

**City of Woodbury**  
**City Council Meeting Agenda**  
**Virtual Meeting**  
**January 26, 2022**  
**Waiting room opens at 6:00 p.m.**  
**Meeting starts 6:30 p.m.**

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The meeting of January 26, 2022 was called to order by Council President Merinuk at 6:30 pm. Council President Merinuk 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 #22-04 adopted at the 2022 Reorganization Meeting on January 5, 2022. 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, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilman Pisarcik, Council President Merinuk, Mayor Sickel

Absent: Councilwoman Carter

Others Present: Acting City Clerk, Cassidy Swanson; Solicitor, Tim Scaffidi; Police Chief, Thomas Ryan; Engineer, Paul Breier; Chief Financial Officer, Robert Law; Interim City Administrator, Len Sossamon; Solicitor, Jeff

**Approval of Minutes**

Councilman Fleming made a motion to approve the meeting minutes from the September 22, seconded by Councilwoman Harwell. Motion approved via voice vote resulting in the following;

Ayes 6 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Council President Merinuk

Nays 1 Councilwoman O'Connor

Absent 1 Councilwoman Carter

Abstain 1 Councilman Pisarcik

Councilman Fleming made a motion to approve the meeting minutes from the October 13, seconded by Councilwoman O'Connor. Motion approved via voice vote resulting in the following;

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

Nays 0

Absent 1 Councilwoman Carter

Abstain 1 Councilman Pisarcik

Councilman Fleming made a motion to approve the meeting minutes from the November 9, seconded by Councilwoman Harwell. Motion approved via voice vote resulting in the following;

Ayes 5 Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 1 Councilwoman Carter

Abstain 3 Councilman Hagerty, Councilwoman Miller, Councilman Pisarcik

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

Council President Merinuk stated the meeting will be opened to the public for agenda items only. Council President Merinuk reminds everyone that each agenda item does have to get read aloud. Councilman Fleming made a motion to open to the public, seconded by Councilman Hagerty. Motion approved by unanimous voice vote. Ms. Swanson then read the titles of the Ordinances and Resolutions and informed the public how they can be heard at this time.

Charles Hughes – 31 N. Childs St. – In regard to Resolution 22-49, Mr. Hughes asked if Council is publishing when the committees meet and which of these meetings are opened to the public. Council President Merinuk answered. Mr. Hughes would like the committee meetings to public so himself and others can attend.

John Fulmer - 548 Hunter St. – Mr. Fulmer believes Resolution 22-52 is controversial and doesn't want it to be a part of the consent agenda, as Council should discuss and debate it. He explained his personal background and how wildlife could be affected by this project. Mr. Fulmer feels as though the construction of the pedestrian path impedes on the privacy of his back yard and would like Council to say why they support the project. Council President Merinuk and Councilman Hagerty responded.

Jared Hunter – 39 High St. – In regard to Resolution 22-48, Mr. Hunter asked if what class are we hiring or intending to retain and what the City plans to do with the award funds. Council President Merinuk and Mr. Law responded. Mr. Hunter believes it is irresponsible to use grant funding for this. Mr. Hunter asked what the Green Team Meeting schedule is. Mayor Sickel and Ms. Swanson responded.

Anthony Alveario – 522 Delaware St. – Mr. Alveario would like the committee meetings to be open to the public.

Robert Butler – 534 Hunter St. – Mr. Butler thanked Mr. Fulmer for his comments. He doesn't understand why an asphalt path has to put down, when there has always been a partial grass path. Mr. Butler feels as the wildlife will be harmed by this and is disappointed in Council's decision. Council President Merinuk responded.

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

**Ordinances**

**ORDINANCE NO. 2353-22** AN ORDINANCE AMENDING CHAPTER 3, ADMINISTRATION OF GOVERNMENT, ARTICLE IV, STANDING COMMITTEES, SECITON 18, ESTABLISHMENT Councilman Fleming presented the above titled ordinance. Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to have the first reading of Ordinance 2353-22 with the approval to adopt after the second reading, seconded by Councilman Miller.

Mayor Sickel asked several questions about the functionality of the committees referenced in Resolutions 22-49 – 22-51. She asked if the Cannabis Ad Hoc Committee will end when the licenses submit on March 15. Councilman Hagerty answered. Is the green team and beatification tied to Resolutions 22-50. Will the Community Events Committee handle the events that volunteer previously handle and will it cost taxpayers money. Councilman Miller, Councilman Fleming and Council President Merinuk responded. She asked if the Parks and Recreation Committee is strictly sports or will it involve park rehabilitation. Councilman Miller responded. Councilman Hagerty explained the purpose of committees and how residents bring concerns to the committees, the committees discuss the issues and how to address them and then the committee members bring the issue back to rest of Council to resolve the issue. Public discussion portions can be added as needed, like the Cannabis Operational Ordinances in Woodbury.

