

**City of Woodbury
City Council Meeting
July 13, 2022
33 Delaware Street, Woodbury, NJ 08096
6:30 p.m.**

The meeting of July 13, 2022 was called to order by Council President Merinuk at 6:33 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 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. 22-04 adopted at the 2022 Reorganization Meeting on January 5, 2022. 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 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 and Jeff Krachun; Police Chief, Thomas Ryan; Engineer, Paul Brier; Chief Financial Officer, Robert Law; Interim City Administrator, Len Sossamon; Public Works Operation Manager, Joe Smith

Presentation

Jamie Magaziner and Claire Jaffee of Pennoni presented Council with their results of the **Connecting North Woodbury: Red Bank Ave Walk Shed Study**. Their PowerPoint Presentation is available here and the full final report is available here. Mayor Sickel, Council President Merinuk, Councilman Fleming and Miller, and Councilwoman O'Connor and Harwell asked various questions in regard to the completion of the study, results and ways to implement the recommendations made. Council President Merinuk thanked Ms. Magaziner and Ms. Jaffee.

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 Fleming made a motion to close to the public, seconded by Councilwoman Harwell. Motion approved by unanimous voice vote.

Ordinances

ORDINANCE NO. 2365-22 AN ORDINANCE AMENDING CHAPTER 136, PARKS AND RECREATION AREAS, OF THE CODE BOOK OF THE CITY OF WOODBURY 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 2365-22, seconded by Councilwoman Harwell.

Hearing no one, Councilman Fleming made a motion to close to the public on Ordinance 2365-22, Seconded by Councilwoman Harwell.

Councilman Fleming made a motion to adopt Ordinance 2365-22, 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. 2368-22 AN ORDINANCE AMENDING CHAPTER 136, PARKS AND RECREATION AREAS, SECTION §136-1, PROHIBITED ACTIVITIES, OF THE CODE BOOK OF THE CITY OF WOODBURY

Councilman Miller asked if there is an issue with E-Bikes. Council President Merinuk answered, explaining the E-Bikes are allowed, just not allowed to use the motor. Councilman Fleming, Councilwoman Harwell and O'Connor responded.

Councilman Fleming moved to have the first reading of Ordinance 2368-22 with the approval to adopt after the second reading, seconded by Councilman Hagerty

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Harwell, Councilwoman Miller, Councilwoman O'Connor, Council President Merinuk
Nays 1 Councilman Miller
Absent 1 Councilman Pisarcik
Abstain 0

ORDINANCE NO. 2369-22 AN ORDINANCE AMENDING CHAPTER 55, ALCOHOLIC BEVERAGES, ARTICLE II, CONSUMPTION IN PUBLIC; OPEN CONTAINERS, OF THE CODE BOOK OF THE CITY OF WOODBURY Councilman Fleming moved to open to have the first reading of Ordinance 2369-22 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. 2370-22 AN ORDINANCE AMENDING CHAPTER 145, PROPERTY, VACANT, OF THE CODE BOOK OF THE CITY OF WOODBURY Councilman Fleming to open to have the first reading of Ordinance 2370-22 with the approval to adopt after the second reading, seconded by Councilwoman O'Connor.

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

Councilman Fleming spent several minutes going over different line items of the Proposed 2022 Annual Budget to Mayor and Council prior to the first reading of Resolution 22-124.

RESOLUTION NO. 22-124 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY INTRODUCING THE 2022 ANNUAL BUDGET OF THE CITY OF WOODBURY

Councilwoman O'Connor asked about the American Rescue Plan (ARP) Funds. Councilman Fleming responded. Mayor Sickel asked about the revenue line of Zoning for Woodbury Heights. Council President Merinuk responded.

