Chamber of Commerce luncheon tomorrow with Mr. Wright. Also she has reached out to ‘A Tale of 2 Creatives’ to start the conversation. Ms. Fuss stated Ms. Chabot, the city registrar, is on vacation the next 2 weeks. Ms. Chabot has trained the two city part-timers on how to handle basic certificates in order to aid in her absence.

Department Announcements

Engineering – Ms. Vardaxis stated the West Center Street project will start within the next 2 weeks. Also the manholes on Evergreen are in the processes of being leveled.

No unfinished business at this time

No new business at this time.

Open to the Public

Councilman Fleming made a motion to open the floor to the public for non-agenda items, seconded by Councilman McIlvaine. Motion approved by a unanimous voice vote.

Cherly Reivestack would like to know when Leeds place is going to be paved. She stated the road is in such disarray it cannot be driven on. She also expressed her appreciation to Public Works for filling the pothole. Ms. Reivestack went on to say her home is still for sale and she will be moving to Maryland at the beginning of April. Councilman Fleming stated the contract for that road to be paved will be processed in two to three weeks and a contractor will be out shortly thereafter.

Daisy Dansby – Asked for clarification on the Woodbury Opportunity Zone. Councilman McIlvaine stated the control is still held on by the City with regards to development. The opportunity zone is essentially a carrot to draw investors. Ms. Dansbury also asked what is being built on Center Street. Ms. Vardaxis stated the road is about to be paved. Ms. Dansby asked for clarification on Resolution 19-72, specifically who is being appointed and why the change. Ms. Fuss replied. Discussion was held regarding public access to resolutions and ordinances prior to a meeting. Councilman Johnson asked that the City Clerk put out copies of the Resolution in order for the residents to review.

Councilman Johnson made a motion to close the floor, seconded by Councilman Hagerty. Motion approved by a unanimous voice vote.

Adjournment

There being no further business, Councilman Fleming made a motion to adjourn, seconded by Councilwoman Tierney. Motion approved by a unanimous voice vote. Meeting adjourned at 8:31p.m.

Respectfully submitted,

DANEEN D. FUSS, City Clerk