Motion approved via roll call vote resulting in the following;

Ayes 8 Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilman Pisarcik, Council President Merinuk,  
Nays 0  
Abstain 0  
Absent 1 Councilwoman Carter

**Resolutions**

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CONSENT AGENDA

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**RESOLUTION NO. 22-48** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF A CONTRACT FOR PROFESSIONAL SERVICES WITH TRIAD ASSOCIATES TO PROVIDE ASSISTANCE TO THE CITY FOR SUBMITTING AN GRANT APPLICATION TO THE DEPARTMENT OF HOMELAND SECURITY ON BEHALF OF THE CITY OF WOODBURY

**RESOLUTION NO. 22-49** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY RATIFYING AND CONFIRMING RULES AND REGULATIONS FOR THE YEAR 2022

**RESOLUTION NO. 22-50** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING MEMBERS TO THE GREEN TEAM ADVISORY COMMITTEE FOR YEAR 2022

**RESOLUTION NO. 22-51** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING COUNCILPERSON TO THE PLANNING/ZONING BOARD

**RESOLUTION NO. 22-52** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDED A CONTRACT TO GERALD A. BARRETT, LLC FOR THE FY 2014 GREEN ACRES PROJECT STEWART LAKE PARK IMPROVEMENTS – PEDESTRIAN PATH PHASE 1

**RESOLUTION NO. 22-53** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO AUTHORIZE THE ADJUSTMENT OF TAXES DUE TO ASSESSMENT ERROR ON 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 Hagerty.

Ayes 8 Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilman Pisarcik, Council President Merinuk,  
Nays 0  
Abstain 0  
Absent 1 Councilwoman Carter

Councilman Fleming made a motion to approve the list of bills and vouchers, seconded by Councilman Miller. Motion approved by unanimous voice vote.

**Report of the Mayor**

Mayor Sickel – Mayor Sickel attend the Greater Woodbury Chamber of Commerce meeting with Councilwoman O'Connor and Councilwoman Harwell. Several representatives from the High School were there and gave great reports and updates. 70% of the students are on the honor roll in the Jr High, 50% of the students are on the honor roll in the high school, attendance is up, and with the pandemic still ongoing, the students are doing great with all things considered. They announced several new programs and projects and Mayor Sickel is excited to see everything moving forward.

**Report of the Clerk**

Ms. Swanson – Ms. Swanson said she is in receipt of the Woodbury Little League's Special Event Permit for the use of the baseball fields for their upcoming. If Council approves, she asked for them to pass a motion under new business to approve their permit.

**Unfinished Business**

No Unfinished Business.

**New Business**

Councilman Fleming made a motion to approve sending out a request for proposals for a Banking Institution, second by Councilman Hagerty. Motion approved by unanimous voice vote.

Councilman Fleming made a motion to approve sending out a request for proposals for a Deferred Compensation Plan Provider, second by Councilman Hagerty. Motion approved by unanimous voice vote.

Councilman Fleming made a motion to approve sending out a request for proposals for a for the Development of an Operations Efficiency & Preliminary Management Plan, second by Councilwoman Harwell. Motion approved by unanimous voice vote.

Councilman Fleming made a motion to approve the Woodbury Little League's Special Events Permit, second by Councilwoman Harwell. Motion approved by unanimous voice vote.

**Public Discussion – Cannabis Operational Ordinances in Woodbury**

Councilman Hagerty announced that this discussion will contribute in the City's decision on cannabis operational Ordinances within the City of Woodbury. He then went on to explain the guidelines of the discussion and provided context toward this public discussion topic. 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. Councilman Fleming made a motion to open to the public, seconded by Councilwoman Harwell. Motion approved by unanimous voice vote.

Charles Hughes – 31 N. Childs St. – Mr. Hughes emailed Council his analysis of Gloucester County towns that opted in and opted out of cannabis. Mr. Hughes doesn't believe that we can pass this ordinance. Mr. Krachun responded. He believes we are the only municipality in Gloucester County that passed cannabis retail and believes there are other ways to promote economic development. Councilman Hagerty responded.

Jared Hunter – 39 High St. – Mr. Hunter asked who is on the Council's Cannabis Ad Hoc Committee and would like other members of the community to be apart of the committee besides members of Council. Councilman Hagerty and Council President Merinuk responded.

Amanda Terpstra – 442 Poplar Ave. Woodbury Heights – She thanked Council for having this session. Ms. Terpstra gave examples and information on business operating hours, issues that small or micro cannabis businesses can come across, especially additional fees, and how 70% of state licenses have to be in impact zones. Council President Merinuk and Councilman Hagerty

Michael Lange – 28 Jessup Rd., West Deptford – Mr. Lange is looking to purchase a property in Woodbury to cultivate under a micro business license. He agrees with Ms. Terpstra that the fees

make it difficult to establish yourself unless you have a significant amount of money upfront. He explained several of the fees that cultivators can incur. Mr. Lange asked what the timeline for the ordinance is. Councilman Hagerty responded and said the goal is to have it on the two February agendas.