Councilman Fleming moved to have the first reading of Resolution 22-124 with the approval to adopt after the second reading, seconded by Councilwomen 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

RESOLUTION NO. 22-125 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH ROOT 24 FOR THE REPAIR OF A COLLAPSED WATER MAIN AT 94 NORTH AMERICAN STREET AND SOUTH BARBER AVENUE AND RAILROAD AVENUE Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-125, 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

RESOLUTION NO. 22-126 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING ADOPTION OF WOODBURY FIRE DEPARTMENT POLICIES, PROCEDURES AND STANDARD OPERATING GUIDELINES Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-126, seconded by Councilwoman Harwell.

Council President Merinuk explained the work that Chief Hauss put into creating the guidelines.

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. 22-127 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A REAL ESTATE AGENCY TO ASSIST WITH THE SALE OF 642 NORTH BROAD STREET IN THE CITY OF WOODBURY Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution. Councilman Fleming made a motion to adopt Resolution 22-127, seconded by Councilwoman Harwell.

Mayor Sickel brought up some discussion points in the two proposals that were submitted. Council President Merinuk, Councilman Fleming and Hagerty, Interim Administrator Sossamon, Solicitor Scaffidi and Councilwoman O'Connor responded.

Councilman Hagerty made a motion to amend the resolution to appoint Feinburg & McBurney Realty/Development LLC as the real estate agency and for the contract to be signed upon review of the Solicitor, seconded by Councilman Fleming.

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 Hagerty added information about consolidating City lots and the process of taking that on. Mr. Scaffidi explained the process of tax certificate sales.

RESOLUTION NO. 22-128 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDING A CONTRACT TO ARAWAK PAVING CO., INC. FOR THE FY2022 LOCAL ROADS RESURFACING AND SAFETY IMPROVEMENTS PROJECT Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-128, 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

RESOLUTION NO. 22-129 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SITE ACCESS AGREEMENT TO ALLOW THE CITY OF WOODBURY TO ACCESS PROPERTY LOCATED AT BLOCK 149.01 LOT 1 (568 N. EVERGREEN AVE) OWNED BY CARRIAGE HOUSE APTS. CO. C/O GOLDBERG RE FOR THE PURPOSE OF SINK HOLE REPAIR WORK Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution.

Councilman Fleming wanted to note that it is not actually a sink hole, but it is a storm sewer that the city owns and is in need of repair. It is located on private property and doesn't have an easement for the City to access.

Councilman Fleming made a motion to adopt Resolution 22-129, seconded by Councilwoman O'Connor.

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. 22-130 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY OF SUPPORT TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) FOR ESTABLISHMENT OF A "NO STOPPING OR STANDING ZONE" IN FRONT OF 220 ROUTE NJ 45 (SOUTH BROAD STREET) Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution. Councilman Fleming made a motion to adopt Resolution 22-130, 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

RESOLUTION NO. 22-131 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE AND ACCEPTING THE MAINTENANCE BOND OF RICHARD E. PIERSON CONSTRUCTION COMPANY INC. FOR THE REPLACEMENT OF THE SPILLWAY AT BROAD STREET LAKE DAM Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution. Councilman Fleming made a motion to adopt Resolution 22-131, seconded by Councilman Hagerty.

Council President Merinuk brought up concerns of the completion of the project and asked for a motion to table the resolution so Mr. Breier, the City Engineer, can take a further look.

Councilwoman Harwell made a motion to table Resolution 22-131, seconded by Councilman Fleming.

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

Committee Reports

Councilwoman Miller – Equity, Diversity and Inclusion – Attended the Movement Kickball Tournament and it was a great event. "They Slice the Air" event was held at Bethlehem Baptist Church in honor of Juneteenth. Mayor, Councilwomen O'Connor and Harwell were in attendance. Thanks to sponsors GCADA, Gloucester County Cultural & Heritage Committee, City of Woodbury, NJ. Good turnout of interested audience members engaged in the program of documented enslaved persons' narratives and Spirituals. This was the first time it was live streamed.

