

**City of Woodbury
City Council Meeting
March 6, 2023
33 Delaware Street, Woodbury, NJ 08096
6:30 p.m.**

The meeting of March 6, 2023 was called to order by Council President Fleming at 6:33 pm. Council President Fleming 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 public meeting of the City Council of the City of Woodbury. Due notice of this meeting was provided to the newspaper and public by posting and publication of Resolution No. 23-04 adopted at the 2023 Reorganization Meeting on January 3, 2023. Also, notice of the public meeting was provided to the newspaper and posted on the City web page for the public.

Roll Call:

Present: Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Council President Fleming, Mayor Miller

Absent: Councilman Merinuk, Councilman Pisarcik

Others Present: City Clerk, Cassidy Swanson; Solicitor, Tim Scaffidi; Police Chief, Tom Ryan; Engineer, Paul Breier; Administrator, John Leech; Deputy Administrator, Bradley Pennypacker;

Approval of the Minutes

Councilman Ferraino made a motion to approve the minutes from the February 6th meeting seconded by Councilwoman Harwell.

Motion approved by the following voice vote;

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

Nays 0

Absent 2 Councilman Merinuk, Councilman Pisarcik

Abstain 1 Councilwoman Garlic

Open to the Public for Agenda Items Only

Council President Fleming stated the meeting will be opened to the public for agenda items and non-agenda items. Council President Fleming reminds everyone that each agenda item does have to get read aloud. Councilman Hagerty made a motion to open to the public, seconded by Councilman Ferraino. 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.

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

Resolutions

CONSENT AGENDA

RESOLUTION NO. 23-83 RESOLUTION OF THE CITY COUNCIL OF THE CITY WOODBURY AWARDING A CONTRACT TO P&A CONSTRUCTION, INC. FOR THE FY 2022 WATER MAIN IMPROVEMENTS PROJECT – MAPLE STREET & LAUREL STREET FROM COOPER STREET TO HUNTER STREET, HOLROYD PLACE AND REPAIRS ON S. GIRARD STREET AND N. BROAD STREET

RESOLUTION NO. 23-84 RESOLUTION OF THE CITY COUNCIL OF THE CITY WOODBURY AWARDING A CONTRACT TO A.C. SCHULTES, INC. FOR THE FY 2022 WELL REDEVELOPMENT & PUMP REPAIRS PROJECT – WELL FACILITY NO. 8 AT 319 EAST RED BANK AVENUE

RESOLUTION NO. 23-85 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING AND REFUNDING TAXES FOR RIVERA, ANTHONY L, A 100% DISABLED VETERAN, BLOCK 148.02 LOT 22.01 A.K.A. 232 HUNTER ST

RESOLUTION NO. 23-86 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING APPROVAL AND EXECUTION OF MEMORANDUM OF UNDERSTANDING (MOU) WITH TANTUM CANOE-BROOK POTENTIAL REDEVELOPER FOR PORTIONS OF THE 100 BLOCK OF SOUTH BROAD STREET

RESOLUTION NO. 23-87 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS REGARDING THE FY2017 GREEN ACRES STEWART LAKE PARK IMPROVEMENTS PROJECT PLAYGROUND & PAVILION PLAZA

END CONSENT AGENDA

Councilman Hagerty made a motion to approve the consent agenda as read at the beginning of the meeting, seconded by Councilwoman Carter.

Motion approved by the following voice vote;

Ayes 7 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Council President Fleming

Nays 0

Absent 2 Councilman Merinuk, Councilman Pisarcik

Abstain 0

Councilman Hagerty made a motion to approve the list of bills and vouchers, seconded by Councilman Ferraino.

Motion approved by the following voice vote;

Ayes 7 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilman

Hagerty, Councilwoman Harwell, Councilwoman Miller, Council President Fleming
Nays 0
Absent 2 Councilman Merinuk, Councilman Pisarcik
Abstain 0

Committee Reports

Councilman Hagerty – Economic Development, Finance & Grants Committee – The Committee has a meeting this week, and it will be a full agenda. He thanked Council for adopting Resolution No. 23-86, approving the Memorandum of Understanding with Block 75 redeveloper Tantum-Canoe Brook. The Committee continues to move forward with good things.

Councilwoman Miller – Community Events & Development Committee – The first official Juneteenth meeting was last week. It will be Saturday, June 17 at Stewart Lake Park. We are partnering with the Gloucester County NAACP, Gloucester County Prosecutor’s Office and the County of Gloucester. Councilwoman Garlic was there, as well as numerous City and County employees. Council President Fleming added that lots of work is being put into this year’s event, and believes that there will be a larger crowd. Councilwoman Harwell added that the Diversity, Equity & Inclusion Committee will be participating in Juneteenth as well.

