

**City of Woodbury
City Council Meeting Agenda
Virtual Meeting
September 8, 2021
Council Chambers Open at 6:00 p.m.
Meeting starts 6:30 p.m.**

The meeting of September 8, 2021 was called to order by Council President Hagerty at 6:31 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 No. 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 Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty, Mayor Sickel

Absent: Councilman Fleming, 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.

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. 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 Miller. 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.

Jared Hunter – 23 N. Drexel St. – Mr. Hunter appreciates the thought that went into Ordinance 2343-21 and asked about if it is standard that section 4 of the ordinance establishes fees for applicants. Mr. Scaffidi. Hunter asked if we currently have application fees based on types of establishments. Mr. Scaffidi answered. Mr. Hunter asked if Ordinance 2344-21 was on the agenda since the budget has been approved. Mr. Law responded. Mr. Hunter then asked what amendments are being made to Ordinance 2345-21. Mr. Law responded and explained it is a rate increase, the first in 15 years. Mr. Hunter asked how much the rate increase is. Mr. Law responded and explained how the COVID-19 Pandemic has negatively affected the City's utility revenue.

Tony Alveario – 522 Delaware St. – In regard to Ordinance 2343-21 Mr. Alveario requested his Ward 3 Council representatives to remove all of the items he has previously mentioned that he believes negatively impact the City from the C-1 Commercial zone and make these businesses go before the Planning and Zoning Board. Mr. Alveario asked if this was the appropriate time to address Ordinance 2342-21, and Council President Hagerty responded and explained the physical address in Resolution 21-126 in regard to Ordinance 2342-21.

Catherine Kaiser – 1147 Tatum St. – Mrs. Kaiser asked if there was a specific law that defines 100% Totally Disabled Veteran as referenced in Ordinance 2347-21. Mr. Scaffidi answered. Mrs. Kaiser then asked if we know the percentage of residents that would qualify for this. Mr. Scaffidi answered.

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

Presentation

Joe Henry of Hardenburgh Insurance, the City's Risk Manager for the Joint Insurance Fund (JIF) presented the 2021 JIF Safety presentation titled Seat Belts Save Lives, to Mayor and Council.

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 Councilwoman O'Connor presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilwoman O'Connor made a motion to adopt Ordinance 2343-21 on second reading, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

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

Nays 0

Absent 2 Councilman Fleming, Councilwoman Parker

Abstain 0

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 Councilwoman O'Connor presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilwoman O'Connor made a motion to adopt Ordinance 2344-21 on second reading, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty
Nays 0
Absent 2 Councilman Fleming, Councilwoman Parker
Abstain 0

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 Councilwoman O'Connor presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilwoman O'Connor made a motion to adopt Ordinance 2345-21 on second reading, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty
Nays 0
Absent 2 Councilman Fleming, Councilwoman Parker
Abstain 0

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 Councilwoman O'Connor presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilwoman O'Connor made a motion to adopt Ordinance 2346-21 on second reading, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty
Nays 0
Absent 2 Councilman Fleming, Councilwoman Parker
Abstain 0

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" Councilwoman O'Connor presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilwoman O'Connor made a motion to adopt Ordinance 2347-21 on second reading, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Hagerty
Nays 0
Absent 2 Councilman Fleming, Councilwoman Parker

Abstain 0

Resolutions

CONSENT AGENDA

RESOLUTION NO. 21-124 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING TAXES FOR KURT WALZER, A 100% DISABLED VETERAN, FOR BLOCK 31.02 LOT 16 A.K.A. 98 N COLUMBIA ST

RESOLUTION NO. 21-125 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDED AN AFFORDABLE HOUSING PLANNER

RESOLUTION NO. 21-126 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IN SUPPORT OF THE LOCATION AND OPERATION OF A CANNABIS DISPENSARY BY BESTBUDS, LLC WITHIN THE CITY OF WOODBURY

RESOLUTION NO. 21-127 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A WATER OVERPAYMENT ACCOUNT # 24800-0 429 E BARBER AVE WILLIAMS, ETHEL

RESOLUTION NO. 21-128 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 152.01 LOT 24 429 E BARBER AVE WILLIAMS, ETHEL

RESOLUTION NO. 21-129 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR ANTHONY L. RIVERA, A 100% DISABLED VETERAN, BLOCK 148.02 LOT 22.01 A.K.A. 232 HUNTER ST

END CONSENT AGENDA

Councilman Miller made a motion to adopt the Consent Agenda as read at the beginning of the meeting, seconded by, Councilwoman O'Connor.