Councilwoman O'Connor – School Board – Attended the School Board meeting on June 22. The initial review of the exterior of the Cap Paine Gym was done and would cost millions of dollars to fix. The review of the inside of the Gym hasn't been done, and money would have to be spent to structure the building enough to complete the review. The School Board will continue to look at options. Several elementary principals were in attendance and discussed the positive things the children are doing, which was great to see.

Councilman Hagerty – Economic Development – Inspira is reviewing proposals from developers for the hospital campus. They have been keeping the City up-to-date with their efforts and will engage with the public when they've selected a proposal that meets their needs. There is developer interest in the Block 75 RFP. Deadline for proposals is in September. The 2022 Woodbury Car show is September 3.

Councilwoman Carter – Community Events – Thanked Liz McIlvaine for the great work she did for the Fireworks Celebration on July 2. The Movie in the Park is Wednesday, July 27 at Stewart Lake Park at 8 pm and is showing Luca. The rain date is Thursday, July 28. The Woodbury Fall Festival Parade is October 1 and more information will be provided.

Report of the Mayor

Mayor Sickel – Thanked the Legislative 5th District, Senator Cruz-Perez, Assemblyman Moen and Spearman for supporting our resolution to get the property tax relief return. Several vacancies have been filled on the Historic Preservation Commission. John Fulmer sent thanks to Council for passing the first reading of Ordinance 2368-22. Mayor Sickel walked around Stewart Lake with Mr. Fulmer and they are in the process of getting information for the interactive maps that will be around the Pedestrian Path. She thanked Chief Hauss for the work he put into the Fire Departments Standard Operating Guidelines. Mayor Sickel announced that Council President Merinuk declined the Administrator position and Council will not be going with the four remaining candidates. A new administrator should be announced at the August 10 City Council meeting.

Department Reports

Len Sossamon – Administrator – Mr. Sossamon signed the lantern fly agreement to help with the infestation. Burris Atrium finally got caught up on all water sewer and tax accounts. The generator was put in at the library/firehouse and we have signed the contract for the roof replacement. Tartan Textiles Environmental Phase 1 Study has been completed. We are looking into funds to get the Phase 2 Study done. Mr. Sossamon announce the City will be receiving \$75,000 back from state for property tax relief.

Chief Ryan – Woodbury City Police Department – Officers have been busy with the warmer weather. There will be 2 school safety drills this summer that will involve all of our officers. School Resource Officer Ryan Alcott received an award from the National Association of School Resource Officers (NASRO), a not-for-profit organization founded for school-based law enforcement officers, school administrators, and school security and/or safety professionals who work as partners to protect schools and their students, faculty, and staff members. NASRO honored SRO. Alcott at their Annual National School Safety Conference in Aurora, Colorado on July 6, by naming him the inaugural winner of the NASRO Bridge the Gap Award which recognizes an SRO with an outstanding commitment to bridging the gap between youth and law enforcement. SRO. Alcott also worked with Fifth Legislative District Assemblyman William Moen in crafting Assembly Bill A4075 which requires school districts in New Jersey to have a threat assessment team in each school to provide school staff assistance in identifying and assessing students of concern and providing intervention strategies for those identified students. SRO. Alcott successfully petition Bill A4075 before the New Jersey State Assembly, which unanimously passed in both the State Senate and General Assembly. In April, SRO, Alcott raised \$2,300 with the Anti-Bully 5K and will be presenting the funds to the Gloucester County Advocacy Center tomorrow.

Joe Smith – Public Works Department – We are working on the Lead Service Line Inventory. The Public Works Department ad to repair two lines today, as leaks are arising. Asked residents please call the Public Works Department if there are issues so we can help. The boards on the Wood Street Bridge were replaced and is now safe. At the Red Bank Water Plant Wells 7 and 8 are offline while quotes are being prepared to fix the issues.

