

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

**Link:**

**April 27, 2021**

**Virtual Waiting Room Opens 6:00 p.m.**

**Meeting starts 6:30 p.m.**

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The meeting of April 27, 2021 was called to order by Council President Hagerty at 6:30 pm. Council President 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 regular meeting provided to the press and public by posting and publication of Resolution #21-05 adopted at the 2021 Reorganization Meeting on January 6, 2021. 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: Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilwoman Moore, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty, Mayor Sickel

Absent: Councilman Miller

Others Present: Acting City Clerk, Cassidy Swanson; Solicitor, Tim Scaffidi; Housing Official, John Leech; CFO, Robert Law; Police Chief, Thomas Ryan; Engineer, Erika Covely,

Councilwoman O'Connor made a motion to approve the minutes of the October 14, 2020; November 9, 2020; November 24, 2020; and December 9, 2020 meetings, seconded by, Councilman Merinuk. The motion was approved by a unanimous voice vote.

**Special Presentation**

Mayor Sickel shared the Arbor Day Proclamation to be presented at the Arbor Day tree planning on Friday April 30, 2021.

**Open to the Public for Agenda Items**

Council President Hagerty 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 Ordinances and Resolutions.

Ms. Swanson went on to give instructions again on how the public can be heard at this time. Councilwoman Parker made a motion to open to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

Jared Hunter – 23 N. Drexel St. – Mr. Hunter asked if Ordinance NO. 2338-21 only applies to residential properties, and asked for clarity on sections 144-39 and 144-42B of the ordinance describing exemptions. He asked how policies like these are developed, and if the development process of these ordinances can be open to the public. Mr. Hunter also asked if Ordinance NO. 2339-21 was created in anticipation of something. Council President Hagerty answered. Housing Mr. Leech and Mr. Scaffidi conferred.

Pamela Lewis – 115 West Street – Ms. Lewis inquired about once Ordinances and Resolutions are adopted where can she access these publications? Ms. Swanson answered.

Jamilah Damaini – 324 S. Columbia Street – Ms. Damaini asked for clarification on Ordinance 2339-21, if there was formal registration done informing the City who currently rents commercial spaces. Mr. Leech answered.

Hearing no one, Councilman Merinuk made a motion to close to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

**ORDINANCE NO. 2337-21** AN ORDINANCE OF THE CITY OF WOODBURY ADOPTING A NEW CHAPTER OF THE CODE BOOK OF THE CITY OF WOODBURY TO BE TITLED “RENTAL HOUSING” Ms. Swanson read the title of the ordinance. Councilman Merinuk made a motion to open to the public for Ordinance NO. 2337-21, seconded by Councilman Fleming. Motion approved by unanimous voice vote. Ms. Swanson again gave instructions on how the public could be heard at this time.

Hearing no one, Councilman Merinuk made a motion to close to the public, seconded by Councilwoman Parker. Councilman Merinuk made a motion to adopt ordinance 2337-21, seconded by Councilwoman Parker. Motion approved by a roll call vote resulting in the following:

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilwoman Moore, Councilwoman O’Connor, Councilwoman Parker, Council President Hagerty  
Nays 0  
Absent 1 Councilman Miller

**ORDINANCE NO. 2338-21** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY AMENDING CHAPTER 144, PROPERTY MAINTENANCE, OF THE CODE BOOK OF THE CITY OF WOODBURY TO ADD A NEW ARTICLE IV TO BE ENTITLED “MAINTENANCE OF VACANT PROPERTY” Councilman Fleming presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilman Fleming made a motion to adopt on second reading, seconded by Councilman Merinuk. Motion approved by a roll call vote resulting in the following:

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilwoman Moore, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 1 Councilman Miller

**ORDINANCE NO. 2339-21** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY AMENDING THE CODE BOOK OF THE CITY OF WOODBURY TO ADOPT A NEW CHAPTER TO BE ENTITLED "COMMERICAL BUILDING STANDARDS"  
Councilman Fleming presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilman Fleming made a motion to adopt on second reading, seconded by Councilwoman Parker. Motion approved by a roll call vote resulting in the following:

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilwoman Moore, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 1 Councilman Miller

**RESOLUTION NO. 21-69** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IN SUPPORT OF THE WOODBURY HEART & SOUL PROGRAM  
Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution. Councilman Fleming made a motion to adopt the resolution, seconded by Councilwoman Moore.

Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilwoman Moore, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 1 Councilman Miller

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#### CONSENT AGENDA

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**RESOLUTION NO. 21-78** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY EXTENDING LEASE AGREEMENT EXTENSION BETWEEN THE CITY OF WOODBURY AND WOODBURY OLD CITY RESTORATION COMMITTEE, INC.

