

City of Woodbury
City Council Meeting Agenda
Virtual Meeting
October 27, 2021
Council Chambers Open at 6:00 p.m.
Meeting starts 6:30 p.m.

The meeting of October 27, 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 #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, Councilwoman Parker, Council President Hagerty, Mayor Sickel

Absent:

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

Approval of Minutes

Councilman Fleming made a motion to approve the meeting minutes from the May 12, seconded by Councilwoman O'Connor. Motion approved via voice vote resulting in the following;

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

Councilwoman O'Connor made a motion to approve the meeting minutes from the May 26, seconded by Councilman Fleming. Motion approved via voice vote resulting in the following;

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

Abstain 3 Councilwoman Harwell, Councilman Miller, Councilwoman Parker

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. Councilwoman Parker made a motion to open to the public, seconded by Councilman Miller. 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.

John Fulmer – 548 Hunter Street– In regard to Resolution No. 21-145, Mr. Fulmer expressed that he has no objections to scaling back the scope of work on the Stewart Lake Project. Mr. Fulmer provided context to history of the project and how there was a lack of public participation. Mr. Fulmer suggested adding a second resolution, one being to reject the bids and advertise a smaller scope of work. The second resolution to be constructed and voted on at a later date to give residents that own properties along Stewart Lake Park the ability to add input.

John Belko – 53 N. Child St. – Referencing Resolution 21-146, Mr. Belko expressed years ago that there were issues with having other uses in place for site due to restrictions and zoning compliance. Mr. Belko inquired if those issues have been addressed, and restaurant use is now possible. Mr. Scaffidi and Council President Hagerty responded.

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

Ordinances

ORDINANCE NO. 2348-21 AN ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, APPROPRIATING \$300,000 IN FUNDING FOR THE REHABILITATION OF VARIOUS WATER AND SEWER MAINS AND VALVES Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2348-21, seconded by Councilman Miller.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2348-21, Seconded by Councilman Miller. Councilman Fleming made a motion to adopt Ordinance 2338-21, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 9 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 0

Abstain 0

ORDINANCE NO. 2349 -21 AN ORDINANCE OF THE CITY OF WOODBURY ADOPTING PERSONNEL POLICIES FOR THE CITY OF WOODBURY Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2349-21, seconded by Councilman Miller.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2349-21, Seconded by Councilman Miller. Councilman Fleming made a motion to adopt Ordinance 2349-21, seconded by Councilman Miller.

Councilwoman O'Connor expressed that she is opposed and requested more time to review the document in its entirety and that Council have further discussion in this regard. Councilman Fleming agreed that he did not have time to review the entire document and Councilman Miller agreed. Council President Hagerty informed Council that by choosing not to adopt this ordinance, we will be missing a deadline in place. CFO, Mr. Law explained the changes made within the document from the last time the document was updated 2 years prior. He explained that by choosing to wait there will be no coverage at the lower threshold for any employment practices, or public official's liability until the ordinance gets adopted officially and our attorney signs off. He informed Council that our Labor Council has reviewed and approved the document, and we can make changes in the future with additional ordinances if needed. Mr. Law suggested that we adopt the ordinance tonight. Council President Hagerty mentioned it is second reading, and we've had an ample amount of time to read through it and expressed being uncomfortable with having the City exposed to a greater liability. Council President Hagerty suggested that Council should proceed to vote. Solicitor Scaffidi suggested Council should adopt and do a work session, as changes can be made once adopted. Acting Clerk Ms. Swanson reminded Council that if the Ordinance gets tabled, we will have to redo both a first introduction to the Ordinance following with a second. Councilwoman O'Connor and Councilwoman Harwell expressed that they would like to have a work session. Council President Hagerty agreed to schedule it.

Motion approved via roll call vote resulting in the following;

Ayes 9 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 0

Abstain 0

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) Councilman presented the above titled ordinance. Ms. Swanson read the title of the ordinance. Councilman Fleming made a motion to adopt Ordinance 2350-21 on second reading, seconded by Councilman Miller.