Paul Brier – Engineer

I. NJDOT MUNICIPAL AID PROJECTS

A. FY 2020 NJDOT Municipal Aid – Hunter Street

1. The application to NJDOT-Local Aid for a grant to resurface Hunter Street from N. Broad Street to Traban Trail was submitted July 19, 2019. The NJDOT issued a letter November 21, 2019 notifying the City it has been awarded a grant of \$271,675.00 for this project. The Notice to Bidders was published in September 2021 and the bid opening was held on October 5th. The contract was awarded to Think

Pavers on October 13th for \$225,062.20. The preconstruction meeting was held on Monday March 28th. I issued the Notice to Proceed to the contractor and received a signed copy dated April 4th. The handicap ramps and curb replacement work was completed on April 15th. The milling of the roadway surface was completed on May 9th and the paving operations were completed on the 11th. Striping was completed on the 12th. The End of Construction Notice was sent to the NJDOT on May 16th. **The core samples of the new pavement have been taken and are being tested. The contractor plans to address the final restoration issues next week. Once these are completed, I will prepare the final NJDOT Change Order and other closeout documents.**

B. FY 2021 NJDOT Municipal Aid – Progress Avenue

1. The application to NJDOT-Local Aid for a grant to resurface Progress Avenue from N. Broad Street to the dead end past Tatum Street was submitted on June 30, 2020 to NJDOT. The grant request was for a total of \$353,665 which includes \$282,755 for construction, \$28,500 for design engineering, and \$42,410 for inspection and material testing. The City received notice on November 16, 2020 that the DOT awarded \$305,325.00 for this project. The construction plans have been edited to indicate the limits of new curb and gutter, sidewalk and driveway apron repair, tree root protection, and 4 new handicap ramps at the intersection of Progress and Tatum. The final plans and specifications were submitted to NJDOT on May 6th for review and comments. This project will be advertised for bids once we receive comments from DOT and make any necessary changes to the plans and specification. **I received the review comments from the Local Aid office on July 8th. We are currently making the necessary revisions and will resubmit the documents for final approval next week.**

C. FY 2022 NJDOT Municipal Aid – West Centre Street

1. The grant application for the repaving of W. Centre Street from S. Broad Street to S. Jackson Street was submitted to NJDOT-Local Aid in July. The City received a letter from the NJDOT dated October 21, 2021 stating that this project has been awarded a grant for \$296,915.00. We have base plans from the previous resurfacing project for West Centre Street that was completed in 2007. We will perform limited field survey work to update the plans during June. **Rich Leidy and I conducted a field review of the street and the intersecting streets to determine the limits of construction. The plans and specifications are 60% complete. I plan to submit the documents to NJDOT for review by the end of the month.**

II. NJDOT DISCRETIONARY (LAIF) AID PROJECTS

A. South Girard Street Bridge & South Columbia Street Bridge

1. The City was provided a copy of the “Bridge Evaluation Survey Report” for each of these bridges, prepared by Churchill Consulting Engineers on behalf of NJDOT. A brief review of the reports indicates that neither structural is in need of major repairs or replacement. Minor repairs are recommended and described for each. Therefore, we have removed this project from the list of potential applications for Discretionary Aid to the NJDOT. We will review the reports further and develop a scope of work for the recommended repairs and consult with City officials to add that project to the list of future storm sewer improvements.

B. South Columbia Street Resurfacing

1. The NJDOT issued a letter dated March 14th to Mayor Sickel that states that the City

has been awarded a grant in the amount of \$300,000 for the South Columbia Street Project. In April 2020 the application was submitted to the NJDOT with Council approval per Resolution No. 20-87. 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. We will begin preparing the plans and specifications in July for a submission to DOT this summer with a tentative schedule to advertise for bids in the fall.

III. WATER CAPITAL PROJECTS

A. Emergency Generator

1. This project is for a permanent emergency generator to be installed at the site of Wells #1A and #2A in Sewell we will coordinate with Rich Leidy to select 1 or 2 vendors or generator manufacturers from Source well and request proposals to select and install a generator at the site through their cooperative purchasing process.