Report of the Mayor

We’re the City of champions. The High School Boys Basketball team won the State Tournament over the weekend. The High School Band, Football, Boys and Girls Basketball and Cheerleaders all won this past season. Mayor thanked everyone who organized the welcome home bus tour. Next meeting, he should have an update on the banner for our new champions. Last Friday, Inspira had a very nice topping off Ceremony for their new Satellite Emergency Room. There was a great turnout and they are one step closer to finishing the hospital project. Nova farms received their license from State and they plan on opening in April.

Report of the Clerk

The Bi-Annual Shred Event is March 25, the City of Woodbury is hosting a Shred Day for residents to safely dispose of sensitive paper documents from 9 am to 12 pm - or until the truck is filled, at the old police station, at 200 North Broad Street.

Department Reports

Paul Brier – City Engineer:

NJDOT MUNICIPAL AID PROJECTS

FY 2020 NJDOT Municipal Aid – Hunter Street

1. This project is currently being closed out with NJDOT. Once that is complete, I will submit a resolution to the Council to establish a 5-year road opening moratorium on the portion of Hunter Street that was resurfaced under this contract.

FY 2021 NJDOT Municipal Aid – Progress Avenue

1. The contract for this project was awarded to Lexa Concrete with Resolution #23-61 for the amount of \$297,681.26 on January 23, 2023. The contracts have been fully endorsed by the contractor and the City.
2. The Bid Tab and Resolution have been submitted to NJDOT for concurrence of the award to Lexa Concrete. When that is issued I will schedule the preconstruction meeting with Lexa, Public Works, utility companies, and our inspector. The Notice to Proceed to be issued a week or so afterwards.

FY 2022 NJDOT Municipal Aid – West Centre Street

1. We are finishing revisions to the construction plans based on comments from NJDOT. The revised plans and specifications will be submitted shortly to DOT for approval and authorization to advertise for bids.

FY 2023 NJDOT Municipal Aid – Newton Ave & Euclid Street

1. The grant application for the repaving of Newton Avenue and Euclid Street was submitted to NJDOT-Local Aid in July. The City received notice from the NJDOT dated November 23, 2022 stating that this project has been awarded a grant for \$306,400.00.
2. We have conducted the survey work on the roads and are preparing the base plans. We will submit the plans, specifications and cost estimate to NJDOT for review in late spring.

NJDOT DISCRETIONARY (LAIF) AID PROJECTS

South Columbia Street Resurfacing

1. The NJDOT issued a letter dated March 14, 2022 to the City that states the City has been awarded a grant in the amount of \$300,000 for the South Columbia Street Resurfacing Project. The scope of the project includes resurfacing the roadway from Logan Street to Delaware Street and installing new handicap ramps at each intersection – except where recent projects were completed along High Street, West Centre Street and Myrtle Avenue. The plans and specifications are approximately 90% complete. After construction on Progress Avenue has started and West Centre Street is out for bids, we will finalize the plans and specifications for this project and submit them to DOT for review and approval.

FY2022-23 Application

1. I will consult with Rich Leidy and other City officials to select a road resurfacing or storm sewer replacement project to apply for an LAIF grant this year.

WATER CAPITAL PROJECTS

2022 Water Capital Project

1. The new water main improvement project for FY2022 includes replacing the 4” water mains with new 8” mains in Maple Street and Laurel Street from Cooper Street to Hunter Street and in Holroyd Place. The project also includes replacing a section of the broken water main in the sidewalk on N. Broad Street just south of the bridge and also the replacement of the broken main in S. Girard Street that currently goes under the bridge just east of Bell Lake.
2. The bid opening for this project was held on March 1, 2023. A total of nine bids were received. The low bidder was P&A Construction, Inc. at \$439,849.41. A Resolution Awarding P& A Construction the Project was submitted for tonight’s meeting.

SCADA System Upgrade

1. On February 14, 2023 the City received Proposals & Statements of Qualifications from three contractors for the SCADA system replacements and upgrades. The selection of the contractor is based on a graded system, to be independently evaluated and graded by 2 or 3 City officials and professionals. Qualifications, experience, project understanding, as well as cost are key factors to be considered.

Well Redevelopment – Well #8

1. The bid opening for the redevelopment of Well No. 8 was held on February 28th. Only one bid was received – from A.C. Schultes for \$117,500.