Councilman Merinuk inquired about where the property was located. Council President Hagerty answered.

Motion approved by a unanimous roll call vote.

Ayes 9 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 0

Resolutions

CONSENT AGENDA

RESOLUTION NO. 21-142 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY REJECTING ALL BIDS FOR WOOD STREET SANITARY SEWER LINING PROJECT

RESOLUTION NO. 21-143 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CHANGE ORDER FOR THE FY2020 WATER MAIN REPLACEMENT PROJECTS

RESOLUTION NO. 21-144 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE AND ACCEPTING THE MAINTENANCE BOND OF ARAWAK PAVING CO. INC. FOR THE FY2020 LOCAL ROADS IMPROVEMENTS PROJECT

RESOLUTION NO. 21-145 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY REJECTING ALL BIDS FOR STEWART LAKE PARK IMPROVEMENTS – PEDESTRIAN PATH PHASE 1

RESOLUTION NO. 21-146 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS FROM PROPOSED RESTAURANT LESSEES/DEVELOPERS FOR THE 200 NORTH BROAD STREET (OLD POLICE STATION) REDEVELOPMENT PROJECT

END CONSENT AGENDA

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

Motion approved via roll call vote resulting in the following;

Ayes 9 Councilwoman Carter, Councilman Fleming, Councilwoman Harwell, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Councilwoman Parker, Council President Hagerty

Nays 0

Absent 0

Abstain 0

Councilwoman Parker made a motion to pay the listed vouchers, seconded by Councilwoman Harwell. Motion approved by a unanimous voice vote.

Committee Reports

Council President Hagerty - Property Maintenance and Economic Development - expressed his excitement for the Habitat for Humanity project as it is great opportunity for Woodbury. He thanked Bob Harris for his efforts and expressed he is hopeful for more projects to come in the future. He announced that we currently have two additional properties that have been made habitable and can now generate revenue for the City. He then commended Planning and Zoning official John Leech, and others who contributed for the time put into the project, as well as the project with the old police station.

Councilwoman O'Connor – Public Safety – Councilwoman O'Connor explained that the Public Safety committee includes both fire and police department. There have been some discussions surrounding ways to ensure our public feels safe. She announced that we have been growing as a City and have a lot of new people moving into area. We have an increasing demographic of Spanish speaking people, and we are trying to find ways to communicate effectively. Councilwoman O'Connor and Chief Ryan met with a Gloucester County prosecutor to ensure that as the County seat, we have gone through all the options available to ensure there are clear lines of communication so there are no gaps in making that population feel heard and safe as well. She announced that they are regularly reviewing topics that residents brought forth, so we can constantly improve and make sure the people of Woodbury are heard.

Councilman Fleming – Finance – Councilman Fleming addressed the meeting held on October 19th, 2021, where they discussed the restoration of funds for fall leaf vacuuming and announced that they are currently implementing the restoration. He also announced that they are in the process of getting all 2019 audit information to the auditor so we can move forward with budgeting for 2020. We are also currently budgeting for 2022 and our CFO, Bob Law is obtaining information from department heads for the 2022 budget which will help with decision

making. Councilman Fleming announced that there may be potential changes to trash ordinances that would help save some money and encouraged anyone to reach out with questions in that regard.

Council President Hagerty informed the public that we are doing leaf collection. Due to some staffing concerns at public works we may have to compromise some other services in other areas throughout those weeks. Due to the public demand, leaf collection will resume.

Report of the Mayor

Mayor Sickel – Mayor Sickel proposed to change first Council meeting per month utilized as a work session to have Council and public more informed and involved in the decision-making process. She explained that other municipalities adopt this meeting format, and it is effective. She asked Mr. Scaffidi if an ordinance would need to be created to change the format for the first council meeting of each month, if everyone was in favor of the transition. Mr. Scaffidi added context to how these meetings are executed. Council President Hagerty said he agrees that changing the meeting format could be beneficial. Councilman Fleming explained the difference between committees and Council. Councilman Fleming suggested this would work best for small sized body's and we will have to take into consideration the extended length of time these meetings could take considering our city's size and committees. Council President Hagerty agreed with Councilman Fleming's point and said that this will require further discussion, but collectively Mayor Sickel and Council President Hagerty agreed that action will need to be taken in this regard.