B. 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 survey work and base plans will be completed in the next few weeks, and the construction plans and specifications to be prepared thereafter. The construction plans and specifications are approximately **90%** complete. Once the City receives notice of this year’s ARPA funds I will coordinate with Bob Law to establish a schedule for advertising this project for bids, bid opening and award of the contract later this summer.

C. SCADA System Upgrade

1. The current system is outdated and needs to be upgraded. Public Works received an estimate of \$280,000 from Complete Control Services (CCS) to replace and upgrade the hardware and software, and provide a service contract. The amount budgeted this FY is \$250,000. This project is required to go through the fair and open bidding process for competitive contracting. We will prepare the bid documents and specifications to include the system requirements and features provided by Public Works. However, the selection of the vendor/contractor will be based on a graded system, to be independently evaluated and graded by 2 or 3 City officials and professionals. We have begun preparing the specifications for this project. Once complete, I will go over them with Rich and make any changes. The project will be advertised for bids in June or July after funding from the ARPA is received.

D. Well Redevelopment – Well #9

1. Rich and I met with a representative of A.C. Schulte’s at the site on March 18th to discuss the rehab of various valves and motors and the installation of a new flow meter. The specifications and bid documents for the redevelopment of Well No. 9 on Railroad Avenue will be completed after funding from the ARPA is received and allocated to this project.

IV. SANITARY SEWER CAPITAL

A. 2020 Sanitary Sewer Capital Project

1. It was determined earlier this year that lining the Wood Street sanitary sewer main is necessary immediately in order to avoid any future failures and costly repairs. Our office prepared plans and specifications for the project and the resolution to go out for bids was approved at the April 27th meeting. The Notice to Bidders was published in September and the bid opening was held on October 5th. Only one bid was received

which was much higher than the estimated and budgeted amount. A resolution to reject the bid was approved at the October 27th Council meeting. The project, with a revised the scope of work, was re-advertise for bids in November. Three bids were received and opened on December 2, 2021. The low bidder is Vortex Services at \$126,101. A resolution to award the project to Vortex was approved by Council at the December 8th meeting.

2. The Notice of Award and contract documents were mailed to Vortex on December 16th. The contract has been signed by the Mayor and City Clerk, and I have sent a copy to Vortex along with the Notice to Proceed on January 20th. The Pre- construction meeting was held at the site on January 28th. On February 2nd Vortex conducted the cleaning and video inspection of the pipe runs. They have submitted a copy of the videos and reports, and also a proposal for several minor spot repairs. The resolution to approve Change Order No. 1 in the amount of \$8,550 was adopted at the February 23rd Council meeting. The contractor has now finished the repairs, the pipe lining and the manhole sealing and submitted a post-installation video of the alignment. The contractor has sent me an email with the list of active laterals that are planned to be lined, which I verified. Vortex's subcontractor has performed the lateral lining on all but one lateral. The lining was completed on April 25th. Vortex has submitted their final invoice. The resolution to approve the final change order to reflect as-built quantities was approved at the June 22nd Council meeting. The contractor has signed the change order, which can now be signed by the Mayor. I will ask Vortex to submit their maintenance bond within a few weeks and then we can close out this project.

V. STORM SEWER INFRASTRUCTURE IMPROVEMENT PROJECTS

A. FY 2021 Project – Miscellaneous Locations

1. FY 2021 CDBG

We applied for a grant in the amount of \$50,000 for the addition of drainage inlets at the intersection of S. Barber Avenue and Carpenter Street and installation of a backflow preventer valve at an inlet on Nelson Avenue. This grant has been awarded to the City. After the agreement with the County is complete we will begin preparing the construction plans and specifications.

