

**City of Woodbury
City Council Meeting
April 26, 2022
33 Delaware Street, Woodbury, NJ 08096
6:30 p.m.**

The meeting of April 26, 2022 was called to order by Council President Merinuk at 6:31pm. 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 No. 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, Council President Merinuk, Mayor Sickel

Absent: Councilman Pisarcik

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

Certificates and Proclamations

Council President Merinuk introduced Assemblyman William Spearman, who read and presented Mary Carter of Main Street Woodbury, Inc. a Joint Ceremonial Resolution by the New Jersey State Senate and General Assembly for her dedication to volunteer work in the Woodbury community.

Assemblyman William Spearman, read and presented Gerald O'Connor of Main Street Woodbury, Inc. and Woodbury Old City Restoration Committee a Joint Ceremonial Resolution by the New Jersey State Senate and General Assembly for her dedication to volunteer work in the Woodbury community.

Mayor Sickel read and presented Gerald O'Connor of Main Street Woodbury, Inc. and Woodbury Old City Restoration Committee a proclamation for his dedication to volunteer work in the Woodbury community.

Mayor Sickel read and presented Mary Carter of Main Street Woodbury, Inc. a proclamation for her dedication to volunteer work in the Woodbury community.

Approval of Minutes

Councilman Fleming made a motion to approve the meeting minutes from December 8, seconded by Councilman Miller. Motion approved via voice vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 1 Councilman Pisarcik

Abstain 0

Councilman Fleming made a motion to approve the meeting minutes from March 23, seconded by Councilman Miller. Motion approved via voice vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 1 Councilman Pisarcik

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 does have to get read aloud. Councilman Fleming made a motion to open to the public, seconded by Councilwoman Harwell. 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 Hagerty made a motion to close to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

Ordinances

ORDINANCE NO. 2361-22 AN ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, APPROPRIATING \$30,000 IN FUNDING FOR THE COMPLETION OF VARIOUS IMPROVEMENTS TO VARIOUS CITY BUILDINGS AND PROPERTY Councilman Fleming presented the above titled ordinance. Ms. Swanson read the title of the Ordinance. Councilman Fleming moved to open to the public on Ordinance 2361-22, seconded by Councilman Miller.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2361-22, Seconded by Councilman Miller.

Councilman Fleming made a motion to adopt Ordinance 2361-22, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

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

ORDINANCE NO. 2362-22 ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY REPEALING CHAPTER 20 OF THE CODE BOOK OF THE CITY OF WOODBURY, ENTITLED FIRE DEPARTMENT AND ADOPTING A NEW CHAPTER 20, FIRE DEPARTMENT 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 2362-22 with the approval to adopt after the second reading, seconded by Councilman Hagerty.

Motion approved via roll call vote resulting in the following;

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

ORDINANCE NO. 2363-22 AN ORDINANCE AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, ARTICLE II, PARKING, OF THE CODE BOOK OF THE CITY OF WOODBURY TO CREATE A NEW SECTION ENTITLED "FIRE AND EMERGENCY VEHICULAR ZONE" 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 2363-22 with the approval to adopt after the second reading, seconded by Councilwoman Harwell.

Councilwoman O'Connor inquired about the location of these zones. Chief Ryan answered. Councilman Fleming asked if it required DOJ approval. Chief Ryan answered.

Motion approved via roll call vote resulting in the following;

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

Resolutions

RESOLUTION NO. 22-85 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CERTIFICATION OF THE ANNUAL AUDIT Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution

Councilman Fleming made a motion to adopt Resolution 22-85, seconded by Councilman Miller.

Mayor Sickel addressed ongoing issues with the annual audits that date back up to 17 years that need to be addressed. She proposed that we add to the Resolution a deadline for these items to get resolved as we owe it to the citizens of Woodbury. Council President Merinuk asked the Solicitor how we go about attaching a deadline to these outstanding items legally. Councilman Fleming, Mayor Sickel and Council President Merinuk discussed proposed logistics.

Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 1 Councilman Pisarcik

Abstain 0

~~**RESOLUTION NO. 22-86** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING SUBMISSION OF CORRECTIVE ACTION PLAN FOR 2020 AUDIT TABLED~~

RESOLUTION NO. 22-87 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS REGARDING SOUTH MAPLE AVENUE RESURFACING AND SAFETY IMPROVEMENTS Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-87, seconded by Councilman Hagerty.

Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 1 Councilman Pisarcik

Abstain 0

RESOLUTION NO. 22-88 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 152.01 LOT 9 428 HEMLOCK TER HEIMS, MANDI Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-88, seconded by Councilman Hagerty.

Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 1 Councilman Pisarcik

Abstain 0

Councilman Fleming made a motion to approve the list of bills and vouchers, seconded by Councilwoman Harwell. Motion approved by the following voice vote;

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

Nays 1 Councilwoman O'Connor

Absent 1 Councilman Pisarcik

Abstain 0

Committee Reports

CFO, Robert Law presented City Hall's 2022 proposed budget and some staffing concerns within City Hall.