SANITARY SEWER CAPITAL

2023 Sanitary Sewer Capital Project

1. We are currently preparing the plans and specifications for repairs, pipe lining, pipe replacement, and manhole reconstruction for the sanitary sewer lines in East Red Bank Ave from Washington Ave to N. Broad Street. This project is required to eliminate the frequent blockages formed in the main line and the connecting laterals from the buildings along East Red Bank Ave.
2. The sewer mains have been cleaned and video-inspected. We are coordinating with Public Works for review and analysis of the videos to identify the portions of the pipe that are

good, can be lined, or need to be replaced. Manholes at East Red Bank Ave and Green Street need to be reconfigured and a new large sewer main installed from that point to a manhole at Broad Street. And we are working with Public Works to identify the source(s) of the grease, scum and other material that is causing the blockages in the pipe downstream of Washington Avenue.

LOCAL ROAD RESURFACING PROGRAM

FY 2019 – CDBG: Resurfacing of S. Maple Avenue

1. The City received a \$50,000 CDBG grant for the repaving of Maple Avenue from East Barber Avenue to Union Avenue in 2019. The contract was awarded to Paving Plus, LLC for \$85,242.56.
2. The project was completed in 2022. Paving Plus submitted their maintenance bond in January. At the February 6th Council meeting Resolution No. 23-67 was approved by Council to accept the maintenance bond and release the performance bond and the retainer of \$1,664.66 to Paving Plus.

FY 2023 City Bonds: Maple & Laurel Streets from Cooper St. to Hunter St., and Holroyd Place

1. The roads to be resurfaced for FY2023 include Laurel Street and Maple Street from Cooper Street to Hunter Street and Holroyd Place. These are the roads where the new water mains are to be installed this spring. Additional roads may be added to the list for resurfacing as the annual budget and the capital improvements bonds are being prepared. The construction work would not start until the fall in order to allow the water main work to be complete and closed out, and give several months for the pipe trench repairs to settle.

GREEN ACRES PROJECTS

2014 – Green Acres Program (Walking Paths, Footbridge and Streambank Stabilization)

1. The contractor for this project, Gerald A. Barrett, has completed all of the work and the project is being closed out.

2017 Green Acres Program (Playground & Park Pavilion)

1. The construction plans and specifications for the site work, installation of the 2 pavilions, the 2 playground units and the various site and playground amenities were submitted to Green Acres on March 1, 2023 along with a cost estimate and construction schedule. We are making final updates to these documents and will make a final submission to Green Acres this week.

Miscellaneous Projects

Wing-Dickerson Park Improvements

1. The City received NPP grant funding totaling \$208,000 for upgrades to Wing-Dickerson Park. The upgrades include replacing the basketball courts, resurfacing the tennis court, installing 3 pickle ball courts, and replacing the wood mulch in the playground area.
2. The resolution authorizing the engineer to advertise this project for bids was passed by Council at the October 12th meeting. The Notice to Bidders was published in the South Jersey Times on October 25th. The bid opening date was November 4th. Resolution No. 22-189 was approved at the November 9th Council meeting awarding the contract to Command Co., Inc. The Notice to Proceed was issued on November 30th with a completion date of December 30th. The contractor began construction on December 12th.
3. All of the new paving has been installed, the footings and base plates for the four basketball net posts have been installed, and the pipe sleeves and posts for the pickle ball nets and fencing have also been installed. The contractor that will apply the various paint coatings on the courts will be able to conduct this work in the next few weeks now that the average daily temperature is above 50 degrees.

NJDOT Transportation Alternatives Set-Aside Program

1. We prepared the application and supporting documents to submit to NJDOT for Federal Aid grant funds to construct a pedestrian path network along Hester's Branch's three lakes, Hunter Street and Evergreen Avenue lakes, and around Broad Street Lake – to include footbridges over the Woodbury Creek at the Evergreen Avenue bridge and the railroad

bridge. This path network would connect directly or with crosswalks to the existing paved path on the west side of Broad Street and to the recently completed pedestrian path along Stewart Lake. The maximum grant amount is \$1.5 million.

2. The application was submitted on November 3, 2022 through the NJDOT's SAGE website. The awards should be announced this spring.

