

**City of Woodbury**  
**City Council Meeting Agenda**  
**November 9, 2021**  
**Council Chambers Open at 6:00 p.m.**  
**Meeting starts 6:30 p.m.**

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The meeting of November 9, 2021 was called to order by Council President Pro-Tempore Parker 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 #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, Councilman Miller, Councilwoman O'Connor, Council President Pro-Tempore Parker, Mayor Sickel

Absent: Councilwoman Miller, Council President Hagerty

Others Present: Acting City Clerk, Cassidy Swanson; Solicitor, Tim Scaffidi; Police Chief, Thomas Ryan; Engineer, Paul Brier, Chief Financial Officer, Robert Law; Planning/Zoning Official, John Leech; Interim City Administrator, Len Sossamon.

**Presentations and Discussions**

**RESOLUTION NO. 21-147** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY HIRING A FULL-TIME PATROL OFFICER FOR THE WOODBURY CITY POLICE DEPARTMENT Councilman Fleming made a motion to adopt Resolution No. 21-147, seconded by Councilman Miller. Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Pro-Tempore Parker

Nays 0

Absent 2 Councilwoman Miller, Council President Hagerty

Abstain 0

Mayor Sickel introduced Ryan DeJoseph and read his biography. Mayor Sickel swore in. Full-Time Patrol Officer DeJoseph. Full-Time Patrol Officer DeJoseph was accompanied by his mother and father. Chief Ryan explained how excited he is for Patrol Officer DeJoseph to get promoted from SLEO II to Full-Time Patrol Officer and how much of an asset he is to the Police Department.

**Open to the Public for Agenda Items**

Council President Pro-Tempore Parker stated the meeting will be opened to the public for agenda items only. Council President Pro-Tempore Parker reminds everyone that each agenda item does have to get read aloud. Councilman Fleming made a motion to open to the public, seconded by Councilwoman O'Connor. Motion approved by unanimous voice vote. Ms. Swanson then read the titles of the Ordinances and Resolutions. 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 Street – Mr. Hunter asked if Resolution No. 21-150 was originally on the agenda. Ms. Swanson answered yes. In regard to Resolution No. 21-149, he asked why there is a moratorium on Railroad Avenue. Mr. Brier answered. In regard to Resolution No. 21-152, Mr. Hunter inquired about the hiring process for the Interim Administrator. Councilwoman O'Connor answered. Mr. Hunter asked if there was resident involvement in this process. Councilwoman O'Connor answered.

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 NO. 2350-21** AN ORDINANCE AUTHORIZING THE TRANSFER OF PROPERTY KNOWN AS BLOCK 168, LOT 2 AND BLOCK 168, LOT 2.01 ON THE OFFICIAL TAX MAP OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY TO GLOUCESTER COUNTY HABITAT FOR HUMANITY, A NON-PROFIT CORPORATION OF THE STATE OF NEW JERSEY PURSUANT TO N.J.S.A. 40A:12-21(l) Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2350-21, seconded by Councilman Miller.

Hearing no one, Councilman Miller made a motion to close to the public on Ordinance 2350-21, seconded by Councilman Fleming.

Councilman Fleming made a motion to adopt Ordinance 2350-21, seconded by Councilman Miller. Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Pro-Tempore Parker

Nays 0

Absent 2 Councilwoman Miller, Council President Hagerty

Abstain 0

**Resolutions**

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CONSENT AGENDA

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**RESOLUTION NO. 21-148** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE AND ACCEPTING THE MAINTENANCE BOND OF A.C. SCHULTES, INC. FOR THE WELL NO. 7 REDEVELOPMENT & PUMP REPAIRS PROJECT

**RESOLUTION NO. 21-149** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ESTABLISHING A 5 YEAR MORATORIUM ON THE ISSUANCE OF ROAD OPENING PERMITS FOR RAILROAD AVENUE, NJSH 45 TO SOUTH BARBER AVENUE FROM JULY 14, 2020 THROUGH JULY 13, 2025

**RESOLUTION NO. 21-150** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ESTABLISHING A 5-YEAR MORATORIUM ON THE ISSUANCE OF ROAD OPENING PERMITS FOR THE PORTIONS OF THE ROADS RESURFACED AS PART OF THE FY2020 LOCAL ROAD MILLING & OVERLAY PROJECT FROM JULY 1, 2021 THROUGH JUNE 30, 2026