Report of the Clerk

Ms. Swanson then reported details on the upcoming November election. The Polls will be open on November 2 from 6:00 AM to 8:00 PM. The Polling Location for Ward 1 - Districts 1, 2, 3 (all) is the American Legion Post 113, located at 1018 Washington Avenue. The Polling Location for Ward 2 – Districts 1 and 3 is the Woodbury Mews, located at 122 Green Street. Ms. Swanson stated that due to the COVID-19 Pandemic, the back entrance of the building will be where voters will enter. There will be Board Worker's outside and directional signs available to assist voters. The Polling Location for Ward 2 - Districts 2 and 4 is Bethel AME Church, located at 32 Courtland Street. The Polling Location for Ward 3 - Districts 1, 2, 3, 4 (all) is Hope Fellowship Church, located at 246 King Street (at end of S. Warner). Ms. Swanson explained that early in-person voting is from October 23 through October 31st, 2021, Monday-Saturday 10AM-8PM, and Sunday 10AM-6PM. Gloucester County voters may go to any of the 5 designated early voter centers. The two closest to Woodbury is Riverwinds Community Center located at 1000 Riverwinds Dr, Thorofare, NJ, 08086 and RCSJ Behavioral Science Center located at 400 Tanyard Rd, Sewell, New Jersey, 08080. The two closest Secure Ballot Drop Box Locations are the Gloucester County Administrative Building, located at 2 S. Broad Street,

Woodbury, NJ, 08096 and the Gloucester County Office of Elections, located at 550 Grove Rd, Paulsboro, NJ, 09096 (GPS Address). Voters can deliver your ballot in person to the Gloucester County Office of Elections until 8:00 pm on November 2.

Department Announcements

Paul Breier – Engineer – Mr. Breier announced that the Railroad DOT Project 2019 is almost closed out and we are currently waiting for final approval from DOT for the payment voucher to use the remaining funding from the grant. For the next council meeting they are currently preparing a Moratorium for that road. The Hunter Street 2020 Project preconstruction meeting will be on November 10th. With hopes of having a mild winter a lot of the work can get completed within the next couple of months. For the Progress Ave 2020 Project, the grant was awarded, and they are currently preparing the plans to submit to the DOT, to go to bid in either late winter, or early spring. The project on West Centre, Broad and Jackson St. is still currently in progress. He explained that typically the Governor's office and DOT don't announce awards until November. The Water Main Project for 2020 is complete. Also, at the next meeting they plan to introduce a pedestrian path with a budget adjusted to be more cost effective. An award agreement has been sent out for the demolition project for properties on Barber and Green Avenue. The work on this project should start in November sometime. Councilman Fleming mentioned a document with respect to the Pedestrian Pathway Project received from Mr. Fulmer complied of suggestions and desires from residents. Councilman Fleming suggested revisiting this document and determining any new interests of the public. Mr. Breier, and Council President Hagerty agreed to take new interests of the public into consideration.

Chief Ryan – Chief announced that the accreditation was complete, and the Woodbury City Police Department had a successful on-site through the NJ Police Chiefs. This is performed once every three years to ensure that the department is implementing the best practices and standards. Tomorrow, Chief Ryan and the accreditation manager are going up to South Brunswick to formally receive the accreditation in front of the State Board. Chief then described the Boots on the Ground initiative that has been in place for the past 5 or 6 years, which has been a very successful way to strengthen the relationship and communication with our residents. Chief lastly wished everyone a safe and happy Halloween.

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 Miller. Motion approved by unanimous voice vote.

