

**City of Woodbury
City Council Meeting Agenda
Virtual Meeting**

Link:

<http://bit.ly/3a1NnOZ>

January 27, 2021

Virtual Waiting Room Opens 6:00 p.m.

Meeting starts 6:30 p.m.

Pledge of Allegiance

Moment of Silent Reflection

Reading of the Open Public Meeting Statement

Roll Call

Open to the Public for Agenda Items

Resolutions

CONSENT AGENDA

RESOLUTION NO. 21-53 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 2020

RESOLUTION NO. 21-54 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE CITY OF WOODBURY AND THE BOROUGH OF WOODBURY HEIGHTS FOR NEW JERSEY UNIFORM FIRE CODE ADMINISTRATION AND ENFORCEMENT

RESOLUTION NO. 21-55 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A REAL ESTATE AGENCY TO ASSIST WITH THE SALE OF VARIOUS PROPERTIES IN THE CITY OF WOODBURY

RESOLUTION NO. 21-56 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY EXTENDING LEASE AGREEMENT BETWEEN THE CITY OF WOODBURY AND WOODBURY OLD CITY RESTORATION COMMITTEE, INC.

RESOLUTION NO. 21-57 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SUBORDINATION AGREEMENT BETWEEN JOHN O'CONNOR AND DENISE O'CONNOR AND THE CITY OF WOODBURY (433 HESTERS AVENUE)

END CONSENT AGENDA

Motion for Approval to Pay the Listed Vouchers

Reports:

- **Committee Reports**
- **Report of the Mayor**
- **Report of the City Clerk**
- **Department Announcements**

Unfinished Business

New Business

Open to the Public

Adjournment

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.

RESOLUTION NO. 21-53

**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 2020**

WHEREAS, Section 40A: 4-59 of the Revised Statutes of New Jersey authorizes the transfer of appropriations to said budget where adopted heretofore by the governing body by two-thirds vote thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury as follows:

1. That the excess in the appropriations listed in the column designed "FROM" be transferred to the appropriations listed in the column designated "TO" as follows:

<u>CURRENT FUND</u>	<u>FROM</u>	<u>TO</u>
Insurance: Employee Group Health	\$ 10,000.00	
Solid Waste Collection - Other Expenses		\$ 10,000.00
TOTAL	\$ 10,000.00	\$ 10,000.00

2. This resolution shall take effect immediately.

ADOPTED at a regular meeting of the Mayor and City Council, of the City of Woodbury, held on January 27, 2021.

PHILIP HAGERTY
President of Council

ATTEST

CASSIDY SWANSON
Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a meeting held on **January 27, 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
Acting City Clerk

RESOLUTION NO. 21-54

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT
BETWEEN THE CITY OF WOODBURY AND THE BOROUGH OF WOODBURY
HEIGHTS FOR NEW JERSEY UNIFORM FIRE CODE ADMINISTRATION AND
ENFORCEMENT**

WHEREAS, the City of Woodbury and the Borough of Woodbury Heights have determined it to be in their mutual best interest to provide shared services for New Jersey Uniform Fire Code Administration and Enforcement; and

WHEREAS, said agreement is established in accordance with the Uniform Shared Services and Consolidation Act, P.L. 2007, c. 63(C:40A:65-1, *et seq.*); AND

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, County of Gloucester and State of New Jersey that the City Council herein authorizes the execution of a Shared Services Agreement in a form substantially consistent with the agreement attached hereto between the City of Woodbury and the Borough of Woodbury Heights to share New Jersey Uniform Fire Code Administration and Enforcement services and take any other necessary action to effectuate the purposes of this resolution.

ADOPTED at the annual reorganization meeting of the Mayor and City Council of the City of Woodbury held January 27, 2021.

CITY OF WOODBURY

PHILIP HAGERTY
President of Council

ATTEST: _____
CASSIDY L. SWANSON
Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

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Cassidy L. Swanson
Acting City Clerk

RESOLUTION NO. 21-55

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
APPOINTING A REAL ESTATE AGENCY TO ASSIST WITH THE SALE OF VARIOUS
PROPERTIES IN THE CITY OF WOODBURY**

WHEREAS, the City of Woodbury has the need to appoint a real estate agent to assist in the sale of various properties; and

WHEREAS, the City had solicited proposals for real estate agency services; and

WHEREAS, the City has selected Brian Ziegenfuss as the real estate agent for the City; and

WHEREAS, the properties to be sold for the City are 39 Stuart Street (Block 95.01, Lot 22) and 71 Curtis Avenue (Block 199, Lot 24.01).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury that Brian Ziegenfuss is hereby appointed the real estate agency for the sale of 39 Stuart Street (Block 95.01, Lot 22) and 71 Curtis Avenue (Block 199, Lot 24.01) for the City of Woodbury.