Councilman Fleming – Finance Committee – We have a starting point for reviewing the budget. The committee will be meeting with CFO, Robert Law to go over the proposed budgets within the next couple of weeks. We are still currently waiting for some reports from the County to indicate some accurate numbers. There are some questions in regards to water & sewer that need to be addressed. All budget presentations from City departments are finalized. The audit is still currently being discussed as it is publicly available and we will be working on an action plan.

Councilwoman Harwell – Diversity Equity and Inclusion – No formal report. Councilwoman Harwell had the opportunity to attend a virtual event discussing the impact of student loan forgiveness within the Black community.

Councilwoman O'Connor – School Board Liaison – Councilwoman O'Connor stated that she was not able to attend the last School Board meeting due to a scheduling conflict. She thanked everyone that supported the Woodbury Relays as the event had a great turnout and the students performed really well. Councilwoman Miller added to the amazing turn out of the Woodbury Relays and how great it was to speak with the students.

Councilwoman Miller announced that she was not on the green team any more however she does have leftover shopping bags, because as of May 4th, all grocery stores are requiring you to bring your own bags, as they are doing away with plastic. She then gave a friendly reminder that after the anti-bullying walk on Saturday, stop by the YMCA and get some free books for the kids.

Councilman Miller – Parks and Recreation – No formal report. Public Works is starting to put the memorial bricks back in.

Report of the Mayor

Mayor Sickel – May Sickel thanked John Leech for his assistance getting Charlie Browns reopened. She also thanked the Fire Department, Woodbury Police Department and Public Works for tending to any weekend calls received and specifically the fire that occurred over the weekend. No one was hurt.

Report of the Clerk

Ms. Swanson – Ms. Swanson thanked everyone at City Hall and the Fire Department what assisted with the rabies clinic this past Saturday. There was a great turnout and a lot of residents came out to get their animals vaccinated and registered. She then gave out a friendly reminder to register your animals as it is a State requirement for each fiscal year. After May 1st there will be a late fee assessed.

Department Reports

Len Sossamon – Mr. Sossamon reiterated what CFO, Robert Law, mentioned about the struggle in finding qualified financial officers with government experience. He thanked Chief Hauss for the maintenance the Fire Department was doing around City Hall and the library. There are repairs still needed on the roofing of the firehouse and the library. We had one quote come in high, and after talking to CFO, Robert Law, we may have to put this project out for an RFP to take bids. There is also some corrective action that needs to be implemented for the Fire House, some practices are currently in place, and an extension has been requested. Mr. Sossamon requested that him and Chief Hauss, Rich Leidy and Mike McCaughey and potentially CFO, Robert Law to have a meeting to develop an action plan and develop some estimates as to how much it's going to cost. Last week him and City Clerk, Cassidy Swanson, met with John Belko of the FAF Coalition and they introduced their diagram of what's going to be happening for the season. Lastly, we are still getting inquiries about commercial cannabis, most inquiries are for retail, and unfortunately we are no longer taking applications.

Chief Ryan – This weekend we will be hosting our first annual 5K Anti-Bullying walk. He thanked Officer Alcott for spearheading this initiative and having a resource fair at lot 323 for kids and families attending the event. He encouraged everyone to come out as it will be an amazing event and the City will be hosting multiple events. After the walk, at the YMCA there will be another event, Healthy Kids Day and there will be another event at Holy Angels.

Chief Hauss – Council President Merinuk publically thanked Chief and his team for being in place and tending to the fire, and thanked him for his leadership. Chief went over the number on the April fire report. The average response time for our fire department is 3 minutes and 55 seconds to get anywhere within the City lines, which is well below the National average. The average number of volunteer personnel responding is 3.5. Chief Hauss then provided details on the fire on King Street. The department has ordered new uniforms for the staff that will have a profession look. The Fire Department's on-duty crews have been going out and conducting fire inspections. As per the Fire Marshall Hughes, there is a schedule in place to complete 100 initial inspections by May 20th, and they have started on April 20th. Since the Start date, we have 26 inspections complete to date. Standard operating guidelines are completed as we are waiting for the ordinance to be completed so we can have the Resolution written. All active members have completed all requirements and trainings to be in compliance for their duties. Chief then listed a few upcoming trainings that members will be attending. The on-duty staff has started maintaining the areas around the fire station, City Hall and the library by power washing the buildings doing landscaping and laying mulch. Chief Hauss requested that Council look into by Resolution in years past the whenever a fire takes place, the Fire Department has called to have the home boarded up. Within a few cases in Mantua, the board up fee was not paid by home owners due to home defaults, and responsibility fell upon the City to get paid. The fire department has always recommended the insurance company to cover the cost of the board-up and remodel. But we need to ensure a layer of protection so that the City does not assume those

costs. Councilwoman O'Connor asked about any issues in related to having a lack of smoke detectors. Chief answered with an initiative currently in place where they are offering free fire detectors and installation for the residents. Councilwoman Miller chimed in agreeing with Councilwoman O'Connor's point and brought up that the Fire Station used to ride around and give out free detectors. Chief Hauss mentioned that now that the station is operating on a 24-hour schedule anyone is welcome to come to the station and obtain a free detector at any time.