2. Congressionally Directed Funding

The following projects have been resubmitted for Congressionally Directed Spending to fund the costs of these necessary storm sewer repairs:

- Horace Street to Warner Street

Lining 273' of 36" CIP Pipe and 285' of 24" CIP Pipe:

The two storm lines run parallel to each other and are partially located under the parking lot of the apartment complex. This line was videoed after the large storm in June 2019 and showed many issues that need to be addressed.

- Jackson Street (Centre to Barber)

Replacement and lining of 400' of 18" CIP Pipe:

This storm main was videoed and showed multiple cracks, as well as a complete pipe collapse. It is unknown how far the collapse is as the camera was not able to go through the pipe. There are also visible sinkholes on the sides of Jackson Street.

- Acme Drive to Leona Avenue to Twells Avenue

Lining of 66' of 24" CIP pipe, 996' of 18" CIP Pipe, and 40' of 18"

Reinforced Concrete Pipe: This storm line runs under driveways, sheds,

and has visible sinkholes in yards and behind the funeral home.

VI. LOCAL ROAD RESURFACING PROGRAM

A. 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. The documents were submitted to the County on February 3rd for review and authorization to advertise the project for bids. I will request authorization from Council to advertise once funding is in place. Construction could start 8 to 10 weeks thereafter. Resolution No. 22-61 was approved at the February 23rd Council meeting extending the term of the agreement with the County for this project. Authorization to advertise this project for bids was issued by City Council with Resolution No. 22-87. The Notice to Bidders was published on May 16th in the SJ Times. The bid opening date was June 14th. **Award of the contract to the low bidder, Paving Plus, LLC, was approved at the June 22nd Council meeting. I issued the Notice of Award and sent the contract to Paving Plus on June 27th. Once I receive the signed contract, bonds and insurance certificate I will schedule the pre-construction meeting in early August.**

B. FY 2022 City Bonds: Golf Dr., Lyman Ave, Meadow La., Maple & Laurel from Hunter St. to the north ends

1. The roads to be resurfaced for FY2022 include Laurel Street and Maple Street north of Hunter Street and the connecting road, Meadow Lane, and Golf Drive and Lyman Avenue. This paving project will replace the entire existing pavement and all the temporary pavement on the trenches left from the new water main installation on these roads in 2021. Handicap ramps and new curbing will be installed where required. We have begun preparing the construction plans and specifications. Authorization to advertise this project for bids was approved at the May 24th Council meeting. The Notice to Bidders was published in the June 14th edition of the SJ Times. **The bid opening was held on July 6th. The resolution to award the contract to the low bidder, Arawak Paving Co., is on the agenda for the July 13th Council meeting. I will then issue the Notice of Award and send the contract to Arawak Paving for their processing.**

VII. Woodbury Creek Dam Project

A. Woodbury Creek Dam

1. This project included the design of a new dam on the Creek to replace the 56-year-old dam located just downstream and west of the Broad Street Bridge. The new dam will be constructed on the east side of bridge where Broad Street Lake narrows to pass beneath the bridge. The bid opening was held on October 22, 2020. The low base bid of \$1,250,985 was submitted by R. E. Pierson Construction Co. The resolution awarding the contract to Pierson was approved at the October 28th Council meeting. The preconstruction meeting was held on December 9th. The contractor completed the work in July 2021. Our office has issued a final punch list to the contractor of items to be addressed in order to begin project close-out. We have directed the contractor to purchase and install the stainless steel protective grills in front of both canal gates in the dam spillway wall to prevent damage from large floating debris. The permit from NJDEP to lower the water in the lakes temporarily was issued on February 25th. On

March 2nd the contractor attached the grills to the frames of the canal gates. We have received information from a supplier of floating debris booms. We will coordinate further with the supplier in the next few weeks and request a quote for supplying the boom material and the anchoring specifications based on our design of the length and location of the boom. After reviewing the information with Rich we will consult with Bob for funding the purchase and installation with existing bond funds for this project. We are coordinating with the contractor for the project closeout change order. **The resolution to approve the final change order and the final payment is on the agenda for the July 13th meeting. This will close out this phase of the project. We are currently finalizing the details with a manufacturer to specify a floating debris boom to install upstream of the new dam spillway.**