Chief Ryan – Woodbury City Police Department – Sgt. Beckett met with the Crossing Guards and we came to an agreement to reinstate Holiday pay for the Crossing Guards. Our Officers have been very busy lately. The 2nd Annual “Woodbury PD 5K/1 Mile Run, Walk, Roll Against Bullying” is Saturday, May 13. This event will be taking place at “Lot 323” in Woodbury, NJ (the area behind Pep Boys - 137 S Broad St, Woodbury, NJ 08096 and behind 115 S Broad Street). There is a 1 mile walk or roll for those who don't wish to compete in the 5k. The 5k course will begin at Lot 323, travel through the West End area of Woodbury, around Bell Lake, and end at Lot 323. More information and/or to register or donate is available [online](#).

John Leech – City Administrator – We are working on the new website. We were able to look at the draft of the website and it is looking great. We are on track for the website to be done prior to original estimate of June 1st.

Unfinished Business

No Unfinished Business

New Business

No New Business

Open to the Public

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

Kurt Kersey – 401 S. Evergreen Ave. – Mr. Kersey is the Vice President of the African American History Committee and they will be calling a meeting soon in regards to how to honor Ms. Holmes who recently passed away. He had several family members participate in Woodbury sports and is proud of all of the recent championships. Mr. Kersey thanked Council for the reinstatement of Crossing Guard holiday pay.

Erica Gardner – Tatum St. – Ms. Gardner asked for opinions on stray cats, as several people are in attendance on TNVR (trap, neuter, vaccinate and return) and TNVM (trap, neuter, vaccinate, and manage). Ms. Gardner went into detail on what currently happens to stray cats, why it's bad, what TNVR is and why it's important. She went over some recent cases the Community Cat Club she assists with, had in Woodbury. They offer free services and they would like Council to pass an ordinance similar to what the County passed in 2017, allowing them to operate in Woodbury. Councilman Ferraino asked to see a sample Ordinance. Councilman Hagerty asked what the City's Financial component to it is. Ms. Gardner explained how it would cost the City less money for the groups to implement the two programs, than the City currently pays the Gloucester County Animal Shelter.

Gina McGay – Ms. McGay is the president of Pet Savers and their goal is to reduce the euthanasia rate in Gloucester County, as Gloucester County has the highest county euthanasia rate in the state. She would also like Council to pass an ordinance similar to what the County

passed in 2017, and offered any resources Council might need to do so.

Chuck rose – 306 W. Centre St. – He’s attending the meeting as Gloucester County’s representative. They host a pickle ball tournament to raise money for the Gloucester County Animal Shelter, and works a lot with Wendy from the Animal Shelter. He agrees it costs less money for TNVR than for the Animal Shelter to take the cats. They have been opening up spay and neuter centers which is helpful to these groups, and that they are pretty good programs.

Kathrine – Woodbury – She explained how kittens don’t always make it out of the shelter. The goal for these groups are to stop male cats fighting, fix female cats and eliminate the amount of kittens that will turn into feral/unadoptable adults. Kathrine loves Wendy from the Animal Shelter. She works hard and tries to work with them.

Sara Sharp - Belmar – Ms. Sharp is the Community Cat Club president. She echoed the importance of TNVR and TNVM and how these programs are better for the cats, residents and tax payers. These groups run on donations, so they are always looking for additional support and supplies.

Charles Hughes – 31 N. Childs St. – Say no to GCL is having a Town Hall in Mantua on March 22 from 7 – 8 pm at the Mantua Volunteer Fire Company, Station 22. They are looking to do a petition in Mantua to have a question on the GCL on the ballot. They hope to have an information session in Woodbury and Westville as well. Council President Fleming thanked him.

Tony Alveario – 522 Delaware St. – Mr. Alveario would like the public to be able to explore the new website prior to publication to send feedback for changes. He encouraged everyone to attend to the GCL meeting to be informed.

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

RESOLUTION NO. 23-88 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS REALTING TO LITIGATION, NEGOTIATIONS AND ATTORNEY-CLIENT PRIVILEGE
Councilman Ferraino made a motion to adopt Resolution No. 23-88, seconded by Councilman Hagerty.

Motion approved by the following voice vote;

Ayes 7 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Council President Fleming

Nays 0

Absent 2 Councilman Merinuk, Councilman Pisarcik

Abstain 0

Council President Fleming asked members of the public to exit Council Chambers as City Council would be entering Closed Session.

Closed Session began at 7:20 pm

Closed Session ended at 8:19 pm

Councilman Hagerty made a motion to re-enter the public portion of the business meeting, seconded by Councilman Ferraino.

Adjournment

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

Meeting adjourned 8:20 p.m.

Respectfully submitted,

Cassidy L. Swanson

Cassidy L. Swanson, RMC, CMR
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.