Motion approved via roll call vote resulting in the following;

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

Nays 0

Absent 2 Councilman Fleming, Councilwoman Parker

Abstain 0

Committee Reports

Council President Hagerty – Economic Development and Property Maintenance – The City has sold several vacant properties and can now receive the revenue for the properties. The City has worked with the Woodbury Olde City Restoration Committee and the Train Station Café, and at

the end of August the Train Station Café submitted an application to the NJ Alcoholic Beverage Control for a liquor license. This will expand their hours of operation and their ability to now serve alcoholic beverages.

Councilwoman O'Connor – Public Safety – Councilwoman O'Connor thanked all of the City's first responders and fire fighters on the fantastic job they did with last week's tornado.

Report of the Mayor

Mayor Sickel – May Sickel commended Council President Hagerty and his team for their efforts with the car show. She then thanked, Chief Ryan and the WPD for the good job they have been doing, and for assisting with policing both Mantua and Wenonah. She then thanked Public Works for assisting Woodbury Heights with equipment to cut down some of their trees. She announced that on October 9th, the Fall Festival Parade is back and committee members are in need of volunteers, and sponsorships, all information could be found on the City's website. The pre-parade will take place from 1PM-5PM at Lot 323 and the parade will begin around 5:30PM.

Report of the Clerk

Ms. Swanson – Ms. Swanson announced that she in receipt of a letter from Councilwoman Crystal Moore, dated August 22, the letter goes as follows: “Good afternoon, Effective immediately, I have to resign from my position on City Council Ward 2 for the city of Woodbury NJ. It is with sadness that I submit this resignation request. Personal reasons involving my family has made this resignation a requirement. I look forward to continuing working with the Mayor and Council regarding the positions I hold with the local youth organizations.” Ms. Swanson announced she is in receipt of a letter from the Woodbury Democratic Committee, the letter goes as follows: “Please be advised the Democratic Committee had a meeting on Tuesday, September 7 at 6:00pm to submit three names to Council to fill the vacancy previously held by Crystal Moore. The following names are: Fran Harwell, C Barry Sloane and Dianne Sloane.” Ms. Swanson received the City Engineer's request to go out to bid for the Green Acres Stewart Lake Park Improvements Project Pedestrian Path – Phase 1. If Council agrees, she asked under new business for Council to pass a motion to approve the request to go out to bid on this project. 4. At Mr. Leech's request, Ms. Swanson asked Council, If Council agrees, under New Business to pass a motion to send out requests for proposals a Housing Market Study.

Department Announcements

Erika Covely – Engineer – Mrs. Covely reported that currently out to bid we have the demolition project. That bid opening is on September 15th. We also have the Hunter Street Resurfacing Project and the Wood Street Sewer Lining Project, both bid openings will be on October 5th. The current Water Main Project is wrapping up, and we will be working on that punch list with the contractor. Green Acres is currently ready to go out for bid if we cannot introduce the resolution tonight, we can do it at the next meeting the anticipated date is October 19th, so there is still time.

Michelle Yeager – Library – Ms. Yeager reported that in lieu of the kids returning back to school, September is National Library Card Registration month and encouraged residents to get their card or renew it if they already haven't. The State library is currently providing a database called Brain Fuze which has live homework help, a writing lab with feedback, prep for GED and AP tests as well as English as a second language. That program is accessible for free with your library card through the library's website. She then announced upcoming events being the adult's mosaics class which is currently full; this was possible from a grant provided from the Gloucester County Cultural Heritage Commission. In October there will be an avoiding employment scams which will be an event presented by the NJ Division of Consumer Affairs. On October 4th, we have the South Jersey Ghost Research Group hosting a program. Lastly, she announced that the library has received a grant from the NJ State Library a little over \$9,700 to fund a mobile literacy laptop lab. This will allow the library to conduct digital literacy workshops.

Unfinished Business

No unfinished business.

New Business

Councilwoman O'Connor made a motion to go out to bid for the Green Acres Stewart Lake Park Improvements Project Pedestrian Path – Phase 1, seconded by Councilman Miller. Motion approved by a unanimous voice vote.

Councilwoman O'Connor made a motion to send out request for proposals for a Housing Market Study, seconded by Councilman Miller. Motion approved by a unanimous voice vote.

Councilwoman Carter made a motion to nominate Fran Harwell to fill the Council Ward 2 vacancy seconded by Councilman Merinuk. Motion approved by a unanimous voice vote.