VIII. GREEN ACRES PROJECTS

1. **2014 – Green Acres Program (Walking Paths, Footbridge and Streambank Stabilization)**
2. NJDEP issued the Wetlands and Flood Hazard Area permits, effective 1/24/2020.
3. On July 19, 2021 a representative of the Soil Remediation Program of NJDEP issued an email stating that he has reviewed the documents submitted by CTM (the LSRP for the City) and agrees with the LSRP's proposal that No Further Action (NFA) is required. On July 20th the Environmental Specialist from Green Acres issued a memorandum acknowledging the SRP's conclusion of NFA and stated that the Green Acres' participation in the project can now proceed
4. the construction plans, specifications and cost estimate were submitted to Green Acres for review and approval in August. On August 19th Green Acres authorized us to proceed to the bid phase. A new Notice to Bidders for a reduced scope of work was advertised for bids on December 28, 2021. The bid opening was held on Tuesday January 18th. The project, including the Base Bid and Alternate B, was awarded to Gerald A. Barrett, LLC for \$363,100. The resolution to award the project was approved at the January 26th Council meeting and the Notice of Award was issued to Barrett for processing. The Notice to Proceed was issued with a start date of April 25th.
5. Mobilization, clearing and installation of silt fence was conducted the week of the 25th. The installation of cross-drains and the small storm sewers were completed on May 5th. Public Works has installed the 2 Green Acres Project signs this week on Cooper Street and East Red Bank Avenue. The installation of the stone base for the path along the west side of Stewart Lake was completed on June 3rd. Excavation for the path along the north bank of the lake started on June 6th. **The excavation for this portion of the path and the placement of the stone base was completed on June 24th. From June 27th to the 30th the contractor installed the terraced walkway that connects the north end of the path behind St. Stephen's church to the sidewalk on Evergreen Avenue. On July 8th they began installing the porous pavement on the path on the north bank of the lake. The final 200 feet or so of this path will be paved next week and then they will begin the paving of the path on the west bank.**

B. 2017 Green Acres Program (Playground & Park Pavilion)

1. On July 19, 2021 a representative of the NJDEP SRP issued an email stating that he has reviewed the documents submitted by CTM (the LSRP for the City) and agrees

with the LSRP's proposal that No Further Action (NFA) is required. On July 20th the Environmental Specialist from Green Acres issued a memorandum acknowledging the SRP's conclusion of NFA and stated that the Green Acres' participation in the project can now proceed. This was followed by an email from Bruce Bechtloff of Green Acres asking for a project construction time frame and stating that we can now submit the plans and specifications for review so that he can then issue a pre- bid authorization letter.

2. The construction plans & details and specifications are being reviewed and updated as necessary. The cost estimate and schedule of quantities for bidding will also be updated.
3. We will coordinate with Bob Law to get the paperwork completed for the City to preorder the restroom building and the 2 pavilions so that RCP Shelters can start the design and drawings. They will then provide us with the details and specs to add to our bid docs. The construction plans and specifications for only the site work will be submitted to Green Acres for approval after the plans for the structures have been ordered and the construction documents updated with the final model information.
4. Once Green Acres has authorized the City to proceed to the bid and construction phase for this project we will coordinate with the building manufacturer for the colors and various options for the 3 structures. We will also ask the sales rep from MRC Recreation to prepare color renderings of the site. After we review and approve the building plans and details and the City authorizes the fabrication of the units we will request authorization from Council to advertise this project for bids.