**RESOLUTION NO. 21-79** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS REGARDING THE WOOD STREET SEWER LINING PROJECT

**RESOLUTION NO. 21-80** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CERTIFICATION OF THE ANNUAL AUDIT

**RESOLUTION NO. 21-81** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING SUBMISSION OF CORRECTIVE ACTION PLAN FOR 2019 AUDIT

**RESOLUTION NO. 21-82** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING TEMPORARY CO-ACTING ADMINISTRATORS

**RESOLUTION NO. 21-83** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE TAX PAYMENT BLOCK 31.02 LOT 16 98 N COLUMBIA ST.

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END CONSENT AGENDA

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Councilman Fleming made a motion to adopt the Consent Agenda as read at the beginning of the meeting, seconded by, Councilman Merinuk. Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilwoman Moore, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 1 Councilman Miller

Councilman Fleming made a motion to adopt the bills and voucher lists, seconded by, Councilman Merinuk.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilwoman Moore, Councilwoman O'Connor, Council President Hagerty

Nays 1 Councilwoman Parker

Absent 0 Councilman Miller,

### **Committee Reports**

**Green Team** - Councilwoman Miller – Councilwoman Miller reported the success of the Arbor Day poster contest that was open to grades K-5, and resulted in 44 submissions. The winner will be announced in the next couple of days.

**Public Safety** – Councilwoman O'Connor – Councilwoman O'Connor commended Chief Ryan for making sure officers are up to date on mandates from our governor, as well as upholding accountability and community involvement throughout the department. She stated that any

concerns from residents are a priority and will be added to meeting agendas, from all wards. She ensured that the public safety committee does their best to be present, and involved as best they can. Chief Ryan addressed the sensitivity on the attacks on Asian and Pacific Americans and how it's being handled within the police department.

**Property Maintenance** – Council President Hagerty – Council President Hagerty explained that with the new ordinances, being introduced the committee has have been busy. Two properties of city have been cleaned out and are listed for sale. This is important because we have had a long history without a revenue neutral budget and we can do this by putting these properties back on the market. With the season change, we have to be on top of upkeep of grass. If you are able, please help your neighbors that have longer grass, if not, report it. We work hard to present the city in the best possible light to have residents and businesses move in, and it starts with the upkeep of our neighborhood.

**Economic Development** – Council President Hagerty – Council President Hagerty stated we have heard some rumors about the development plans for Inspira. As of current, we have not received any official plans from Inspira but should be receiving some information from them in the next few weeks. Council President Hagerty addressed the businesses that are opening and those in the process of opening, and stated that the city has been responsive to everyone's requests and are working hard to help them anyway we can. Let's all pitch in to maintain our town and pick up trash every chance we get.

**Finance** – Councilman Fleming – Councilman Fleming reported that our CFO, Robert Law, has been working on our budget and we are gathering information to assist in this process. We can expect the finance committee to meet heavily in May to have the finalized budget released at the end of the month.

**Equity, Diversity, Inclusion** – Councilwoman Moore – Councilwoman Moore explained the Woodbury Public City Schools is partnering with Adlers Pharmacy to bring a Covid-19 vaccination site to the community. The vaccine clinic will take place Monday, May 3<sup>rd</sup> from 1PM-3:30PM at Woodbury High school. The clinic is for community members over the age of 16. A complete intake form and consent form will be required. Questions directed to Vincent Myers of Woodbury Public Schools.

### **Report of the Mayor**

Mayor Sickel – Arbor Day tree planting is coming up this Friday April 30<sup>th</sup> at 11AM. Councilwoman Miller is responsible for Arbor Day as she leads the Green Team. The tree planted was generously donated by Tom Dukelow. Councilwoman Miller commended Tom

Dukelow and Public Works for their contribution to the Arbor Day celebration. Mayor Sickle then reported the success of the first Green Team initiative clean up on Sunday. Over 63 people showed up being a mixture of council, teachers, city employees and residents were able to collect an estimated 1,000lbs of trash. Councilwoman Miller has a group of community members that want to actively participate in on-going clean up initiatives. She then reported the beautiful work that Main Street Woodbury, WORC and Councilwoman Parker did on Broad Street adding planters. Amy Swanson and Mary Carter have partnered with Woodbury High school to get students to receive service learning hours to maintain and water the planters. There is a new business opening, Evergreen Antiques, opening on May 1<sup>st</sup> at 10AM. They have over 40 new vendors coming to the store and she encouraged everyone to attend the grand opening. Council meeting was rescheduled so everyone can attend the school board meeting tomorrow as it is their final budget reading and vote. She emphasized the importance of seeing how your tax dollars are spent in the school's budget.

