

# City of Woodbury

## City Council Meeting Agenda

### Virtual Meeting

Link: <https://bit.ly/3a5347w>

August 12, 2020

Virtual Waiting Room Opens 6:00 p.m.

Meeting starts 6:30 p.m.

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The meeting of August 12, 2020 was called to order by Council President Parker at 6:31pm. Council President Pro-Tempore Hagerty led the Pledge of Allegiance followed by a Moment of Reflection.

#### **Open Public Meeting Statement**

Ms. Swanson read the Open Public Meetings Act Statement. This is a regular meeting of the City Council of the City of Woodbury. Due notice of this meeting provided to the press and public by posting and publication of Resolution #20-05 adopted at the 2020 Reorganization Meeting on January 7, 2020. Due to the current COVID-19 pandemic, Governor Phil Murphy signed Executive Orders No. 107 and 108, which took effect on March 21, 2020. Due to these Executive Orders the City of Woodbury has made it possible for public participation in City Business via an electronic format as defined in the Open Public Meetings. The agenda for tonight's meeting is being displayed on your screen. Or if you prefer, it can be found on the City of Woodbury's website at [www.woodbury.nj.us](http://www.woodbury.nj.us). Ms. Swanson then gave instruction on how the public sessions would be run, to ensure everyone who wishes to speak has a chance to do so.

#### **Roll Call:**

Present: Councilman Fleming, Councilman Hagerty, Councilman McIlvaine, Councilwoman Miller, Councilwoman O'Connor, Council President Parker,

Absent: Mayor Floyd, Councilman Merinuk, Councilman Johnson

Others Present: Acting City Clerk, Cassidy Swanson; Solicitor, Timothy Scaffidi; City Administrator, Franklin Brown; Housing Official, John Leech; CFO, Robert Law; Tax Collector, Theresa Mulvenna; Public Works Manager, Rich Leidy; Police Chief, Thomas Ryan; Engineer, Erika Vardaxis

#### **Minutes**

Councilman Fleming made a motion to approve the minutes of July 22<sup>th</sup> seconded by, Councilman Hagerty. Motion approved by unanimous voice vote.

#### **Open to the Public for Agenda Items**

Council President Parker stated the meeting will be opened to the public for agenda items only. Since the meeting is being held virtually and some individuals are calling in, Ms. Swanson will read the agenda items aloud. Ms. Swanson then read the titles of the Resolutions. Ms. Swanson went on to give instructions again on how the public can be heard at this time. Council President Parker made a motion to open to the public, seconded by Councilwoman O'Connor. Motion approved by unanimous voice vote.

Kaylyn Roger – 224 Delaware Street - Mrs. Roger asked why the minutes are not posted to social media and if they can they be posted to social media. Mr. Brown responded. Mrs. Rogers asked if there can be more dialogue and explanation to what resolutions and ordinances. Mr. Scaffidi and Councilman Hagerty explained where and how you can get more information. Mrs. Rogers asked for more explanation. Councilman Hagerty, Mr. Scaffidi and Councilman Fleming responded.

Hearing no one, Councilman Hagerty made a motion to close to the public, seconded by, Council President Parker. Motion approved by unanimous voice vote.

### **Resolutions, Ordinances**

**RESOLUTION NO. 20-121** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ACTING WOODBURY CITY MUNICIPAL CLERK PURSUANT TO N.J.S.A. 40A:9-133(c) Councilman Fleming presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilman Fleming made a motion to adopt Resolution 20-121 seconded by Councilman Hagerty. Motion approved by a unanimous roll call vote.

First  
Reading

**ORDINANCE NO. 2328-20** AN ORDINANCE AMENDING CHAPTER 190. VEHICLES AND TRAFFIC, SECTION 190-38, SCHEDULE VIII: STOP INTERSECTIONS, OF THE CODEBOOK OF THE CITY OF WOODBURY Councilman Fleming presented the above titled ordinance. Ms. Swanson read the title of the ordinance. On motion of Councilman Fleming, seconded by Councilman Hagerty, ordinance no. 2328-20 was opened to the public. Seeing No one, Councilman Fleming made a motion to close the floor to the public, seconded by, Councilman McIlvaine. Councilman Fleming made a motion to adopt on second reading seconded by Councilman McIlvaine. Motion approved by a unanimous roll call vote.

