

**City of Woodbury  
City Council Meeting Agenda  
Virtual Meeting  
February 9, 2022  
Waiting room opens at 6:00 p.m.  
Meeting starts 6:30 p.m.**

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The meeting of February 9, 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:

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

**Approval of Minutes**

Councilman Fleming made a motion to approve the meeting minutes from the January 5, seconded by Councilman Hagerty. Motion approved via voice 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

Absent 0

Abstain 1 Councilwoman Carter

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

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

Nays 0

Absent 0

Abstain 0

### **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 do have to get read aloud. Councilman Fleming 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 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.

Amanda Terpstra – 442 Poplar Ave, Woodbury Heights – Ms. Terpstra thanked council for their time and effort developing the cannabis ordinance. She then inquired about the process in relation to the ordinance establishing application guidelines. Ms. Terpstra asked if those new rules and regulations would go into effect prior-to or following the permit being awarded by the State. Councilman Hagerty and Solicitor Krachun answered. She expressed concern that this will hinders their timeline to operate. Ms. Terpstra suggested that certain aspects of the ordinance should be eliminated or reviewed and changed because those sections refer to the 2019 medical round for applications and large vertically integrated multi-use operation versus small businesses for recreational use. She specifically highlighted section 3D-9, in the event of multiple applicants for a license, section C should be reviewed for change or elimination. She also mentioned that adult-commercial cannabis legally is not allowed to collect data in terms customers and purchases made. She expressed that the 2021 adult-use cannabis application is more suitable for the businesses coming into Woodbury. She then referenced section D within section 3D-9 and mentioned that you can opt to have a labor peace agreement. She explained that for the 2019 medical-use application, this was a requirement, and for the 2021 adult-use application this was used as a bonus-point criterion if included with an applicant’s submission. Ms. Terpstra then expressed her not being in favor of the fees in place, specifically the \$10,000 non-refundable fee. She announced that the state has reduced the application fee from \$20,000 to a \$1,000 non-refundable application fee; and if you’re awarded you must pay the \$9,000 adjustment totaling \$10,000 with an additional \$10,000 annual fee to operate your business. She expressed that with the fees required by the city and state; small businesses face a lot of financial burden to enter the industry and asked council to take that into consideration. Ms. Terpstra then detailed her current expenses to operate within compliance to provide context to the financial obligations assumed by small businesses like Best Buds. Council President Merinuk thanked and asked Ms. Terpstra to detail her requests via email.

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

### **Ordinances**

**ORDINANCE NO. 2354-22** AN ORDINANCE OF THE CITY OF WOODBURY ESTABLISHING A NEW CHAPTER FOR THE LICENSING, REGISTRATION AND REGULATION OF CANNABIS ESTABLISHMENTS

Councilman presented the above titled ordinance. Ms. Swanson read the title of the Ordinance. Councilman Hagerty moved to open to have the first reading of Ordinance

2354-22 with the approval to adopt after the second reading, seconded by Councilwoman Harwell.

Motion approved via roll call vote resulting in the following;

Councilman Miller and Councilwoman O'Connor inquired about tabling and the timeline for the adoption process if amendments are needed. Solicitor Scaffidi clarified. Councilman Hagerty addressed comments made during agenda items and advocates to not make amendments. Councilwoman O'Connor asked what strict security means. Solicitor Krachun (SPELLING) answered and explained that we are looking for same security plan they have to submit to the state. Chief Ryan emphasized that this responsibility is not assumed by the Woodbury Police Department. Councilman Fleming explained that this application doesn't include the site plan application that they will have to submit to the planning board, where all of these things will need to be addressed.

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

### Resolutions

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#### CONSENT AGENDA

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**RESOLUTION NO. 22-54** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 31.02 LOT 16 98 N COLUMBIA ST WALZER, KURT

**RESOLUTION NO. 22-55** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING ASSIGNMENT OF AGREEMENT FOR DISPOSAL FACILITY TO OMNI GROUP

**RESOLUTION NO. 22-56** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AMENDING RESOLUTION 21-136 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

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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, Councilwoman Harwell.

