

**City of Woodbury**  
**City Council Meeting Agenda**  
**September 22, 2021**  
**Council Chambers Open at 6:00 p.m.**  
**Meeting starts 6:30 p.m.**

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The meeting of September 22, 2021 was called to order by Council President Hagerty at 6:43 pm. Council President Hagerty then 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. Also, notice of the public meeting was advertised in the newspaper and posted on the City web page for the public.

**Roll Call:**

Present: Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty, Mayor Sickel

Absent: Councilwoman Parker

Others Present: Acting City Clerk, Cassidy Swanson; Solicitor, Tim Scaffidi; Police Chief, Thomas Ryan; Engineer, Erika Covely, Chief Financial Officer, Robert Law; Planning/Zoning Official, John Leech.

**Councilwoman Harwell's Oath of Office**

Council President explained that the Bethel AME Church was streaming Councilwoman Harwell's Oath of Office. Council President Hagerty introduced Councilwoman Fran Harwell and William Spearman, Assemblyman for New Jersey's 5th Legislative District. Assemblyman Spearman swore Councilwoman Harwell into office and congratulated her. Councilwoman Harwell thanked everyone who was in attendance and watching virtually and explained her excitement to serve the City of Woodbury. Councilwoman Harwell was joined by Loretta Winters, President of the Gloucester County NAACP, Minretta McFadden, Basileus, AKA Sorority Inc., Theta Pi Omega Chapter and John Campbell, Executive Director of the Greater Woodbury Chamber of Commerce.

Councilman Fleming made a motion to recess until 7 pm, to allow time for people to exit Council Chambers, seconded by Councilwoman O'Connor. Motion approved by unanimous

voice vote.

Recess began at 6:50 pm

Recess ended at 7:02 pm

Councilman Fleming made a motion to resume the regular meeting of the City Council of the City of Woodbury, seconded by Councilwoman O'Connor. Motion approved by unanimous voice vote.

### **Approval of Minutes**

Councilwoman O'Connor made a motion to approve the meeting minutes from the April 14, seconded by Councilwoman Miller. Motion approved via voice vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty

Nays 0

Absent 1 Councilwoman Parker

Abstain 2 Councilman Fleming, Councilwoman Harwell

Councilwoman O'Connor made a motion to approve the meeting minutes from the July 14, seconded by Councilwoman Carter. Motion approved via voice vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty

Nays 0

Absent 1 Councilwoman Parker

Abstain 2 Councilman Fleming, Councilwoman Harwell

Councilwoman O'Connor made a motion to approve the meeting minutes from the August 11, seconded by Councilman Miller. Motion approved via voice vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty

Nays 0

Absent 1 Councilwoman Parker

Abstain 2 Councilman Fleming, Councilwoman Harwell

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

Council President Hagerty stated the meeting will be opened to the public for agenda items only. Council President Hagerty reminds everyone that each agenda item does have to get read aloud

by Ms. Swanson for the record and that Ordinances 2343-21 through 2347-21 will each have their own public hearing. Ms. Swanson then read the titles of the Ordinances and Resolutions. Councilwoman O'Connor made a motion to open to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote. Ms. Swanson went on to inform the public that at this time they can come up to the podium to be heard at this time.

Tony Alveario – 522 Delaware St. – Mr. Alveario is opposed to Resolution 21-130 and would like the Resolution to be tabled or amended to state that the second Monday in October be known as Indigenous Peoples and Columbus Day. Mr. Alveario explained the history of Christopher Columbus and the importance of his recognition to the Italian community.

Jared Hunter – 23 N. Drexel St. – Mr. Hunter expressed his hopes to speak to Mr. Alveario in regard to Resolution 21-130. Mr. Hunter asked if there was a difference to City Manager and City Administrator as referenced in Resolution 21-136 and Resolution 21-137. Mr. Scaffidi answered. Mr. Hunter asked how much the contracted referenced in Resolution 21-136 is and if there will be any additional charges with Resolution 21-137. Mr. Scaffidi answered. Mr. Hunter asked if Municipal Solutions will manage the job posting or will it be on the City website. Mr. Everston, of Municipal Solutions, and Ms. Swanson answered. Mr. Hunter asked why there was a non-fair an open contract decided for this contract. Mr. Scaffidi answered. Mr. Hunter noted that he would like to see a well thought out search in our community as well across the nation.

