

**City of Woodbury
City Council Meeting
September 14, 2022
33 Delaware Street, Woodbury, NJ 08096
6:30 p.m.**

The meeting of September 14, 2022, was called to order by Council President Merinuk at 6:32 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, Councilman Pisarcik, Council President Merinuk, Mayor Sickel

Absent:

Others Present: City Clerk, Cassidy Swanson; Solicitor, Tim Scaffidi; Police Chief, Tom Ryan; Engineer, Paul Brier; Chief Financial Officer, Robert Law; Acting Administrator, John Leech; Brian Hauss, Fire Administrator

Approval of the Minutes

Councilman Hagerty made a motion to approve the minutes from the June 8 and August 10 City Council meetings, seconded by Councilwoman Carter. Motion approved by the following voice vote.

June 8 Meeting Minutes

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

August 10 Meeting Minutes

Ayes 6 Councilwoman Carter, Councilman Hagerty, Councilwoman Harwell, Councilman Miller, Councilman Pisarcik, Council President Merinuk

Nays 0

Absent 0

Abstain 3 Councilman Fleming, Councilwoman Miller, Councilwoman O'Connor

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. Councilwoman Harwell made a motion to open to the public, seconded by Councilman Fleming. 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. 2376-22 ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE LONG-TERM TAX EXEMPTION FINANCIAL AGREEMENT FOR BLOCK 154, LOT 8.11 Councilman Fleming moved to open to have the first reading of Ordinance 2376-22 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 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

Resolutions

RESOLUTION NO. 22-153 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY HIRING A CLASS III SPECIAL LAW ENFORCEMENT OFFICER (SLEO) FOR THE WOODBURY CITY POLICE DEPARTMENT Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-153, seconded by Councilman Hagerty.

Councilwoman O'Connor ask what position will the officer be filling. Council President Merinuk explained that he will be a School Resource Officer and has already been sworn in. He is replacing an officer that retired and has no impact on the budget

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

Absent 0

Abstain 0

RESOLUTION NO. 22-154 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY HIRING A CLASS II SPECIAL LAW ENFORCEMENT OFFICER (SLEO) FOR THE WOODBURY CITY POLICE DEPARTMENT Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-154, seconded by Councilman Miller.

Councilwoman O'Connor ask what position will the officer be filling. Council President Merinuk explained that she will be a Class II Officer and has already been sworn in. She is filling a currently vacant position and has no impact on the budget

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

Absent 0

Abstain 0

RESOLUTION NO. 22-155 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROCLAIMING AUGUST 26 AS WOMEN'S EQUALITY DAY 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 22-154, 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

Absent 0

Abstain 0

CONSENT AGENDA

RESOLUTION NO. 22-156 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING AND REFUNDING TAXES FOR ROY, LAWRENCE K, A 100% DISABLED VETERAN, BLOCK 97 LOT 8 A.K.A. 24 PACKARD AVE

RESOLUTION NO. 22-157 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR RIVERA, ANTHONY L, A 100% DISABLED VETERAN, BLOCK 148.02 LOT 22.01 A.K.A. 232 HUNTER ST

RESOLUTION NO. 22-158 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING TAXES FOR MENDEZ, NOEL, A 100% DISABLED VETERAN, BLOCK 8 LOT 3 A.K.A. 23 S DREXEL ST

RESOLUTION NO. 22-159 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING TAXES THAT THE CITY OF WOODBURY OWNS

RESOLUTION NO. 22-160 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDING CONTRACT TO GERALD A. BARRETT, LLC FOR THE STORM SEWER INSTALLATION PROJECT AT 211 SOUTH COLUMBIA STREET

RESOLUTION NO. 22-161 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDING CONTRACT TO GERALD A. BARRETT, LLC FOR THE STORM SEWER REPLACEMENT PROJECT AT THE CARRIAGE HOUSE APARTMENTS

RESOLUTION NO. 22-162 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SHARED SERVICE AGREEMENT BY AND BETWEEN THE CITY OF WOODBURY AND MAIN STREET WOODBURY FOR PROFESSIONAL SERVICES IN CONNECTION WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS NEIGHBORHOOD PRESERVATION PROGRAM

RESOLUTION NO. 22-163 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF THE CERTIFICATE OF COMPLETION TO BURRIS POST-ACUTE NETWORK WOODBURY, LLC FOR THE PHASE I PROJECT SITE AND PROJECT IMPROVEMENTS LOCATED ON BLOCK 154, Lot 8.11

RESOLUTION NO. 22-164 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CONSENT AND EXECUTION OF SUCH CONSENT OF AN ASSIGNMENT AGREEMENT BETWEEN THE CITY OF WOODBURY, BURRIS POST-ACUTE NETWORK WOODBURY URBAN RENEWAL, LLC AND 467 COOPER STREET REALTY URBAN RENEWAL, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY FOR Block 154, Lot 8.11 WITHIN THE CITY OF WOODBURY

RESOLUTION NO. 22-165 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN BURRIS POST-ACUTE NETWORK WOODBURY, LLC, AND THE CITY OF WOODBURY

RESOLUTION NO. 22-166 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF AN INACTIVE ALCOHOLIC BEVERAGE LICENSE NO. 0822-33-007-006 PURSUANT TO N.J.S.A. 33:1-12.39 FOR SH WOODBURY LIQUOR LICENSE LLC, NUNC PRO TUNC

Council made a motion to approve the consent agenda as read at the beginning of the meeting, seconded by Council.