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### CONSENT AGENDA

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**RESOLUTION NO. 20-122** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPALITY CODE §162-4

**RESOLUTION 20-123** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE AMENDMENT OF THE PROFESSIONAL SERVICES CONTRACT WITH TRIAD ASSOCIATES BY EXTENDING THE CONTRACT TERMS TO DECEMBER 31, 2020

**RESOLUTION NO. 20-124** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS REGARDING THE SPILLWAY REPLACEMENT PROJECT AT THE BROAD STREET LAKE DAM

**RESOLUTION NO. 20-125** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING LAND SALE OF CERTAIN BLOCKS AND LOTS WITHIN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY

**RESOLUTION NO. 20-126** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CHANGE ORDER FOR THE FY2019 LOCAL ROADS IMPROVEMENT PROJECT

**RESOLUTION NO. 20-127** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SOFTWARE LICENSE AGREEMENT WITH SPATIAL DATA LOGIC (SDL) FOR USE BY WEST DEPTFORD TOWNSHIP THROUGH THE SHARED SERVICES AGREEMENT FOR CONSTRUCTION CODE OFFICE SERVICES

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END CONSENT AGENDA

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Councilman Hagerty made a motion to adopt the Consent Agenda as read at the beginning of the meeting, seconded by, Councilman McIlvaine. Motion approved by a unanimous roll call vote.

**Reports**

Committee Reports: Councilman Hagerty – Economic Development – The market studies in the Opportunity Zone are being created and will help maximize potential in the Opportunity Zone. Even with the current COVID-19 Pandemic, we are working with block and lot owners in the Opportunity Zone. The Neighborhood Preservation Program is moving along, and redevelopment zones are being adjusted for large scale developers.

**Mayor's Report:**

Mayor Floyd has no report at this time.

**Clerk's Report:**

Ms. Swanson reminded everyone that there is only one City Council meeting in August, the next meeting is September 9<sup>th</sup>. Movie in the Park is this Friday, August 14<sup>th</sup> at dusk, weather permitting. This year's movie is Frozen II.

Department Reports

John Leech – Code Enforcement – During the month of July, Property Maintenance sent out 17 notices of order, signed 28 court summonses, completed 75 housing inspections and one vehicle was removed from private property. There are also a few planning and zoning board applications for the upcoming meeting.

Erika Vardaxis – Engineer – Ms. Vardaxis thanked Council for passing the resolution to authorize bids for the Broad Street Lake Dam. Ms. Vardaxis explained the project will go out to bid and hopes to award the bid at the September 23<sup>rd</sup> Council Meeting, with a notice to proceed at the beginning of October. Councilman Fleming asked about the Broad Street Bridge construction. Ms. Vardaxis responded

Bob Law – Finance – Mr. Law explained that the refunding bond issue will be coming up and there is a phone call discussion with Standard Impores on August 13<sup>th</sup> at 11:30 am. We will find out about the updated bond rating and the official statement should be sent out, and we will receive bids by the end of the month. We are hoping to get a better rate than we have now. There is an

upcoming finance meeting where we will be discussing our upcoming projects. Councilman Hagerty asked what are rating currently is. Mr. Law responded that it is AA. Councilman Hagerty is happy with what the rate is, but is hoping that it goes up.

Chief Ryan – Police – The Woodbury City Police Department published the 2019 annual report last week. You can find it on our website and on social media. Chief Ryan explained how it is a great resource to see what your police officers do. Chief Ryan stated the importance of social media but if residents see something that needs police action, to please contact the police by calling them. Not everything that is posted on social media is factual, but if you see something that is a cause of concern, please call the Police Department. Councilman Hagerty agreed and echoed the need to contact the proper departments, and not go to social media. Mr. Ryan responded.

Rich Leidy – Public Works Department– water treatment plant – the building is done as far as the walls and Eagle Construction is doing a great job. Vessels are ahead of schedule and we are hoping that the project will be done by the end of the year, which is sooner than expected. Councilmen Fleming responded. Mr. Leidy will be proving pictures for social media.

Councilwoman Miller – Councilwoman Miller thanked Rich Leidy and PW for painting curbs, and for replacing missing street signs and a missing stop sign in neighborhood, in a timely manner. Councilwoman Miller also thanked Chief Ryan for helping with resident complaints of speeding in her neighborhood in a timely manner.