Motion approved via roll call vote resulting in the following;

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

Nays 0

Abstain 0

Absent 0

### **Committee Reports**

Councilman Fleming – Finance – Councilman Fleming announced that the Finance meeting will take place next week, and updates will be announced at the next council meeting.

Councilwoman Harwell – Diversity and Equity – Councilwoman Harwell announced that her and Councilman Miller met on February 1st and discussed an incident that took place at a sporting event at an away school. She reported that the incident is a result of being an internal school issue and they are prepared to support in any way possible to ensure incidents as such will not be a reoccurring issue. Councilman Harwell announced that she has emailed Councilwoman O'Connor in this regard.

Councilman Pisarcik – Public Works – Councilman Pisarcik, Councilman Miller and Councilman Fleming were at public works today regarding the construction on Broad Street. They are looking to set up a meeting within the next week or two and further updates will be provided.

Councilwoman O'Connor – School Board – Councilwoman O'Connor met with the superintendent and several members from the school board. She explained that they currently have great things in place for broader opportunities to explore other options aside higher education. Those being, obtaining certifications for different skill sets. We are in the process of meeting local business owners so they could get certified in training students to become future business owners. Councilwoman O'Connor will attend school board meetings when they don't coincide with our meetings.

Councilman Hagerty – Economic Development – The monthly economic development meeting was held last week. There are two updates with regards to the Inspira building. There will be a new emergency room built, which is separate and distinct from what will happen with the rest of the Inspira property. These projects will take place in two different phases. The new plans for the Inspira building are on the planning and zoning meeting agenda this month. Councilman Hagerty informed everyone that the plans for the new emergency room are available at city hall if anyone is interested in viewing them. The remainder of the Inspira property is still currently being

discussed between Inspira and the developer. We can expect for them to come to an agreement in the next few months with updates to follow. A few years ago we have started the process of transferring city-owned properties into the commercial market for residential purchase. Over the past few years, those properties have been sold, which benefits the city with the additional revenue and elevating the responsibility for upkeep on unoccupied buildings. More recently there were a few properties that the city owned that have been awarded to habitat for humanity on Deptford Avenue. Councilman Hagerty thanked Housing official John Leech, CFO Bob Law and the employees of City Hall as they played a large role in paving the way for Habitat for Humanity to build two new homes on Deptford Avenue. There has been an RFC for the old police station near broad street lake, with plans to convert the building into a restaurant overlooking the water. This will provide additional attraction in the city for people to enjoy. Because of how the building is deeded, we cannot sell but can provide a long term lease for the property. Train station café has applied for a concessionaire's license; the same feature will be available if a developer chooses to invest in it. Councilman Hagerty announced that the city is looking to acquire 35-37 W. Centre Street to add to Block 75, as you'll see in new business. The next step for Block 75 is submitting an RFP for developers which we already a lot of interest on. Councilman Hagerty announced that we will be approaching a couple of organizations to gage their interest in submitting a proposal to take on the restoration and usage of the old Sketch Club building. Council President Merinuk asked about grants for sketch club. Councilman Hagerty answered and said we've looked at grants in the past, however with the amount of effort it will take to restore the building, there isn't one grant that will cover the associated costs. The City would need someone working full time to apply and accept multiple grants to sponsor the project as well as project manage. He explained that this is why we are attempting an alternative route in asking at organizations the city that is better equipped to take on the project.

Councilwoman Carter – Parks and Recreation – Councilwoman Carter shared that the home opener for Woodbury basketball at YMCA was a success, as it was a great turn out and a lot of fun. She announced with respect to the Community Development Committee that the 4<sup>th</sup> of July fireworks event will be held on July 2<sup>nd</sup>, with a rain date of July 9<sup>th</sup>. The Movies in the Park event has solidified a date of July 27<sup>th</sup> with a rain date of July 28<sup>th</sup> at Stuart Lake Park with a showing of the movie Luca.