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

### **Ordinances**

**ORDINANCE 2343-21** AN ORDINANCE AMENDING THE CODE BOOK OF THE CITY OF WOODBURY TO ADOPT A NEW CHAPTER TO BE ENTITLED “MASSAGE BUSINESSES” Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2343-21, seconded by Councilman Miller.

Tony Alveario – 522 Delaware St. – Mr. Alveario would like to see stronger zoning codes for similar businesses.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2343-21, seconded by Councilwoman O'Connor. Councilman Fleming made a motion to adopt Ordinance 2343-21, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

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

Nays 0  
Absent 1 Councilwoman Parker  
Abstain 1 Councilwoman Harwell

**ORDINANCE 2344-21** AN ORDINANCE TO FIX AND ESTABLISH SALARIES AND RATE OF COMPENSATION ON THE VARIOUS OFFICERS AND EMPLOYEES OF THE CITY OF WOODBURY IN THE COUNTY OF GLOUCESTER, AND TO PROVIDE THE MANNER OF PAYMENT THEREOF AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2344-21, seconded by Councilwoman O'Connor.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2344-21, Seconded by Councilman Miller. Councilman Fleming made a motion to adopt Ordinance 2344-21, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty  
Nays 0  
Absent 1 Councilwoman Parker  
Abstain 1 Councilwoman Harwell

**ORDINANCE 2345-21** AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 156 "SEWERS" AND CHAPTER 197 "WATER" OF THE CODE OF THE CITY OF WOODBURY Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2345-21, seconded by Councilwoman O'Connor

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2345-21, Seconded by Councilwoman O'Connor. Councilman Fleming made a motion to adopt Ordinance 2345-21, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty  
Nays 0  
Absent 1 Councilwoman Parker  
Abstain 1 Councilwoman Harwell

**ORDINANCE 2346-21** AN ORDINANCE OF THE CITY OF WOODBURY REPEALING ORDINANCE 2336-21 AND ADOPTING A NEW CHAPTER 165, STORMWATER CONTROL, OF THE CODE BOOK OF THE CITY OF WOODBURY Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2346-21, seconded by Councilwoman O'Connor.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2346-21, Seconded by Councilman Miller. Councilman Fleming made a motion to adopt Ordinance 2346-21, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

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

Nays 0

Absent 1 Councilwoman Parker

Abstain 1 Councilwoman Harwell

**ORDINANCE 2347-21** AN ORDINANCE TO AMEND THE CODE BOOK OF THE CITY OF WOODBURY CHAPTER 178 ENTITLED "TAXATION" TO ADD ARTICLE II ENTITLED "TOTALLY DISABLED VETERAN'S AND SURVIVING SPOUSE'S TAX EXEMPTION" Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2347-21, seconded by Councilman Miller.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2347-21, Seconded by Councilwoman O'Connor. Council made a motion to adopt Ordinance 2347-21, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

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

Nays 0

Absent 1 Councilwoman Parker

Abstain 1 Councilwoman Harwell

### **Resolutions**

**RESOLUTION NO. 21-130** RESOLUTION OF THE CITY COUNCIL OF THE CITY WOODBURY DECLARING THE SECOND MONDAY IN OCTOBER BE KNOWN AS

INDIGENOUS PEOPLES DAY IN THE CITY OF WOODBURY Ms. Swanson read the title of the Resolution. Councilwoman O'Connor asked if we could adopt and then amend or make changes. Council President Hagerty deferred to Mr. Scaffidi.

Councilman Merinuk made a motion to amend Resolution No. 21-130 for the Second Monday in October to be known as Indigenous Peoples and Christopher Columbus Day. Councilman Fleming seconded the motion adding he agrees with Mr. Alveario that some Italians may see this as unfavorable, and he agreed with Mr. Hunter in the need to honor the Indigenous Peoples Day. Council President Hagerty added that this is in the spirit of equity, inclusion and representing all involved.

Councilman Fleming made a motion to adopt amended Resolution No. 21-130, seconded by Councilman Merinuk.