Councilman Fleming added that the Financial Disclosure Statement for the Department of Community Affairs is due for all elected officials and some non-elected officials by April 30th. Council President Merinuk added that there is a fine associated by the day if this is turned in late. He encouraged everyone to get registered and complete those forms rather quickly.

Unfinished Business

No Unfinished Business

New Business

Councilman Fleming announced the closing of Cap-Paine Gym at Woodbury High School for structural reasons. He explained that that building will not be available for use for some time as it is currently a safety hazard. Council President Merinuk encouraged everyone to attend the School Board meeting with questions to see their plans regarding the construction of that building.

Councilwoman Miller inquired about the Neighborhood Preservation Program Coordinator being put in place. She would like to have a point of contact to speak to about Colonial Day and having African American representation for the reenactors. City Clerk, Cassidy Swanson stated that the point of contact is Mark Starling, and she will share his contact information.

Open to the Public

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

Chad Everwine – 11 E. Mill St – Mr. Everwine introduced the concept of advantages classes in relation to cannabis use including veterans, minorities and social equity. He further explained the Governor's position on the advantaged classes in relation to prior convictions and the transition into legalizing and prioritizing applicants for commercial cannabis. Mr. Everwine questioned Council's reasoning and criteria for selecting applicants, as their choices do not reflect the advantaged classes by social equity. Mr. Everwine asked about the process to review the ordinances with the potential of amending to reflect the State's views. Council President Merinuk answered. Mr. Everwine reiterated his points made in past meetings regarding conditional licensing, fees, and social equity. He stated that the ordinances in place by Woodbury City, conflict with State ordinances. Mr. Everwine proposed amending the ordinance now, rather than seeing how things play out, so one will not be needed in the future in the event the City decides to increase the amount of commercial cannabis locations. Council President Merinuk answered. Mr. Everwine asked Council President Merinuk is he has had the opportunity to review some of the points he has brought up in meetings prior. Councilman Hagerty and Councilwoman Harwell addressed Mr. Everwine's questions. Councilman Fleming asked Mr. Everwine a question about permitting, Mr. Everwine answered.

Ron Wilcox – 250 S. Barber Ave. – Mr. Wilcox thanked Mayor Sickel and Council with all of their recent efforts on their property. He announced the planning of a rally on June 4th for Wing-Dickerson Park to let the City and community know how much the park means to us. The rally will be from 10AM-12PM with a variety of speakers. He explained the significance of the park to him and others around, and for the past twenty years, he has taken initiative to keep the park clean. He is currently working with the school board to have students come and get service learning hours by participating in a park clean up. Mr. Wilcox then inquired about any Juneteenth events taking place in the park. Councilwoman Miller answered and suggested he work with the Neighborhood Preservation Program. Mr. Wilcox expressed his plans for the park and having a series of events at the park for kids in the community. (Painting/wellness days/activities etc.) Mayor Sickel suggested that Mr. Wilcox reach out to our engineer Paul Brier. Council thanked Mr. Wilcox for his announcement and proposed plans. City Clerk, Cassidy Swanson announced that NPP has submitted an application for a grant to revitalize Wing-Dickerson Park. We should have information very soon on when the grant will be awarded. Councilwoman Miller thanked Ms. Swanson.

Romona Wilcox – 250 S. Barber Ave. – Mrs. Wilcox provided updates on the NPP grant awarded for improvements to her home. She has finally received correspondence from Jake with Triad. They will have to do a new estimate as the 30-day window has been exceeded, and he will work directly with the contractor to schedule a time to do the new estimate. He made a promise to communicate with her every step of the way so that both parties are involved in the process moving forward. Mrs. Wilcox has requested proposed plans from Jake as well as photos of her roofing that has been damaged. Councilman Merinuk responded.

Chuck Rose – 306 W. Centre Street – The Gloucester County Parks and Rec is having their summer kickoff on June 11th. We are expecting close to about 200 vendors with about 10 beer crafters. This is a full family event for everyone. The local radio station and live band will be featured. Mr. Rose let Councilwoman Miller know that he sent Tom Bianco from the Gloucester County Economic Development will be working with Gerald O'Connor and Mary O'Connor to get some Colonial activities along with Noah Lewis. Councilwoman Miller responded.

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

RESOLUTION NO. 22-89 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS PERTAINING TO EMPLOYMENT RELATIONSHIP Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-89, seconded by Councilwoman Harwell.

Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 1 Councilman Pisarcik

Abstain 0

Council President Merinuk announced that Council was now entering Closed Session.

Closed Session began at 8:16 p.m.

Closed Session ended at 9:42 p.m.

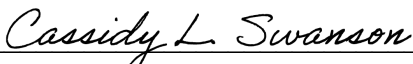
Councilman Fleming made a motion to resume the public business meeting, seconded by Councilwoman O'Connor. Motion approved by a unanimous voice vote.

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 9:43 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.