Councilwoman Miller – Councilwoman Miller thanked Councilwoman Harwell for complete report. She reported that she spoke with the athletic director and he thanked us for the support. Councilwoman Miller thanked engineer Mr. Breier and Public Works director Mr. Leidy in speaking with Conrail about being better neighbors. In result of that conversation, they've come out and there have been improvements.

Councilman Miller – Councilman Miller, in agreeance with Councilwoman Carter said that there was a great turnout for the basketball season opener at the YMCA. He announced that signups

are out for little league and soccer. There is an upcoming meeting on the 22<sup>nd</sup> with all of the league presidents. Updates will be provided after the meeting.

### **Report of the Mayor**

Mayor Sickel – Mayor Sickel agreed that the YMCA had a great turn out. She then announced that the organization, Special Events for Special Kids, had a winter festival at the American Legion. She encouraged everyone to follow and support the group on Facebook. District 5 Senator Cruz and assemblymen have asked her and Councilwoman O'Connor to nominate a resident each month that has done something special within the community to be honored. She asked if anyone has any nominations; please send them to City Council. Mayor Sickel then thanked SRO, Mike McGee, as a resident wrote to mayor and chief about how well he interacts with the Walnut Street School students and what a difference he makes to them.

### **Report of the Clerk**

Ms. Swanson – Ms. Swanson said she is in receipt of a special event permit for the Wheels of Change for the use of the old police station's parking lot for a clothing drive. If Council approves, she asked for them to pass a motion under new business to approve their permit.

### **Department Reports**

Chief Ryan – Woodbury Police Department – Chief Ryan thanked Mayor Sickel for recognizing Officer McGee. He emphasized the impact that the school resource officers have on the schools and the positive programming they have in place. Chief Ryan announced that they are currently putting together the Woodbury Police Department's annual 5k anti-bullying awareness run. The announcement for the event will come out in October, and the event will be held in April, being national Bully Awareness Month. On the backend they are currently recruiting, fundraising and planning. Chief Ryan encouraged the public to look forward to seeing the updates and announcements on for the event soon.

CFO, Robert Law – City Hall – Mr. Law informed council that the budget and financials are still in progress, and there will be a meeting with the finance committee next week, with more updates to come. Mayor Sickel asked if the department budgets are done. Mr. Law said they were submitted, but they still need to be finalized. Councilwoman O'Connor asked about utilizing funding for hybrid meetings and technology. Mr. Law said this could be a possible use for the stimulus funds. He explained that we roughly have about \$200,000 left, and we will be receiving an additional \$500,000 in July. Mr. Law explained that those new funds cannot be allocated in the budget until it's received and we would have to determine the associated cost of the technology needed.

Mr. Brier – Engineer Report – Mr. Brier highlighted a few of the current projects. For the demolition of the houses on West Barber and Green Street, all the water and gas meters have been removed, but because the houses are going to be taken down, it will require the street to get pulled up. For South Maple Avenue, the plans have been submitted to the county to utilize the

CBDG grant. Wood Street sewer lining project preconstruction meeting has taken place, and they are currently working out details of the project due to inspection results along with associated costs. On Golf, Lyman, Laurel and Maple Street we will start to mill and take care of high areas while the weather is good and get a contractor down here to fill in small areas. Councilman Fleming added his opinion being with Golf, Lyman, Laurel and Maple Street scheduled to resurface given the issues with these roads, we should get bids out as soon as possible as this will be the best solution. Mr. Brier agreed.

### **Unfinished Business**

No Unfinished Business.

### **New Business**

Councilman Hagerty made a motion to approve the purchase 35-37 W. Centre Street for the amount of \$78,000, second by Councilwoman Carter. Motion approved by unanimous voice vote.

Councilman Hagerty made a motion to approve the Wheels of Change's Special Events Permit, second by Councilwoman O'Connor. Motion approved by unanimous voice vote.