Motion approved via roll call vote resulting in the following;

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

Nays 0

Absent 1 Councilwoman Parker

Abstain 1 Councilwoman Harwell

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#### CONSENT AGENDA

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**RESOLUTION NO. 21-131** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDING A CONTRACT TO RICCO CONSTRUCTION CORP. FOR THE SITE DEMOLITION OF 32, 38, 40 W. BARBER AVE AND 607 GREEN STREET

**RESOLUTION NO. 21-132** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CHANGE ORDER FOR THE FY2020 WATER MAIN REPLACEMENT PROJECTS

**RESOLUTION NO. 21-133** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CHANGE ORDER FOR THE FY2020 LOCAL ROAD PROGRAM

**RESOLUTION NO. 21-134** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY HIRING A SPECIAL LAW ENFORCEMENT OFFICER CLASS II FOR THE WOODBURY CITY POLICE DEPARTMENT, NUNC PRO TUNC

**RESOLUTION NO. 21-135** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH PIONEER PIPE FOR THE REPAIR OF A LEAKING WATER VALVE AT HESTERS AVENUE AND SOUTH EVERGREEN AVENUE, AUGUST 11, 2021

**RESOLUTION NO. 21-136** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL SERVICES FOR INTERIM PROFESSIONAL MANAGEMENT SERVICES FOR A CITY MANAGER FOR THE CITY OF WOODBURY

**RESOLUTION NO. 21-137** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL SERVICES FOR EXECUTIVE SEARCH SERVICES FOR A CITY ADMINISTRATOR FOR THE CITY OF WOODBURY

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

Nays 0

Absent 1 Councilwoman Parker

Abstain 1 Councilwoman Harwell

Councilwoman O'Connor made a motion to adopt the bills and vouchers list, seconded by, Councilwoman Carter. Motion approved by unanimous voice vote.

**Committee Reports**

Councilwoman Miller – Councilwoman thanked the 5<sup>th</sup> Legislative Office and Senator Cruz-Perez, Assemblyman Spearman and Assemblyman Moen for their assistance with the school supplies drive on September 2. Assemblyman Spearman personally helped pack and hand out bags. Councilwoman Miller would like to see Council and members of our community put on future events like this, and how important they are in helping our community.

**Report of the Mayor**

Mayor Sickel – The Fall Festival Parade Committee has been doing a great job fundraising. Mayor Sickel thanked the Greater of Woodbury Chamber of Commerce for donating and also thanked Zallies and Inspira who each donated \$10,000. Several other businesses donated and

everyone will be represented on the parade banner. Mayor Sickel is proud to announce that the Fall Festival Parade will operate off of 100% donated funds and will not cost any taxpayer money. Mayor Sickel thanked all of the Committees, Woodbury Organizations and volunteers that have helped with the Fall Festival Parade, and all of the Other Events the City has put on this Year. The Fall Festival Parade is Saturday, October 9 and the Festival will be from 1-5 pm at Lot 323 (115 S. Broad St.) where there will be vendors, games and entertainment for all ages. The parade will begin between 5:30 – 6 pm at the ACME parking lot and end at the Inspira Medical Center.

### **Department Announcements**

Erika Covely – Engineer – Mrs. Covely thanked Council for the approval of Resolution No. 21-131, and work will now hopefully start soon. There are two upcoming bid openings on October 5 for the Wood Street Sanitary Sewer Lining Project and October 19 for the Green Acres - Stewart Lake Park Pedestrian Path – Phase 1.

Michelle Yeager – Library – The Library Board of Trustees will be resuming meetings on September 20<sup>th</sup> via Zoom. Information on the meeting can be found on the Library's website. Ms. Yeager is looking to for approval for the Library's budget. Ms. Yeager will be sending out invitations for grant funding to research African American History in Woodbury going back to the 1600 and wants to include as many stakeholders in community as possible. Some research has already started and they have found original sources in the birth of African American slaves. There is currently little documentation of African American History in Woodbury and they are excited to continue to give access and lower the boundaries to give access to the community to this information. Councilman Miller expressed her excitement in this project. Ms. Yeager said the next Bilingual Story Time is this Saturday at 11 am. Ms. Yeager thanked Mayor Sickel for her assistance and also thanked Councilwoman Miller for donating a book for Indigenous Peoples Day.