**RESOLUTION NO. 21-151** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE TAX PAYMENT BLOCK 46 LOT 6 104 S DAVIS ST

**RESOLUTION NO. 21-152** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF FIRM AGREEMENT FOR INTERIM CITY ADMINISTRATOR

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END CONSENT AGENDA

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

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Pro-Tempore Parker

Nays 0

Absent 2 Councilwoman Miller, Council President Hagerty

Abstain 0

**Committee Reports**

Councilman Fleming – Finance Committee – The Finance Committee met on the 4<sup>th</sup> and had lengthy discussion on department budgets. Mr. Law has sent out requests to department heads and hopes to have department budgets back by early December. Councilman Fleming explained that the City has a lease proposal from Enterprise for police vehicles and potentially other departments. This is a big shift in what the City typically does and will take some time.

Councilman Fleming explained that since there is no longer a full service Hospital on the Inspira Medical Center's Campus, their tax status will change and no longer be tax exempt. We are Hopeful for the tax status change to go in affect in 2022. The Finance Committee has been discussing a tax Ordinance and will provide more information.

### **Report of the Mayor**

Mayor Sickel – Mayor Sickel thanked Councilman Fleming. She went into more detail on the Enterprise Lease, explaining that it is a complete fleet management package, and it would be all departments. There is currently no fleet management in place for the City right now. Mayor Sickel explained the cost makes sense and the Finance Committee and Mr. Law are looking further into what the long term commitment would be will present a plan to Council. Mayor Sickel met with the City Engineer to start developing a 20 Year Infrastructure Plan that will be broken up in 5 year increments. This type of plan hasn't been addressed within the City. We have been looking at various grants for the year 2022 and we are hopeful to apply and receive several grants. Mayor Sickel announced she is working with the Woodbury High School's 21<sup>st</sup> Century Club on doing a Holiday event in the first week of December. Information on the event will be sent out as soon as it is finalized.

### **Report of the Clerk**

Ms. Swanson – Election Day took place on November 2<sup>nd</sup> and Ms. Swanson thanked all the Board Workers, Police Officers, City Hall and Public Works Employees and volunteers who assisted in Election. Board of Election will certify the Election results on November 15. Ms. Swanson informed everyone that City Hall is closed on Thursday, November 11 in Observance of Veterans day and Friday, November 12 for Election Day. The next City Council meeting will also be on a Tuesday, not Wednesday. The meeting date is Tuesday, November 23. Ms. Swanson announced that the 2022 Request for Proposals are available online. Any interested party can retrieve the information on our website, or reach out directly. Responses are due December 9, 2021.

### **Department Announcements**

Paul Breier – Engineer – Mr. Breier informed Council that the Hunter St. Construction Meeting is tomorrow November 10. They are working with Green Acres to bring another bid opening for the Stewart Lake Pedestrian Path Project – Phase 1. Mr. Breier explained that they are aware of the issues on Golf Drive and Lyman Avenue are scheduling P&A Contractors to come back out. We will be holding their performance bond until the issue is resolved. Councilman Fleming asked about the SCADA System and if the bid is going out soon. Mr. Breier responded. Councilman Fleming stated there are a lot of alleyways in Woodbury and asked if we have an understanding of what alley ways we own, and what obligation we have to pave them. Mr. Brier and Mr. Scaffidi answered. Councilwoman O'Connor asked for clarification. Mr. Brier and Mr. Scaffidi answered

Chief Ryan – Police Department - Chief Ryan thanked everyone for their continued support for the Woodbury Police Department

**Unfinished Business**

No Unfinished Business.

**New Business**

Councilman Fleming made a motion to approve the 2021 Best Practices, seconded by Councilman Miller. Motion approved by unanimous voice vote.

Mayor Sickel introduced the City of Woodbury’s new Interim Administrator Len Sossamon and Municipal Solutions President Dave Everston. Mr. Everston introduced himself and explained the Interim Administrator search process. Mr. Sossamon introduced himself and explained his background. Mr. Sossamon thanked Mayor and Council and is excited to be working with them and for the residents of the City of Woodbury. Mr. Sossamon was excited to hear about the infrastructure plan and the adoption of the best practices. Councilman Merinuk and Mayor Sickel thanked and welcomed Mr. Sossamon.