### **Open to the Public**

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

Rebeca Baum – 86 N. Evergreen Ave. – Ms. Baum inquired about the public posting of December 22<sup>nd</sup> and January Council meeting minutes on behalf of the Woodbury Old City Restoration Committee. Ms. Swanson responded.

Anthony Alveario – 522 Delaware Ave. – Mr. Alveario clarified his position being against commercial cannabis on Broad Street, but not overall against it. He then applauded Councilman Hagerty for not changing fees. Mr. Alveario expressed his continued concern for an increase in criminal activity and traffic in the area due to commercial cannabis. He proposed that council should reduce the hours to normal business hours of 9AM-5PM or 8AM-4PM. Councilman Hagerty responded and said the precedent set for hours of operation is comparable to liquor stores. Mr. Alveario claimed that Woodbury was the only town in Gloucester County that opted in for commercial cannabis. Councilman Hagerty responded. Solicitor Scaffidi provided the accurate record of towns that have opted-in. Solicitor Scaffidi explained how medical can convert to recreational use. Mr. Alveario announced his findings on the superior court website being the verdict given by the judge in the case submitted by Mr. Hughes. He expressed that he will be reading further into it and will be providing commentary on verdict and how the verdict affects the community. Council President Merinuk thanked Mr. Alveario.

Ramona Wilcox – 250 S. Barber Ave. – Ms. Wilcox referenced the NPP grant and the questions she asked at the last Council meeting that have not been addressed by Ms. Swanson. She asked

for further direction in regards to receiving assistance from Council or City Hall. She explained that a project was started on her home, and there has been a tarp on her roof since December. She inquired about the oversight of the contractor and Triad. Ms. Swanson responded with updates as there is an apparent lack of communication between the parties. Ms. Wilcox continued to express her frustration with the situation. Council President Merinuk reassured Ms. Wilcox that the matter will be addressed. Code Enforcement Officer John Leech also provided assurance.

Erica Gardner – 524 Tatum St. – Ms. Gardner asked Councilman Hagerty if there were any projected plans for Tatum St behind Inspria or if any of the properties on Tatum were included in the proposal. She expressed that this is a concern of hers since her home is in close proximity to the building. Councilman Hagerty and John Leech answered. She informed council that the New Jersey Historic Trust does allocate brick and motor grants and mentioned this could be an option for the Sketch Club. She also informed everyone that she works for a cat rescue called meow cat club. She gave information on the cat population in Gloucester County being pretty high along with the euthanasian rates. She explained that this is due to the high number of outdoor cats that are not spayed or neutered. She informed Council that there are currently 8 towns in Gloucester County that have passed TNR ordinances which is “trap neuter, return”. Their group and pet savers are helping alleviating this issue. Ms. Gardner asked if Council would consider passing this ordinance. The financial burden is on the rescue group and not the taxpayers. Helps save money, shelter resources, cat population and euthanasian. Council President Merinuk asked Ms. Gardner to send more information to our City Clerk, Ms. Swanson. Councilman Fleming asked if their group addresses issues with songbirds and outdoor cats. She informed Councilman Fleming that they reference the alley cats research conducted and they haven’t seen a trend of cat population in relation to song bird death. She further explained the research conducted in relation to the cats and rehoming stray animals.

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

**RESOLUTION NO. 22-57** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS PERTAINING TO EMPLOYMENT RELATIONSHIP – PERSONNEL MATTERS

Councilman Hagerty made a motion to adopt Resolution No. 22-57 and enter closed session, seconded by Councilman Miller. Motion was approved by a unanimous roll call vote.

Ayes 9 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O’Connor, Councilman Pisarcik, Council President Merinuk

Nays 0

Abstain 0

Absent 0

3 minute recess.

Closed Session began at 7:44 pm

Closed Session ended at 8:17 pm



Councilman Hagerty made a motion to resume the public business meeting, seconded by Councilwoman Harwell. Motion approved by a unanimous voice vote.

**Adjournment**

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

Meeting adjourned 8:18 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.**