Chief Ryan – Woodbury City Police Department – Chief Ryan reminded everyone that Straight to Treatment is still happening throughout the COVID-19 Pandemic. He said it's inspirational to see the stories of those who are getting treatment. Officers have started a Woodbury Re-Entry Program to help those gain access to important documents and reacclimate to society. On October 5<sup>th</sup> from 2-7 pm there is a Blood Drive at Kemble Methodist Church.

After being canceled in 2020, the 41<sup>st</sup> Annual Gloucester County Police Awards Committee in Monroe Township will be held on October 4<sup>th</sup>, honoring both the 2019 and 2020 awardees. Sgt. Andrew DiGiambattista and Ptl. Tony Urban will receive the Meritorious Service Award for saving an individual in a mental health crisis from a burning building. Officers, Cpl. Joseph Collins, Ptl. Jim Jones and Ptl. Timothy Nelson will receive the Honorable Discharge Award.



The Woodbury City Police Department is scheduled for an on-site assessment as part of its program to achieve accreditation by verifying that it meets recognized professional best practices. Administered by the New Jersey State Association of Chiefs of Police, the accreditation program requires agencies to comply with best practice standards in five basic areas: the administrative function, the personnel function, the operations function, the investigative function, and the arrestee/detainee function. Agency employees and the public are invited to offer comments by calling 609-352-3919 on Tuesday, October 5th, 2021 between the hours of 10:00A.M.-11:00A.M. Comments will be taken by the Assessment Team. Email comments can be sent to the police department at [bboucher@woodburypd.com](mailto:bboucher@woodburypd.com). Anyone wishing to submit written comments about the Woodbury City Police Department's ability to comply with the standards for accreditation may send them by email to Harry J Delgado, Ed.S Accreditation Program Director, [hdelgado@njsacop.org](mailto:hdelgado@njsacop.org), or write to the New Jersey State Association of Chief's of Police, Law Enforcement Accreditation Commission at 751 Route 73 North, Suite 12, Marlton, N.J. 08053. We take pride in being an accredited department. This would be the WPD's 4 consecutive accreditation and 5<sup>th</sup> total.

### **Unfinished Business**

No unfinished business.

### **New Business**

No new business.

### **Open to the Public**

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

Tony Alveario – 522 Delaware St. – Mr. Alveario would like Council to reconsider its approval and passage of Ordinance 2342-21 and Resolution No. 21-126, as the approval of the Best Buds location is not more than 1000 feet of the daycare at Kemble Methodist Church. Mr. Alveario doesn't want this business on Broad Street due to the daycare. Council President Hagerty thanked Mr. Alveario for his comments.

Charles Hughes – 31 N. Childs St. – Mr. Hughes expressed his displeasure of Mayor Sickel denying hi group, Say No to GCL, from participating in the Fall Festival Parade. Mr. Hughes added to Mr. Alveario comments and asks the reconsideration of Ordinance 2342-21 and Resolution No. 21-126 due of the distance of Best Buds to the daycare in Kemble Methodist Church. Mr. Hughes provided maps to Council. Council President Hagerty thanked Mr. Hughes.

Bill Gotthardt – 26 N. Horace St. – Mr. Gotthardt asked for the status of the junior firefighter, as Mr. Law had requested for him to provide outline on program in relation to JIF (Joint Insurance Fund). Mr. Gotthardt has yet to receive a response and would like a response from the Fire Administrator. Mr. Scaffidi responded. Mr. Gotthardt said that he has a copy of application and

SOP from that the City required for when Council approved the application on March 10. Mr. Scaffidi responded. Mr. Gotthardt asked if there will be a meeting with other fire departments and officials in regard to the volunteer suspension and the operation of the paid fire department. Mr. Scaffidi responded. Council President Hagerty and Mayor Sickel thanked Mr. Gotthardt.

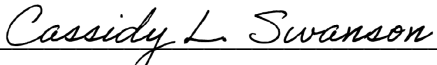
Hearing no one, Councilman Fleming made a motion to close to the public, seconded by Councilwoman O'Connor. Motion approved by unanimous voice vote.

### **Adjournment**

There being no further business, Councilman Fleming made a motion to adjourn, seconded by Councilman Miller. Motion approved by a unanimous voice vote.

Meeting adjourned 8:05 p.m.

Respectfully submitted,

  
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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.**