Councilman Hagerty asked in regard to Resolution 22-162 if there is a specified start and end date or if the contract will go by the Neighborhood Preservation Program Grant term. Council President Merinuk responded.

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

Absent 0

Abstain 0

Committee Reports

Councilman Fleming – Finance Committee – The Finance Committee has not met during the August recess. They are still working on audit and are hoping to get it done soon as we cannot start the 2021 audit until 2020 audit is complete. Council President Merinuk said everyone is looking for this to move quickly. Councilman Fleming brought up the possibility of starting the 2023 Budget discussions in October and to move faster on the Budget moving forward.

Councilwoman Harwell – Diversity, Equity and Inclusion (DEI) Committee – The DEI Committee did not meet during August recess. Councilwoman Harwell thanked Council for passing Resolution No. 22-155, proclaiming August 26 as Women's Equality Day.

Councilwoman O'Connor – Hispanic Heritage Festival – The 1st Annual Hispanic Heritage Festival is Sunday, October 23 from 12 – 5 pm at Lot 323. Councilwoman O'Connor explained the reason to do this is to bridge the community. With a large Hispanic population in Woodbury, the school and various non-profits have resources, and we want to make sure that they know that they are supported and the places where they can get support.

Councilman Pisarcik has no report but said how wonderful the Car Show was and thanked Councilman Hagerty, Mr. Leech and Ms. Swanson for putting it together.

Councilman Hagerty – Economic Development Committee – Councilman Hagerty thanked Mr. Leech, Ms. Swanson, Liz McIlvaine, the Woodbury Police Department, the Public Works Department, the Woodbury Fire Department, and all other volunteers, for all of their hard work that went into making the Woodbury Car Show successful. There were 318 paid registrations and approximately 325-330 total cars there. The number 1 objective for the Car Show was to create a positive experience for Woodbury and that was a success. We also had a bookbag giveaway that day as well. Councilman Hagerty said a number of businesses said that the day would be one of their top selling days of the years. We are hoping to have more events like the Car Show. Inspira has been keeping us up-to-date. They came before the Planning and Zoning Board and got approval to go forward with their satellite ER. They will come back to us once they have full

proposals. Councilman Hagerty explained that the City is on Inspira's timeline, but we would expect them to come back by the end of the year. There are several agenda items were for new owners of Burris and we are at the ready to take that business to the next level.

Councilwoman Miller – Diversity, Equity, and Inclusion (DEI) Committee – Councilwoman Miller said that the Car Show was a great day, and she loved the music. She thanked Public Works for helping her with her two recent events. The Food Giveaway was a good day but was hoping to get more seniors out. The YMCA's bookbag giveaway had a good turn out and it was nice to get asked to attend. Councilwoman Miller explained Councilwoman O'Connor previously reached out to her about getting books in Spanish and she is working on it. The High School will have a concert only to students on October 17, performed by the Music at Bunker Hill. She is happy to be able to bring the Music at Bunker Hill to the students as it is an extension of Juneteenth.

Councilman Miller – Community Events – The Little League said that Public Works uses a few of the baseball bays for storage and has asked if the items can be moved, so they can turn the bays into indoor batting cages. Mr. Leech is talking to Habitat for Humanity about the addition of some storage facilities over there and will updated Councilman Miller. Councilman Miller said the City needs to do more to support the youth athletics. Youth athletics needs more funding and sponsorship, especially for things like better uniforms. Last year his annual golf tournament donated close to \$4000 to all youth athletic teams. The 12th annual golf tournament is this year, and he is hoping to do the same. Mayor Sickel said Major League Baseball has a grant that may be able to help, and she will provide the information. She added that businesses should be able to provide sponsorship and suggested looking into getting adds put on the fences. Councilman Pisarcik asked about getting a score board that can also include sponsorship and Councilman Miller will look into it.

Report of the Mayor

Mayor Sickel – Mayor Sickel said that the Car Show was a great day. She asked if the DEI Committee has met to discuss the naming of the lakes. Councilwoman Harwell said they have not, but they are working on it. Mayor Sickel is very excited about the Hispanic Heritage Festival and is hoping to get more volunteers. She reminded everyone that the Fall Festival Parade "Boo at the Woo" is Saturday, October 1.

Report of the Clerk

Ms. Swanson – Ms. Swanson explained that the City is still taking applications for the Fall Festival Parade, and they are available on the City's website.