IX. Miscellaneous Projects

A. Demolition Project

1. This project includes the demolition of the houses on City-owned properties at 32, 38, & 40 West Barber Avenue and also the house at 607 Green Street. The resolution to go out for bids was approved at the July 28, 2021 Council meeting. The bid opening was on September 15th with Ricco Construction being the low bidder. The Notice to Proceed and a signed copy of the agreement was sent to Ricco on December 22, 2021. Rich Leidy and I met with Andrew Ricco at the houses on West Barber Avenue on January 5th to discuss access to the houses for utility shut offs and removal of any hazardous material, and also to coordinate for the permanent capping of the water and sewer service lines. The contractor demolished the house on Green Street on April 18th. On the 19th they began demolishing the houses at 38 and 40 West Barber Ave. The final house at 32 West Barber Ave was demolished by April 28th. The week of May 2nd the contractor backfilled all of the basement pit areas and has stabilized the disturbed areas with topsoil, grass seed and straw mulch. This project is now complete and I will begin the closeout process with Ricco. *Ricco submitted their final invoice to Bob Law yesterday. We will process this for payment at the July 27th Council meeting and present a resolution to release their performance bond.*

Unfinished Business

No Unfinished Business.

New Business

No New Business.

Open to the Public

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

Gerald O'Connor – 72 Rugby Place - Mr. O'Connor provided updates from Main Street Woodbury (MSW) and Woodbury Old City Restoration Committee (WORC). MSW and volunteers started working on the planters on Broad Street and this upcoming weekend new flowers will be replanted. Colonial Days was brought back this past May and the Gloucester County Historical Society made sure that all of Woodbury's history was included. Next year's Colonial Days will be a larger production, with more reenactors and more activities. WORC is now working on the Pillar House on Barber Avenue. With contributions from WORC and the City and efforts from the Saint Joseph's Carpentry Society, the Pillar House will be converted from a tri-plex back to a single family home. Over \$300,000 will be put into the Pillar House and it will most likely be a low-mod income house when sold. MSW Golf Outing will be in October and more information will be provided. Council President Merinuk thanked Mr. O'Connor.

Amanda Terpstra – 442 Poplar Ave, Woodbury Heights – BestBuds, along with Next Gen, Harvest 360, Cannabist and Foley Hoag, are hosting Cannabis Community Summer Meet Up on August 11 from 5 – 8 pm. This will be an opportunity for cannabis operators or anyone interested in the industry to further their connections and for people within the community to become educated about the cannabis marketplace.

Romona Wilcox – 250 S. Barber Ave. – Ms. Wilcox spoke to Councilman Pisarcik in regard to her Neighborhood Preservation Program Façade Grant and the last bid is tomorrow. Then Triad will select the lowest bid and they will start the construction on the roof.

Chad Everwine – 11 E. Mill Street – Mr. Everwine is co-owner of Woodbury Cannabis Company. They received a State License to operate cannabis as they are a Social Equity application. They are predicting to produce a lot of tax revenue and now only have 120 days to secure a resolution and location. Mr. Everwine asked if there is any way for Council to reconsider the three resolution limit to cannabis retail facilities and give them a resolution. Mr. Scaffidi responded. Council President Merinuk asked Councilman Hagerty to meet with the Cannabis Ad Hoc Committee to discuss different avenues. Councilwoman Harwell and Councilman Hagerty responded.

Max Santaniello – 1856 Bellemore Ave., Deptford – Mr. Santaniello asked how Council will distinguish e-bikes or motorbikes between a wheelchair or another motorized accessibility item. Councilman Merinuk responded and said the statute clearly defines the difference.

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

Mayor Sickel added that the Senior Bingo Night is July 19. Up to 50 Seniors can attend at the YMCA and it begins at 6 pm.

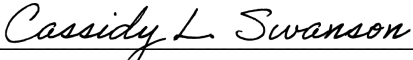
Adjournment

There being no further business, Councilman Hagerty made a motion to adjourn, seconded by

Councilwoman O'Connor. Motion approved by a unanimous voice vote.

Meeting adjourned 8:05 p.m.

Respectfully submitted,



Cassidy L. Swanson,
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.