Council President Hagerty provided an update on the City Administrator position. He stated that we are currently working with a company called Municipal Solutions that will provide us with an experienced Interim Administrator that will be able to work on behalf of the City immediately. The Interim Administrator will do an audit of our current City Hall operations and processes and allow for a review to make sure our City is functioning with the highest efficiency. The second part of the scope includes a national search for a permanent replacement for the role. The contract has been signed and a resolution will be constructed for next council meeting in this regard.

Open to the Public

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

Katrina Caltabiano – 1035 Moore Rd. West Deptford – Katrina introduced herself as a junior fire fighter with the Woodbury fire department. She reported that she joined the fire department on March 10th of this year as it was approved at the March 10th City council meeting. She noted that at because she was accepted officially on that day in doing so, council also accepted the Junior Firefighter Program. Without the junior program she would not have legally been accepted in the meeting and able to run calls from March 10th up until May 4th. She described her role as a Junior Firefighter as she is to assist all full-time employees without participating in any Firefighting or rescue activity. She emphasized on the lack of participation in the junior fire department and how most volunteer departments sustain on family tradition.

Bill Gotthardt – 46 N. Horace St. - Councilman Merinuk asked Mr. Gotthardt to explain the Junior Firefighter program he facilitated 20 years prior. Mr. Gotthardt explained how the Junior Firefighter Program was established and how it was managed. Mr. Gotthardt was disappointed that no one on Council addressed Ms. Caltabiano's comments. Mr. Gotthardt asked for the outcome of the investigation of the Volunteer Fire Department. Mr. Scaffidi responded. Mr. Gotthardt did not see Mr. Scaffidi's answer as sufficient. He asked how the Marijuana Ordinance 2342-21 was put together in a few days when this investigation is taking 5 months. He noted that last weeks' tornado could easily have hit Woodbury, and we would have not have coverage. Mr. Scaffidi responded and noted that Mr. DiPerio is the one performing the investigation and creating the Ordinance. Mr. Gotthardt reiterated that the volunteer firemen and the public have not been given any updates about the investigation. Mr. Scaffidi responded. Mr. Gotthardt asked if anyone on Council believes that this investigation should take 5 months. Councilman Merinuk responded that it should not, and asked Mr. Law in regard to the Joint Insurance Fund (JIF), Ms. Caltabiano had pre-approval from the Chief, prior to the suspension, and enrolled into school, with the understanding that she is Junior Volunteer Firefighter, if JIF would have any issues with Council supporting Ms. Caltabiano. Mr. Law responded, adding that rules to the Junior Firefighter Program either need to be provided to him or established. Mayor Sickel added that when Ms. Caltabiano's application was approved at the March 10 City Council meeting, a provision was added that these documents need to be provided, and they have yet to be provided. Mr. Gotthardt asked when he should expect an update. Mr. Scaffidi, Councilman Merinuk, and Mr. Law responded. Mr. Gotthardt again expressed his displeasure over the handling of the Volunteer Fire Department investigation. Councilwoman O'Connor and Councilman Merinuk responded.

Brandon Volk – 435 Hemlock Terr. – Mr. Volk referenced the Junior Firefighter program documents that were approved in November of 2020, are in an email thread between Rob Garrish, risk consultant, former Administrator Brown, Mr. Scaffidi and Mr. Law from November 2020. Mr. Volk expressed his displeasure of the Volunteer Fire Department situation and how he would hate to see taxes increase over an issue that could have already been resolved.

Tony Alveario – 522 Delaware St. – Mr. Alveario did land use research within the City and made a list of properties that could be improved. Mr. Alveario brought up 458 Morris Street, and

wanting to see evidence that there is hazardous materials at the site. Ms. Swanson responded and informed Mr. Alveario he can submit an OPRA Request. Council President Hagerty responded and explained how Council is trying to assist in the redevelopment of the property.

Jared Hunter – 23 N. Drexel St. – Mr. Hunter asked Council President Hagerty to further explain his update on hiring Municipal Solutions to provide the city with an Interim Administrator, permanent Administrator and efficiency study. Council President Hagerty responded. Mr. Hunter asked if the City would consider hiring a Woodbury resident for the Administrator position. Council President Hagerty responded. Mr. Hunter asked when the position will be made public. Council President Hagerty responded. Mr. Hunter explained his experience with public administration and how it's usually best to look at those in your community. Councilwoman O'Connor responded.

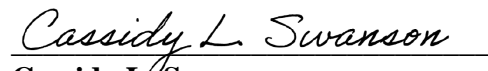
Hearing no one, Councilman Miller made a motion to close to the public, seconded by Councilwoman Miller. Motion approved by unanimous voice vote.

Adjournment

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

Meeting adjourned at 7:44 p.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.