Michelle Yeager – Library – Ms. Yeager stated that the Library’s hours are staying the same. Ms. Yeager will send information on their fall programs to the City once they are finalized. Due to the impending weather, the last Story Time in the Park will most likely be canceled.

Frank Brown – Administrator – Mr. Brown received applications for the volunteer fire company applications and wants to have two applications formerly approved by council. Mr. Brown would like Councilwoman O’Connor to make a motion to approve applications for Jessica Dingler and Michael Matteo as both of their applications and background checks have been completed. Councilwoman O’Connor and Council President Parker responded.

### **Unfinished Business**

None at this time

### **New Business**

Brownfield Assessment Application Community Engagement Plan – Triad Associates – Mr. Brown stated that the application was unsuccessful and moving to second round. Feedback showed that the application would be stronger if there was a planning portion that included public feedback. Councilman Hagerty asked for clarification. Mr. Brown responded. Mr. Brown responded Councilwoman McIlvaine made a motion to approve to move forward with the Brownfield Assessment Application Community Engagement Plan, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

Councilman Hagerty made a motion to cancel the 2020 Woodbury Car Show and Fall Festival

Parade due to the Covid-19 Pandemic and the issues surrounding being able to successfully pull off the events, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

Councilwoman O'Connor made a motion to approve the Volunteer Fire Fighter applications that were discussed earlier by Mr. Brown, seconded by Councilman McIlvaine.

Council President Parker made a motion to open to the public, seconded by Councilman McIlvaine. Motion approved by unanimous voice vote.

### **Open to the Public**

Catherine Kaiser – 1147 Tatum Street – Mrs. Kaiser has been reviewing information online about trains moving Liquid Natural Gas from the mountains in Pennsylvania to Gibbstown, NJ. This plan would move the LNG through Woodbury and they were granted a special permit for the tank cars to have less protection than normal. Mrs. Kaiser has concerns about the LNG being in less protected tank cars and that it will be moving through Woodbury. Councilman McIlvaine acknowledged Mrs. Kaisers concerns and responded. Mr. Brown also responded and is looking into the matter.

Kaylyn Roger – 224 Delaware Street – Mrs. Rogers would like the City Council meetings to be posted online. Councilman Hagerty asked for clarity. Mrs. Rogers clarified and Council President Parker responded. Mrs. Rogers asked what developers are considering Woodbury. Councilman McIlvaine responded, explaining the confidentiality of discussions. Mrs. Rogers asked if there are any other plans beside the potential developers and what council is doing about the massage business downtown. Councilman Haggerty asked for clarity. Chief Ryan told Mrs. Rogers to reach out to him directly regarding the massage business. Councilman McIlvaine responded to Mrs. Rogers regarding additional plans. Mrs. Rogers asked for more specifics. Councilman Hagerty responded about confidentiality and then shared what project ideas that are allowed to be shared. Mrs. Rogers asked for more specifics, and her time limit was up.

Robert Butler – 534 Hunter Street – Mr. Butler would also like to have the meeting recordings posted online. Mr. Butler offered City Council and our engineer kudos for getting the dam project moving forward, as it is much needed. Mr. Butler asked for drains to be cleaned before storms come, as with the recent heavier weather and rain, Hunter Street and the drains got flooded.

Jared hunter – 23 North Drexel Street – Mr. Hunter asked Mr. Law if he could give a sense of when and how the new bond rate will go public. Mr. Law responded and explained it could take up to two weeks. Mr. Hunter asked Councilman Hagerty to explain how adjusting redevelopment zones work. Councilman Hagerty and Mr. Leech explained the process. Mr. Hunter asked if there are any additional zones. Mr. Leech responded. Mr. Hunter asked to what extent is it feasible to incorporate public engagement or feedback into the adjustment of redevelopment zones. Mr. Leech explained that there will be public engagement and that it will hopefully be in the next few months. Councilman Hagerty added to Mr. Leech's response.

Council President Parker made a motion to open to close to the public, seconded by Councilman

Hagerty. Motion approved by unanimous voice vote.

**Adjournment**

There being no further business, Council President Parker made a motion to adjourn, seconded by Councilwoman O'Connor. Motion approved by a unanimous voice vote. Meeting adjourned at 7:44 p.m.

Respectfully submitted,

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**Cassidy Swanson**, Acting City Clerk

**NOTICE PURSUANT TO N.J.S.A 10:4-8(d)**

**The items listed on this tentative agenda of the Mayor and Council President of the City of Woodbury constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.**