Chad Everwine – 11 E. Mill St. – Mr. Everwine wanted to emphasize the pros of micro businesses, how the State of New Jersey is trying to promote micro businesses and how they to support local businesses and local residents. He would like Council to consider lower fees for micro businesses.

Anthony Alveario – 522 Delaware Ave. – Mr. Alveario explained his opinions on our cannabis zoning. He explained statistics on how cannabis usage and increases crime in areas, has adverse health effects and affects taxes.

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

Councilman Fleming appreciates everyone who commented and asked questions. He was hoping to receive more specific feedback, like exact hours of operation and fees. The City needs to figure out how to use this tax to reimburse the City, as there are several large properties like the hospital that doesn't pay taxes. He continued that the issue on how many licenses per class is critical, and no input was received. Councilman Fleming was disappointed that we didn't receive more details but is hopeful people will reach out with additional comments.

Councilwoman Harwell agreed with Councilman Fleming in hoping to get more specific input into what the public was looking for in the Ordinance. She added that the Cannabis Ad Hoc Committee will be cognizant on what fees the City will incur but also what businesses will be able to spend.

### **Open to the Public**

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

Charles Hughes – 31 N. Childs St. – Mr. Hughes and Mr. Alveario made a presentation to the Gloucester County Commissioners on the Glassboro Camden Line and would like to present to Council. He will email additional comments on the cannabis agenda items.

John Fulmer – 548 Hunter St. – Mr. Fulmer wanted to clarify his comments from earlier and explain he understands he bought a house near public park land, but fears that wildlife will be affected by the pedestrian path. Wanted to thank Council for allowing his input into the process, but would like to see more meetings for public input with adequate notice for the meetings. Mr. Fulmer would like an ordinance for yearly public meetings for projects that will take more than 3

years and properties within 200 feet of the project to get special notice for the public meetings. Council President Merinuk thanked Mr. Fulmer.

Amanda Terpstra – 442 Poplar Ave., Woodbury Heights – Ms. Terpstra has done significant research on cannabis and is happy to share it with Council. She suggested that the hours of operation for cannabis retail store should reflect any other type of businesses in town. The State requires additional fees and substantial review plan when the application is submitted and doesn't think the City needs to do this as well. Ms. Terpstra added that since the City is small, the number of licenses will be. Council President Merinuk responded.

Anthony Alveario – 522 Woodbury Ave. – Mr. Alveario expressed his displeasure with how the Gloucester County Commissioner meetings are set up. He is pleased to see meeting minutes on the agenda for approval but would like Council to be caught up and see the meeting minutes prior to Council approval. Council President Merinuk and Ms. Swanson responded.

Chad Everwine – 11 E. Mill St. – Mr. Everwine believes that the hours of operations should follow suit of other adult industries in state like liquor stores. Lower application fees should be considered if they are members of the community and the submission fee should be capped at \$1000, like the State fee. He agrees that yearly fees seem fair but micro businesses should have lower fees. He thinks there should be 1-3 retail licenses, no more than 5, but grow facilities could have more licenses because of the area options and that it is not open to the public.

Jared Hunter – 39 High St. – Mr. Hunter asked if the zoning for cannabis has changed. Ms. Swanson responded. He asked if we can assume that the SAFER grant is a resolution to the fire department issue. Council President Merinuk answered, and said it is separate. Mr. Hunter asked if there is an update on the sidewalks on Broad St. Councilman Merinuk responded.

Councilman Fleming provided updates on the project. A temporary asphalt cold patch was used to stabilize areas that had already been removed when the weather put the project on hold. The Contractor does not intend to use patch again and the patch is temporary to stabilize these areas until work restarts and then it will be removed. The engraved bricks have not been disposed of and they have been carefully wrapped and stored. They will be reset at the locations from which they were removed. The planters will remain at their current locations. If sidewalk under or alongside of a planter requires replacement, they will be secured and lifted out of the way and put back when the concrete is dry. There are approximately 20 trees scheduled to be removed along Broad Street. The trees are causing the sidewalk to lift and may also be blocking storefronts. The NJDOT plans currently call for the areas to be seeded after the trees are removed. This City is looking for an alternative to this as the trees should either be replaced with suitable street trees and tree wells or the areas concreted. The tree and traffic signal work will be done at night to avoid interfering with traffic. The City is in contact with the NJDOT to identify a schedule and duration for this work so that businesses and residents can be made aware of what to expect.

Ramona Wilcox – 250 S Barber Ave. – Ms. Wilcox would like a follow up to her email to Mayor Sickel and Council, and her questions last Council meeting in regard to the Neighborhood Preservation Program Façade Grant Program. The contractor did reach out to her but she has not

heard anything since then. Ms. Wilcox asked if anyone at the City is handling the grants, how many grants were awarded, did anyone have any problems or concerns about the contractor and Triad Associates and what is time frame for the completion of the program. Council President Merinuk and Ms. Swanson responded.

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

**Adjournment**

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

Meeting adjourned 8:23 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.**