

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

**January 12, 2022**

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

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

**Zoom Link: <https://bit.ly/3q5zwk4>**

**Zoom Passcode: [CCJAN12](#)**

**Telephone Call: [1-301-715-8592](tel:1-301-715-8592)**

**Telephone Webinar ID: [856 0104 2475](#)**

**Telephone Passcode: [5151206](#)**

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**Pledge of Allegiance**

**Moment of Silent Reflection**

**Reading of the Open Public Meeting Statement**

**Roll Call**

**Open to the Public for Agenda Items**

**Resolutions**

**RESOLUTION NO. 22-46 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SATISFACTION OF RCA HOME IMPROVEMENT PROGRAM MORTGAGE REGARDING BLOCK 148.01, LOT 2 A/K/A 112 HUNTER STREET**

**Unfinished Business**

**New Business**

**Open to the Public**

**RESOLUTION NO. 22-47 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS PERTAINING TO POTENTIAL LITIGATION**

**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. 22-46**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING EXECUTION OF SATISFACTION OF RCA HOME IMPROVEMENT  
PROGRAM MORTGAGE REGARDING BLOCK 148.01, LOT 2  
A/K/A 112 HUNTER STREET**

**WHEREAS**, the City of Woodbury received funds under a Regional Contribution Agreement (RCA) between the City of Woodbury and Township of Harrison, and

**WHEREAS**, said funds were for the purpose of funding the City to rehabilitate housing for income eligible homeowners; and

**WHEREAS**, on December 5, 2006, the City approved expenditure of funds in the amount of \$26,250.00 for repairs to Block 148.01, Lot 2 a/k/a 112 Hunter Street; and

**WHEREAS**, repayment of said funds was secured by a City of Woodbury RCA Home Improvement Program mortgage dated 12/08/2006 recorded in MB 10220, Page 112; and

**WHEREAS**, said mortgage required repayment of the principal amount of the loan without interest at the time of sale; and

**WHEREAS**, the property was sold, and the City has received payment in full of the principal amount of its RCA loan in the amount of \$26,250.00; and

**WHEREAS**, Council wishes to authorize the execution of a satisfaction of the City of Woodbury RCA Home Improvement Program mortgage as set forth above.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Woodbury that the Mayor and/or Administration are hereby authorized to execute a satisfaction of the above described mortgage and such other documents as may be necessary to accomplish same.

**ADOPTED** at a regular meeting of Mayor and Council of the City of Woodbury held January 12, 2022.

**CITY OF WOODBURY**

By: \_\_\_\_\_

**REED A. MERINUK,  
President of Council**

ATTEST:

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**CASSIDY L. SWANSON,**  
**Acting City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilwoman Miller				
Councilman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 the meeting held on **January 12, 2021** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
Acting City Clerk

**RESOLUTION NO. 22-49**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS PERTAINING TO  
POTENTIAL LITIGATION**

**WHEREAS**, the Open Public Meetings Act authorizes the exclusion of the public from that portion of a meeting involving matters related to attorney-client privilege to *N.J.S.A. 10:4-12b*; and

- (1) *Matters required by law to be confidential*: Any matter which, by express provision of Federal law, State statute, or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- (2) Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
- (3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance, and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by an institution or program, including but not limited to, information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress, or condition of any individual, unless the individual concerned.
- (4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates, or investment of public funds, if it could adversely affect the public interest if discussion of the matters were disclosed.
- (6) *Matters of public protection*: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair that protection.
- (7) *Matters relating to litigation, negotiations and attorney-client privilege*: Any matter of pending or anticipated litigation or contract negotiation other than in subsection b. (4) above in which the City is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise ethical duties as a lawyer.
- (8) *Matters relating to the employment relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion, or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that the matter or matters be discussed at a public.

(9) *Deliberations after public hearing.* Deliberations by the Authority occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party.

**NOW, THEREFORE BE IT RESOLVED**, the Mayor and Council of the City of Woodbury, County of Gloucester, and State of New Jersey will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

1. Matters pertaining to potential litigation – Pursuant to N.J.S.A. 10:4-12b(7)-Re: Contracts/Municipal Solutions, LLC

**BE IT FURTHER RESOLVED** that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on January 12, 2022.

**CITY OF WOODBURY**

By: \_\_\_\_\_

**REED A. MERINUK,  
President of Council**

ATTEST:

\_\_\_\_\_

**CASSIDY L. SWANSON,  
Acting City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
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Councilman Fleming				
Councilman Hagerty				
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Cassidy L. Swanson,  
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