Councilwoman O’Connor explained the City’s Committee meeting set up and brought up the idea of Work Sessions. Councilwoman O’Connor asked if Council would consider passing a motion to start having Work Sessions. Mr. Scaffidi, Mayor Sickel, Council President Pro-Tempore Parker and Councilman Merinuk responded. Council President Pro-Tempore Parker added that this is something Council can look into, but any action on it would take place when Council President Hagerty is present.

**Open to the Public**

Councilman Fleming made a motion to open to the public, seconded by Councilman Miller. Motion approved by unanimous voice vote.

David Steinberg – 825 E Clements Bridge Road Apt 13, Runnemede – Mr. Steinberg said he came to the previous Council meeting asking Council to consider passing a resolution to not have the LNG (Liquid Nitrogen Gas) plant in Gibbstown. Mr. Steinberg asked what he would need to do for Council to pass this resolution. Mr. Scaffidi answered. Mr. Steinberg said he will reach out to Council President Hagerty and explained why he doesn’t believe LNG should be traveling past us. Councilman Merinuk asked Mr. Steinberg where it is in the process in Gibbstown. Mr. Steinberg answered.

Dorothy Foley - 210 West Minister Ave, Merchantville - Ms. Foley explained she is working with Mr. Steinberg and is the President of the Merchantville Green Team. Ms. Foley explained that Merchantville passed a resolution against LNG and implores the City of Woodbury to do the

same.

Shawn Price – 204 Knighthawk Circle, West Deptford – Ms. Price has been working with Mr. Steinberg and Ms. Foley and agrees with them that City Council should pass a resolution against the LNG trains.

Jared Hunter – 23 N. Drexel St. – Mr. Hunter said he was unable to attend the last City Council meeting on October 27, and wanted to give thanks to Councilwoman O'Connor, Ms. Swanson, the Police Department, and the Public Works Department for their assistance and participation in Woodbury Heart and Soul's Homes on Hopkins event on October 23. The Boy Scouts donated pizzas and 7 front doors on Hopkins Street were able to get painted. Councilwoman O'Connor thanked Mr. Hunter

Tony Alveario – 522 Delaware St. – Mr. Alveario wanted to know if the potential work sessions would be open to the public. Mr. Scaffidi answered. Mr. Alveario wanted to correct a mistake on the GCL (Glassboro-Camden Line) leaflet that was handed out; Item 1 lists 97 trade runs, but it is actually 147 trade runs; Item 6, lists 1500 times, but is actually 2300 times a day. Mr. Alveario then gave several reasons as to why the GCL train is bad for the City of Woodbury. He explained that the Say No to GCL is not political, but will back any politicians, regardless of party, who do not back the GCL. Mr. Alveario said the Say No to GCL group believes the leaflet the Say Yes to GCL group published is lies.

Ed Lavery – 1035 Moore Rd., West Deptford – Mr. Lavery would like Council to have a resolution to the Woodbury Fire Department and Volunteer Firefighter issues before someone gets hurt, as this has gone on long enough. Councilman Merinuk thanked Mr. Lavery.

Mr. Steinberg announced he is a Heart and Soul coach in another municipality and will be reaching out to Mr. Hunter.

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

**RESOLUTION NO. 21-153** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS RELATING TO LITIGATION, NEGOTIATIONS AND ATTORNEY-CLIENT PRIVILEGE; HUGHES VS. THE CITY OF WOODBURY ET Al Councilman Miller made a motion to pass Resolution 21-153 and enter closed session, seconded by Councilwoman O'Connor.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Pro-Tempore Parker

Nays 0  
Absent 2 Councilwoman Miller, Council President Hagerty  
Abstain 0

Council President Pro-Tempore Parker announced that all members of the public have to exit Council Chambers as Council is going into closed session. If they wish to wait, members of the public may re-enter Council Chambers once closed session has ended. Council may or may not be taking action after closed session

Entered 7:35 pm  
End 7:59 pm

Councilman Fleming made a motion to re-enter the public business meeting, seconded by Councilman Miller.

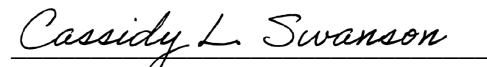
Mr. Scaffidi announced that he provided updates to Council in regard to the Hughes vs. the City of Woodbury et al. Council will be taking no action at this time

**Adjournment**

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

Meeting adjourned 8 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.**