David Steinberg – 825 E. Clements Bridge Rd., Apt. 313, Runnemede, NJ – Mr. Steinberg introduced himself as a volunteer for the Delaware Water Keepers and expressed his concern about the liquefied natural gas plant that has been proposed in Gibbstown. He asked if Council could pass a resolution against this proposed plant. Mr. Steinberg described detailed information surrounding liquefied natural gas and why he believes this plant could be dangerous. Council President Hagerty thanked Mr. Steinberg for the information.

Susan Anderson – 220 S. Jackson St. – Ms. Anderson expressed the need for signage in areas where we have several people with disabilities and drivers do not obey the speed limit or stop at stop signs. She inquired about potentially adding speed bumps to these areas to ensure the safety of pedestrians. Ms. Anderson inquired about the storm sewers on Jackson Street and how flooding has been an ongoing issue. Ms. Anderson asked when that will be worked on. She then inquired about the Woodbury Welcome Committee represented as a Woodbury entity and requesting information from local organizations. She then expressed her displeasure for the Woodbury Talk Facebook page being utilized for negative posts. She then described a current situation regarding a Realtor and property-owner acting in an unethical matter which has now been turned over to the court. Councilman Merinuk encouraged Ms. Anderson to reach out to Chief Ryan, as most of the issues addressed were handled by the Woodbury City Police Department. Ms. Anderson added that she will be emailing Council additional questions. Chief Ryan responded.

Tim Tredanari– 414 West Centre St. – Mr. Tredanari explained his concern with the City's fire coverage throughout the night and expressed there was currently not adequate coverage. Mr. Tredanari provided context with experience as a fire fighter and proper procedure and suggested that we should have on duty, in-house staffing with coverage 24/7. Councilman Merinuk and Council President Hagerty thanked Mr. Tredanari.

Gary Pierce – 333 Glover St. – Mr. Pierce gave context to his background as a fire fighter and his approval of the decision to suspend the volunteer fire fighters. Mr. Pierce expressed his concern for the length of time having limited staffing and proposed that the City find funding to provide the proper coverage to protect residents from fires on evenings and weekends. He expressed that it is not fair for the tax paying residents of Woodbury to go unprotected, and in the event of a tragedy, City Council will be held accountable. Councilman Merinuk and Council President Hagerty thanked Mr. Pierce.

John Belko – 53 N. Childs St.- Mr. Belko addressed the Ordinance which requires the City of Woodbury to have a Volunteer Fire Department of at least 5 fire fighters and asked how we are going to comply with the Ordinance. Solicitor Scaffidi responded. Mr. Belko stated that either the City needs to have a volunteer fire department or modify the existing Ordinance. Councilman Merinuk thanked Mr. Belko.

Tony Alveario – 522 Delaware St. – Mr. Alveario shared his observations that duplexes throughout Ward 2 appear to be out of shape. He mentioned that this is a trend amongst houses built single dwellings and made into duplexes. He expressed that he did not feel like the rental properties were not being well maintained and suggested something needed to be done. Mr. Alveario suggested that single family homes should not be made into duplexes unless the property is to be owner occupied, and asked Council to consider making this a resolution. Council President Hagerty explained the process of modifying the zoning of a property from single family to a duplex and explained that it very rarely gets approved.

Gina Carrolla – Haddonfield – Ms. Carrolla expressed her concern about the liquid nitrogen gas trucks and provided history of derailments and what could happen in the event of a derailment in relation to exposure to poisonous chemicals and school lockdowns. She asked Council to pass a resolution opposing this.

Gary Pierce –333 Glover St. – Mr. Pierce expressed how he thought the Fire Department should be restructured internally and provided suggestions on the structure. He offered assistance from Mr. Tredanari and himself to Council in making the necessary changes. Councilman Merinuk asked if shared services with local municipalities work. Mr. Pierce said yes that could work, depending upon what town, as this will most likely be the most prominent solution in the future. However, action needs to be taken now. Councilman Merinuk and Council President Hagerty thanked Mr. Pierce and Council President Hagerty said he will reach out.

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

Adjournment

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

Meeting adjourned at 7:51 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.