

**City of Woodbury
City Council Meeting Agenda
Virtual Meeting
April 13, 2022
Waiting room opens at 6:00 p.m.
Meeting starts 6:30 p.m.**

The meeting of April 13, 2022 was called to order by Council President Merinuk at 6:31 pm. Council President Merinuk then led the Pledge of Allegiance followed by a Moment of Reflection.

Open Public Meeting Statement

Ms. Swanson read the Open Public Meetings Act Statement. This is a regular meeting of the City Council of the City of Woodbury. Due notice of this regular meeting provided to the press and public by posting and publication of Resolution #22-04 adopted at the 2022 Reorganization Meeting on January 5, 2022. Also, notice of the public meeting was advertised in the newspaper and posted on the City web page for the public.

Roll Call:

Present: Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk, Mayor Sickel

Absent: Councilwoman Harwell, 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

Approval of Minutes

Councilman Fleming made a motion to approve the meeting minutes from February 9th, seconded by Councilman Hagerty. Motion approved via voice vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, 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 Councilman Miller. Motion approved by unanimous voice vote. Ms. Swanson then read the titles of the Resolutions. Ms. Swanson went on to inform the public that at this time they can come up to the podium to be heard at this time.

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

Motion approved via voice vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

Chad Everwine – 11 E. Mill St. – Mr. Everwine congratulated the winners of Woodbury Wellness and thanked council for their time and mutual respect.

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

Resolutions

RESOLUTION 22-78 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS PERTAINING TO PENDING OR ANTICIPATED LITIGATION OR CONTRACT NEGOTIATION. Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the resolution Councilman Fleming made a motion to adopt Resolution 22-78, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

Council President Merinuk announced that Council was now entering Closed Session. He continued that any members of the public are welcome to remain outside and re-enter Council Chambers when Council re-enters the regular meeting.

Closed Session began at 6:42 pm

Closed Session ended at 7:14 pm

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

RESOLUTION 22-79 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IN SUPPORT OF APPLICATION FOR A CLASS 5 CANNABIS RETAIL FACILITY WITHIN THE CITY OF WOODBURY (WOODBURY WELLNESS, LLC) Councilman Fleming presented the above titled resolution. Ms. Swanson read the title of the

resolution Councilman Fleming made a motion to adopt Resolution 22-79, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

Ordinances

ORDINANCE NO. 2360-22 BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS ROADWAY AND STORMWATER IMPROVEMENTS IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,817,240 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$774,250; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING 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 2360-22 with the approval to adopt after the second reading, seconded by Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

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 have the first reading of Ordinance 2361-22 with the approval to adopt after the second reading, seconded by Councilman Miller

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

Resolutions

CONSENT AGENDA

RESOLUTION NO. 22-80 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE ADOPTION OF THE 2022 GLOUCESTER COUNTY, NEW JERSEY HAZARD MITIGATION PLAN UPDATE

RESOLUTION NO. 22-81 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR RECREATION FACILITY IMPROVEMENTS AT WING-DICKERSON PARK

RESOLUTION NO. 22-82 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING NEIGHBORHOOD PRESERVATION PROGRAM COORDINATOR FOR THE CITY OF WOODBURY

RESOLUTION NO. 22-83 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 177.01 LOT 7 120 PROGRESS AVENUE 365 LENDER SERVICES, LLC

RESOLUTION NO. 22-84 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #13910-0 120 PROGRESS AVENUE 365 LENDER SERVICES, LLC

END CONSENT AGENDA

Councilman Fleming made a motion to adopt the Consent Agenda as read at the beginning of the meeting, seconded by, Councilman Miller.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

Committee Reports

Rich Leidy, Public Works Manager presented the Public Works Department's 2022 Budget.

Mr. Leidy then compared the 2021 to the 2022 budget and detailed specific aspects of the new budget in regards to the operations and staffing of public works. He described where funds will be allocated, cut and needed. Council President Merinuk asked Mr. Leidy to explain Joe's credentials and the value he brings to the city. Mr. Leidy explained. Council President Merinuk asked if Joe is already doing most of this, without the title. Mr. Leidy said yes and affirmed that Joe does a lot for the City. Council President Merinuk asked if there is a promotion process similar to police departments and what the promotion process is within public works. Mr. Leidy explained that there are no processes in place that he is aware of since we haven't promoted anyone since working with the City. He stated that they are open to implementing a process approved by Council and recommended doing so for Joe as he has been performing all duties currently under the title he would get promoted to.

Mr. Leidy introduced some goals and objectives being to have a better response time and service than the year prior. The objective of this goal is to make the vision of mayor and council for the City of Woodbury a reality. Council President Merinuk mentioned the concern for trash, stickers and new changes. He then proposed a reevaluation to repeal by getting an AD HOC committee together composed of business owners, public works, and council members to discuss a different approach. Council President Merinuk acknowledged the amount of taxes that City residents pay and want to make sure that the people of Woodbury are satisfied with the services provided and we are able to get resources to allow for a good working environment for the Public Works employees. Mr. Leidy expressed being open-minded to change and explained that we are still providing the same 100% curbside services, just in a different manor. Council President Merinuk asked Mr. Leidy to further explain the reasoning to residents so we could all come to a solution. Leidy explained the issues with large cans. Mr. Leidy expressed being happy to explain to residents the change implemented and would love to discuss ideas to come to a happy medium. Council President Merinuk asked Solicitor Scaffidi how to further proceed. Solicitor Scaffidi explained that we can put a moratorium on it until a later date.