Councilwoman Miller commended Mayor Sickle, Bijou and Matthew for their hard work running the cleanup, they asked to form a green team subcommittee to organize more clean ups to increase involvement. She also commended and Stacey Hoffman, the superintendent's office, principals', parents' and students' for their participation and contribution to Arbor Day.

Councilwoman Moore added that the clean ups are great ways for students to get involved in their community and obtain the required service learning hours.

### **Report of the City Clerk**

Ms. Swanson reported that in a joint effort of NPP and Public Works some updates have been made to the park where the Arbor Day tree planting event will take place. Additions to the park are coming in the near future being an updated Tom Dukelow mural done by the same artist who created it in 1996. In the upcoming weeks council will receive the NPP plans for year two for their review and a corresponding resolution will be needed to approve the plans. Ms. Swanson also announced the Public Works shredding event to take place on Saturday from 9AM-12PM. Hydroflushing will begin on Sunday at 10PM-7PM Sunday through Thursday. It will last approximately three weeks. Once updates are provided from Public Works, she will release that information to the public. The cleanup recap will be posted on the website soon as well.

### **Department Announcements**

Mr. Leech – Code Enforcement – No report.

Mrs. Covely - Engineer – The preconstruction meeting took place on April 20<sup>th</sup>. The plans are to begin construction in mid to late June. We are still on target to finish mid-summer.

Mr. Law – Finance – No report.

Chief Ryan - Police Department – Chief Ryan addressed the sensitivity to the recent discrimination and attacks on Asian Americans. One officer who is assigned to community

policing made a pamphlet. Went to businesses in town and spoke to let them know that we are here and available.

Mr. Leidy - Public Works – No. Report

Ms. Yeager – Library – The 2020 annual report was approved by Board of Trustees last night. This will be made available to the public by the end of week. The library will be hosting its first in-person story time of 2021 outdoors on Saturday at the same time as the Chalk the Walk fundraiser. The Chalk the Walk fundraiser asks for a \$10 donation to get chalk, and sidewalk to make your art. Library has partnered with Woodbury Heart and Souls public safety committee, Woodbury Police Department and Solstice Counseling and Wellness Center to plan a community public safety day centered around the opioid crisis on Saturday, May 22 location is to be announced.

### **Unfinished Business**

No unfinished business at this time.

### **New Business**

No new business at this time.

### **Open to the Public**

Councilwoman Parker made a motion to open to the public, seconded by Councilwoman O'Connor. Motion approved by unanimous voice vote.

Chuck Rose – 306 W. Center Street – We are currently working with Councilwoman Carter to have a summer basketball league with the YMCA. In addition to the 6-week summer league they are currently coordinating with Chuck Thomas, the YMCA will be having a summer camp, as well as before and after school programs for students in hopes that COVID does not take a negative turn.

Jared hunter – 23 N. Drexel Street – Mr. Hunter thanked the Mayor Sickel and Council for approving Resolution NO. 21-69. Woodbury Heart and Soul's new logo was approved and there is a new video and podcast posted on social media platforms. He then thanked Mayor Sickel, Bijou and Matthew for the success of the cleanup initiative.

Ken Mcilvaine – 456 Delaware Street – Mr. Mcilvaine asked a question regarding the school budget and if it will result in an increase in tax rate. CFO, Robert Law, answered, at this time the levy is not being increased for the school. If there is an increase it would be a very minimal increase on calendar year and no increase on the fiscal year. The budget is increasing, the tax levy is not. Mr. Mcilvaine asked about the revenue becoming available from state aid. Mr. Law answered. Mr. Mcilvaine asked about a line item budget, and if this information will be made available to the public. Mr. Law confirmed that the detailed budget is online. Mr. Mcilvaine then asked about the decision to allow marijuana sales in the City come August, and how that

decision will be made. Council President Hagerty answered.

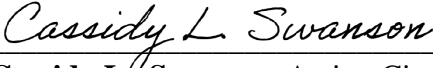
Pamela Lewis- 115 West Street – Ms. Lewis gave kudos to all the committees and their presentations; all of the information was very helpful and detailed. She then asked that information with regards to events and summer leagues be posted to the city’s website as she is not on social media. Ms. Lewis also added that the Spring Free event took place this past weekend as well. She is a part of 21st century consentrum who partnered with Heart and Soul, and Success First to have great event this past Saturday and thanked Public Works. Councilwoman Carter addressed the basketball league advertisement, and Council President Hagerty thanked Ms. Lewis.

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

### **Adjournment**

There being no further business, Councilwoman Parker made a motion to adjourn, seconded by Councilman Fleming. Motion approved by a unanimous voice vote. Meeting adjourned at 7:43p.m.

Respectfully submitted,

  
Cassidy L. 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.**