Department Reports

Mr. Leech – Administrator/Code Enforcement – A local dance team reached out and they would like to partner with Clean Communities to do a community clean up. They have small children so instead of doing streets like they normally would, they would like suggestions on other places they could do a clean-up. Ms. Swanson added that any group or non-profit can get paid through Clean Communities for doing a clean-up. Council President Merinuk said maybe there is a way to incentivize groups to do this. Councilwoman Miller asked if Clean Communities was whom the City was partnering with for a community clean-up that was canceled due to Covid-19. Ms.

Swanson responded. Mr. Leech thanked the City for putting on the Car Show and all of the volunteers, and that it was a great day.

Mr. Breier – Engineer Report – Two storm sewer repairs will move forward now that they were approved. The Pedestrian path is mostly done, will be almost complete this week. Mr. Breier added this might be a good area for the Dance Group to cleanup. Lyman and Golf Drives are almost complete. We are waiting to hear from the NJDOT about two projects on South Columbia and Centre Street. The Green Acres playground plan is coming together and are looking install it next spring. Mr. Breier and Mr. Leidy have spoken about the batting cage and garage as Mr. Leidy has been asking for a new pole barn and a garage to fit several pieces of equipment. Mr. Breier suggested that Green Acres could be a source of funding for what Councilman Miller is looking to do, as long as it has an athletic component. This would be a source of funding for next year, not this year.

Chief Ryan – Woodbury City Police Department – Chief Ryan thanked council for passing Resolutions 22-153 and 22-154 and backfilling the tow positions. Both are great officers, and we are very lucky to have them. One of our K-9's, Evo, who Officer Sheehan is his handler, has to retire. Evo is getting older and had an internal injury that they didn't expect him to survive but is doing fine now. Chief Ryan is hopeful Evo will be able to live out his life with Officer Sheehan but will not be able to work anymore. The Academy is in April, and we will look then to see if there is a right fit for a new dog. Chief Ryan explained that officers have been very active on Broad Street and is already seeing an improvement.

Robert Law – CFO – Both our audit and budget helpers had fallen ill and are about to come back to work. The Auditors to be back in October so we will have everything completed by the end of the year. Mr. law explained that we can have a draft 2023 Budget by end of the year for 2023 to give to Finance Committee but will have to wait for financial statements to finalize anything. To use Green Acres for the batting cages, they will ask about our two current projects so the sooner they are done the sooner we can apply. Mr. Law believes both projects are at a point where we could apply.

Unfinished Business

No Unfinished Business

New Business

No New Business

Open to the Public

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

Romona Wilcox – 250 S. Barber Ave. – Ms. Wilcox updated Council on her Neighborhood Preservation Program Façade Grants. She had meeting August 12 and hasn't heard anything since September 2. Mr. Bottecchio was waiting on documents for the contractor, and he has the documents now and work is supposed to begin on September 19. Mr. Leech is going to contact the contractor the week prior to make sure that everything is set.

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

Councilwoman O'Connor asked if the State has been in contact with the City about the Work on Broad Street. Council President Merinuk said Mr. Leech has been in contact and has been trying to get as much information from the as possible. Mr. Leech said the last thing the State needs to complete is the planting of new trees and they plan to complete that this fall. Councilman Miller asked if the new trees are going to cause issues to the sidewalks like they previously did. Mr. leech said they are planting the correct type of trees and they will also be in planter boxes. Councilwoman O'Connor asked if the Library roof is okay as she saw them doing additional work. Mr. Leech explained it is a continuation of the previous project, and they came across some additional issues, and they are fixing them. Some books were damaged, and they were documented, and the carpet will be replaced next week. Mr. Leech said the Library should be back operating at 100% in few weeks.

RESOLUTION NO. 22-167 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS PERSONNEL MATTERS Councilman Fleming made a motion to adopt Resolution 22-167, 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

Absent 0

Abstain 0

Closed Session began at 7:36 pm

Closed Session ended at 8:16 pm

Council made a motion to end Closed Session and re-enter into the Regular Business meeting, seconded by Council.

RESOLUTION NO. 22-168 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING CITY ADMINISTRATOR Council President Merinuk introduced the above titled resolution. Councilman Fleming made a motion adopt Resolution 22-168, appointing John Leech as the City Administrator, 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

Absent 0

Abstain 0

Council President Merinuk, Councilman Hagerty and Mayor Sickel congratulated Mr. Leech and are excited to see him continue his role permanently. Mr. Leech thanked Council for passing the resolution and thanked his wife Lisa and his family.

RESOLUTION NO. 22-169 RESOLUTION APPOINTING DEPUTY CITY

ADMINISTRATOR FOR THE CITY OF WOODBURY Council President Merinuk introduced the above titled resolution. Councilman Hagerty made a motion adopt Resolution 22-169, appointing Bradley Pennypacker as the Deputy City Administrator, seconded by Councilman Miller.

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

Absent 0

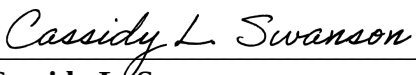
Abstain 0

Adjournment

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

Meeting adjourned 8:22 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.