Council President Merinuk asked for a motion to put a moratorium on trash ordinance, so moved by Councilman Miller, and seconded by Councilwoman Miller. Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

Councilman Hagerty expressed that the moratorium should not be indefinite, and should be a maximum of three months. Councilman Hagerty made a motion to amend the moratorium to have a maximum amount of three months from June to receive feedback in determining the next steps, seconded by Councilwoman O'Connor.

Motion approved via roll call vote resulting in the following;

Ayes 7 Councilwoman Carter, Councilman Fleming, Councilman Hagerty, Councilwoman Miller, Councilman Miller, Councilwoman O'Connor, Council President Merinuk

Nays 0

Absent 2 Councilwoman Harwell, Councilman Pisarcik

Abstain 0

Mr. Leidy announced that the hydro-flushing program will start around May 1 for three weeks and will be taking place during the day. Summer hours start May 1st through September 30th being 6AM-2PM. Council President Merinuk encouraged Mr. Leidy to reach out to Chief Hauss to see if volunteers can help with any projects. Mr. Leidy proposed utilizing the volunteers to continue hydro-flushing after 2PM until 6PM to reduce the amount of weeks needed for this project. Council President Merinuk assured him that the fire department is happy to help.

Councilman Fleming – Finance – Councilman Fleming reported on the meeting held last week that they took time to review some of the major budget items. Council has already heard from the two biggest departments', public works, and the Woodbury police department in terms of appropriations made there. We are scheduled to hear from the administrative department at the next council meeting. Once all presentations have been heard will start to pull everything together and generate a budget. Councilman Fleming announced that we are not on schedule for passing budget, and disclosed it has been this way for long time. With the audit is just being finalized, we were unable to do our annual financial statement until we got the audit. The County has informed us that our net taxable assessed value gone up as a result of the Inspira property becoming taxable. Pilots and caps are pretty much remaining the same. We will be having some substantial appropriations for the fire department but we will have to maintain those appropriated caps and the tax increase which we can levy. There are items that are not included in the caps. In reference to our water and sewer, Councilman Fleming proposed another rate increase so that we could stay afloat and our revenue would exceed our expenses. We will also be establishing a salary ordinance along with some personnel issues in the near future preceding the budget. Councilman Fleming reported that the committee may meet again before next council meeting including CFO, Bob Law.

Councilwoman O'Connor – School Board – Councilwoman O'Connor reported that she still working with the school to provide programming offering service learning hours to students working in conjunction with the Evergreen Family Success Center by assisting people in learning a second language. She expressed her hope that these students can help the City with translations. We are also hoping to have "Diversity Day" where students can have tables with information and be able to speak about the countries they are from. Councilwoman O'Connor will be participating in the event as well. This event is to allow students to take pride in where they are from. Today they had an amazing program where colleges, trade schools and Military

recruiters tabled in the gym educating students about different career paths, education institutions and programs they offer.

Councilman Hagerty – Economic – Councilman Hagerty announced that Charlie Brown's is opening next Monday, April 18th. He then announced that the old police station is accepting proposals for concepts from developers. We did have a few questions in that regard, however no proposal was submitted as of yet.

Councilwoman Miller – Community Events – Councilwoman Miller asked for the assistance of Councilwoman Carter and Councilman Miller with a 75 book event in the spirit of Juneteenth for the County. She asked everyone to save the date for the YMCA Healthy Kids Day event on April 30th from 11AM-3PM. In reference to the Juneteenth event we have had a generous donor increase the number of books from 75 to several 100 books on African American history, people and stories. Councilwoman Miller emphasized the importance in children being able to see themselves in these books and this will give parents an opportunity to treat their children.

Councilman Miller – Parks and Recreation – Councilman Miller asked Mr. Leidy to confirm if the memorial bricks will be put back after construction is complete. Mr. Leidy confirmed. He announced that little league had their opening day last Saturday and mentioned the great turn out and thanked Mayor Sickel for her words and first pitch.

Report of the Mayor

Mayor Sickel reported that opening day had a great turn out with 130 little league players. She thanked Charlie Hughes's for having his Boy Scout troop there to do a flag and salute and prayer. Cookie Monster was also there and threw a pitch which was a lot of fun. She commended Councilman Miller for the fundraising done and starting a scholarship that will be awarded to a graduating senior who participated in little league. She went with the Woodbury Soccer Club to the Philadelphia Union game which was a lot of fun and a great turn out with over 100 kids. Mayor Sickel encouraged everyone to keep their calendars open for May 14th colonial days at the Friends Meeting House and lot 323 hosted by WORC and Main Street. Mayor Sickel's Easter egg hunt is this Sunday April 17 at 10:30 at Hendrickson Park for children ages 12 and under. May Sickel thanked public works for preparing the park for the event. She encouraged volunteers to come out and help lay eggs the morning of at 9:30AM. Mayor Sickel then thanked Paul Brier for his report, hard work and dedication in his efforts to get the city hundreds of thousands of dollars in grant money, as he helps the City get every year for years.