BE IT FURTHER RESOLVED that the Council President or City Administrator be and is hereby authorized to execute a Listing Agreement on behalf of the City.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on January 27, 2021.

CITY OF WOODBURY

By: _____
PHILIP HAGERTY,
President of Council

ATTEST:

CASSIDY SWANSON, Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

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Cassidy L. Swanson
Acting City Clerk

RESOLUTION NO. 21-56

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY EXTENDING LEASE AGREEMENT BETWEEN THE CITY OF WOODBURY AND WOODBURY OLD CITY RESTORATION COMMITTEE, INC.

WHEREAS, the City of Woodbury had entered into a Lease Agreement with Woodbury Old City Restoration Committee, Inc. (WORC) for the repair, restoration and maintenance of the Old Train Station, pursuant to Resolution #95-52; and

WHEREAS, the City of Woodbury had amended the Lease Agreement with WORC by Resolution #96-47 approving a twenty-five (25) year lease that began on January 26, 1996; and

WHEREAS, the twenty-five (25) year Lease Agreement between the City of Woodbury and WORC for the Old Train Station property expired on January 25, 2021; and

WHEREAS, the City of Woodbury had adopted Resolution #09-188-A on September 28, 2009 authorizing WORC to sub-lease the Woodbury Train Station to Woodbury Station Café, a New Jersey Corporation for a total of ten (10) years; and

WHEREAS, the Lease between WORC and Carolina's at the Station, Inc. (a/k/a Woodbury Station, Café, Inc.) expired on February 11, 2020; and

WHEREAS, the City of Woodbury intends to meet and discuss the current status of the Old Train Station with WORC; and

WHEREAS, due to the limited amount of time prior to the expiration of the Lease Agreement between the parties and to afford the parties an opportunity to meet and discuss the Old Train Station, the City of Woodbury proposes to extend the existing Lease Agreement term by an additional ninety (90) days.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, County of Gloucester and State of New Jersey as follows:

1. That the existing Lease Agreement between the City of Woodbury and the Woodbury Old City Restoration Committee, Inc. for the repair, restoration and maintenance of the

Old Train Station be and is hereby extended for an additional ninety (90) days from January 25, 2021 with all other terms and conditions of the Lease Agreement to remain in full force and effect during this time extension.

2. That WORC cannot enter into any new sub-lease of the Woodbury Train Station without the City’s approval per paragraph #6 of the Lease Agreement.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on January 27, 2021.

CITY OF WOODBURY

PHILIP HAGERTY
President of Council

ATTEST: _____
CASSIDY L. SWANSON
Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O’Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

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 Cassidy L. Swanson

Acting City Clerk

RESOLUTION NO. 21-57

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING EXECUTION OF SUBORDINATION AGREEMENT BETWEEN JOHN
O’CONNOR AND DENISE O’CONNOR AND THE CITY OF WOODBURY
(433 HESTERS AVENUE)**

WHEREAS, the City Council wishes to execute a Subordination Agreement between John O’Connor and Denise O’Connor regarding a second mortgage (i.e., RCA Home Improvement Loan) in the amount of \$19,979.00 held by the City for the property known as 433 Hesters Avenue; and

WHEREAS, the City Council agrees that it is in the best interest of the City to execute the Subordination Agreement to allow John O’Connor and Denise O’Connor to obtain a debt consolidation loan per the terms of the RCA loan document but requires the new lender to be in a second position as mortgagee on the property to secure the debt consolidation loan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, County of Gloucester and State of New Jersey as follows:

1. That the City Council does hereby approve and authorize the execution of the attached Subordination Agreement between the City of Woodbury and John O’Connor and Denise O’Connor for property known as 433 Hesters Avenue.
2. That the Mayor and/or City Administrator be and is hereby authorized to execute said Subordination Agreement on behalf of the City of Woodbury.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on January 27, 2021.

CITY OF WOODBURY

By: _____
PHILIP HAGERTY,
President of Council

ATTEST:

CASSIDY L. SWANSON, Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

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Cassidy L. Swanson
Acting City Clerk