Report of the Clerk

Ms. Swanson – Ms. Swanson reminded everyone that all City buildings are closed on Friday April 15, 2022 in observance of Good Friday and that the next City Council meeting is Tuesday, April 26. The Free Rabies Clinic is Saturday, April 23, at the Fire House from 9:00 am – 10:30 am. City Hall will be open from 9 am – 11 am so you can obtain your 2022 pet license. Proof of rabies vaccine must be valid through October 2022 to license your animal. She also reminded everyone that the next Council meeting will be held on Tuesday April 26th, in lieu of the school board meeting.

Department Reports

Len Sossamon – Mr. Sossamon reported that he has received a quote for the firehouse and library roof, and the projected costs came in high. He then expressed his plans to get more quotes and if they come in the same, we will have to go out to bid. Mr. Sossamon then reported that developers have been interested in a few different projects around the City and conversations are in place, hopefully we will be able to report on more details soon.

Mr. Brier – Engineer Report – Mr. Brier reported that were currently in a lull for a few projects because we are in the process of obtaining the funding needed but they will be able to spend the money very soon. The Hunter Street project started last week and we are working to finish up the new ramps, curb and concrete work this week and are proceeding with the milling paving between the 20th and 25th. Weather will permit the completion date. We'll be finalizing the plans and submitting to the DOT next week for 305 Progress Ave, for a grant, with hope that they will be turned around quickly and out to bid. The Wood Street sewer lining project just has one more lateral needed to be lined. There is more money to utilize, about \$50K from the County for CDBG for a storm sewer project on South Barber, Carpenter to Railroad and Nelson to collect water that is flooding the sides of the roads. Lastly we are waiting on the demolition from the contractor RICCO on Barber, permits were sent to West Deptford and the demo should begin soon.

Chief Ryan – On April 30th, we will have our annual Woodbury Police Department anti-bullying 5K. The event is currently advertised on our website, social media and the What's Up Woodbury newsletter. We will also have free community service available at LOT 323. Chief Ryan encouraged the public to sign up and come out.

Unfinished Business

No Unfinished Business.

New Business

No New Business

Open to the Public

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

Anthony Alveario – 522 Delaware Street – Mr. Alveario explained how at previous meetings he has stated he is okay with cannabis establishments in Woodbury but his opposition to cannabis establishments on Broad Street. He stated he will be emailing Council information that supports his opposition to cannabis establishments on Broad Street and went into a few points that will be provided in the email. Council President Merinuk asked if Mr. Alveario attends the planning and zoning meetings. Mr. Alveario answered.

Brian Rodgers – 549 S. Evergreen Avenue – Mr. Rodgers introduced himself as the owner of Atria Dispensary. He explained that two different locations were proposed for his business, but would prefer the location on Evergreen Ave. Would like to appeal to the Council to allow a fourth license in Woodbury and explained some issues that may arise with other candidates that were approved in relation to State regulations and provided information to the City Administrator. Mr. Rodgers explained his vision of operating a business in a welcoming environment where people can purchase products similar to a pharmacy. Mr. Rodgers detailed his educational background being a licensed pharmacist for over 20 years. He wants to provide information to those both purchasing for medicinal and recreational purposes. He explained that with the restrictions in terms of obtaining medical cards, there is a large population without a medical card seeking cannabis use for health conditions. His approach will be an educational resource with a personal feel versus the larger cooperation's trying to come into town. Mr. Rodgers inquired about appealing to get 4th permit and would like to know the possibility of this happening. He explained the nature of the address reported and that his original site application is for 549 Evergreen Ave, and another person doubled their bid for the property right before meeting. They have also sent in the application for 101 S. Broad Streets and have two leases currently with the ability to back out of one if one location is preferred by the Council. Council President Merinuk thanked Mr. Rodgers and stated at this point Council will stick with three permits, but has the potential to change in the future. Mrs. Rodgers asked if she can get refunded \$10,000. Council President Merinuk answered no.

Amanda Terpstra – 442 Poplar Ave Woodbury Heights – Ms. Terpstra handed out flyer from the Mid-Atlantic States career center offering free expungements lessons. Ms. Terpstra then explained how expunging records can benefit the community as well as different ways those individuals can get into the cannabis field. She explained that sponsorships will cover legal fees in order to do so. Council President Merinuk thanked Ms. Terpstra.

Ramona Wilcox – Barber Ave. – Ms. Wilcox expressed that she left last Council meeting upset and has sent Council President Merinuk and Mayor Sickel a letter in this regard. She then thanked Council President Merinuk, Councilwoman O'Connor and Mayor Sickel for their help. She noted that she has received a call from Len and the roof will get covered despite the differences had with the contractor.

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

Adjournment

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

Meeting adjourned 8:18 p.m.

Respectfully submitted,

Cassidy L. Swanson
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.