

MINUTES
154th ANNUAL RE-ORGANIZATION MEETING OF
THE MAYOR AND CITY COUNCIL OF
THE CITY OF WOODBURY
January 6, 2025

The meeting is called to order by Woodbury City Deputy Clerk, Katia Nylander at 7:18 pm

Mrs. Nylander led the Pledge of Allegiance followed by a moment of recognition. She then read the Open Public Meetings Statement.

Mrs. Nylander reads the results of the 2022 General Election for Woodbury City Council:

Mayor – City of Woodbury

Kyle Miller – 2,993 votes
Joseph Noverati – 1,329 votes

Council – City of Woodbury Ward 1

Jo Miller – 888 votes
Jeanine Butterworth-Green – 399 votes

Council – City of Woodbury Ward 2

Bill Fleming – 928 votes
Lisa A. Yacoub – 362 votes

Council – City of Woodbury Ward 3

Ryan Lange– 1,105 votes
Barry W. Dear – 607 votes

Mrs. Nylander then called the first Roll Call of 2025.

Roll Call: Danielle Carter, Sam Ferraino, Bill Fleming, Norlyn Garlic, Frances Harwell, Ryan Lange, Jo Miller & Mayor Kyle Miller. All present.
Robert Johnson & Donna Miller, Absent

Mrs. Nylander called for nominations for Council President for 2025. Councilman Ferraino nominated Councilman Fleming, seconded by Councilwoman Harwell. No other nominations were made. Motion approved to appoint Councilman Fleming to the position of Council President via roll call vote resulting in the following;

Ayes	6	Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilwoman Harwell, Councilman Lange, Councilperson Miller
Nays	0	
Abstain	1	Councilman Fleming

Absent 2 Councilman Johnson, Councilwoman Miller

Council President Fleming was then sworn in by Gloucester County Commissioner, Matt Weng.

Mrs. Nylander then handed control of the meeting to Council President Fleming.

Mrs. Nylander introduced Kyle Miller, Mayor of the City of Woodbury. Oath for Mayor Miller was then performed by Gloucester County Commissioner Director, Frank DiMarco.

Mrs. Nylander introduced Jo Miller, First Ward Council Member. Oath for Councilperson Miller was then performed by State Senator Nilsa Cruz-Perez.

Mrs. Nylander introduced Bill Fleming, Second Ward Council Member. Oath for Councilman Fleming was then performed by Gloucester County Commissioner, Denise DeCarlo.

Mrs. Nylander introduced Ryan Lange, Third Ward Council Member. Oath for Councilman Lange was then performed by the honorable Mayor of the City of Woodbury, Kyle Miller.

Council President Fleming took a moment to thank the honorable guests that were present this evening. At this time the following honorable guests were introduced and spoke to the audience;

State Senator Nilsa Cruz-Perez
State Assemblyman Bill Moen
Gloucester County Commissioner Director, Frank DiMarco
Gloucester County Commissioner, Denise DeCarlo
Gloucester County Commissioner, Matt Weng
Woodbury School Board Member, Kristin Shute

Council President Fleming addressed the audience.

Mayor Miller addressed the audience.

Councilperson Miller, Councilman Lange, Councilman Ferraino, and Councilwomen Harwell addressed the audience.

CONSENT AGENDA

RESOLUTION NO. 25-01 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY RATIFYING AND CONFIRMING MOTION FIXING TIME OF THE ANNUAL MEETING OF THE MAYOR AND CITY COUNCIL FOR THE YEAR 2025

RESOLUTION NO. 25-02 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO PROVIDE RULES AND REGULATIONS FOR PUBLIC PARTICIPATION AT CITY COUNCIL MEETINGS

RESOLUTION NO. 25-03 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ESTABLISHING THE SCHEDULE OF REGULAR MEETINGS OF CITY COUNCIL FOR THE LEGISLATIVE YEAR 2025

RESOLUTION NO. 25-04 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY FIXING THE SUM TO BE CHARGED FOR NOTICE OF PUBLIC MEETINGS

RESOLUTION NO. 25-05 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING THE SOUTH JERSEY TIMES AND THE COURIER POST AS THE OFFICIAL NEWSPAPERS FOR NOTICES OF PUBLIC MEETINGS

RESOLUTION NO. 25-06 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING DEPOSITORIES FOR FUNDS {Ocean First Bank and the New Jersey Cash Management Fund}

RESOLUTION NO. 25-07 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A TAX SEARCH OFFICER {Theresa Mulvenna}

RESOLUTION NO. 25-08 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING GRANT COORDINATOR AND GRANT TREASURER {Robert Law}

RESOLUTION NO. 25-09 RESOLUTION OF CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING SIGNATORIES FOR BANKING INSTITUTIONS 3 {Robert Law, Theresa Mulvenna, and Kyle Miller}

RESOLUTION NO. 25-10 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING HOUSING INSPECTORS {Clifton Miller, John Leech and Bradley Pennypacker}

RESOLUTION NO. 25-11 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A BUILDING INSPECTOR {John Leech}

RESOLUTION NO. 25-12 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING PLANNING/ZONING BOARD ADMINISTRATOR {John Leech}

RESOLUTION NO. 25-13 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING ZONING OFFICERS {John Leech and Clifton Miller}

RESOLUTION NO. 25-14 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY FIXING INTEREST RATE FOR DELINQUENCY IN PAYMENT OF TAXES AND/OR WATER AND SEWER BILLINGS AND FIXING THE RATE OF INTEREST TO BE CHARGED ON ASSESSMENT INSTALLMENTS

RESOLUTION NO. 25-15 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING FUND COMMISSIONER FOR THE MUNICIPAL JOINT INSURANCE FUND {Cassidy Swanson}

RESOLUTION NO. 25-16 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A 9-1-1 COORDINATOR {Brandon Volk}

RESOLUTION NO. 25-17 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A SAFETY COORDINATOR FOR THE MUNICIPAL JOINT INSURANCE FUND {Kelli Marro}

RESOLUTION NO. 25-18 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A CERTIFIED PESTICIDE APPLICATOR {Richard Leidy}

RESOLUTION NO. 25-19 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A PUBLIC AGENCY COMPLIANCE OFFICER {Robert Law}

RESOLUTION NO. 25-20 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ALTERNATE FUND COMMISSIONER FOR THE MUNICIPAL JOINT INSURANCE FUND {Bradley Pennypacker}

RESOLUTION NO. 25-21 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING COUNCILPERSON TO THE PLANNING/ZONING BOARD {Councilman Sam Ferraino}

RESOLUTION NO. 25-22 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING A TEMPORARY BUDGET FOR THE YEAR 2025

RESOLUTION NO. 25-23 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING A CASH MANAGEMENT PLAN AND INTERNAL CONTROL PROCEDURES

RESOLUTION NO. 25-24 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A SOLICITOR {Timothy Scaffidi, Esq.}

RESOLUTION NO. 25-25 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN AUDITOR {Mike Cesaro - Bowman & Company}

RESOLUTION NO. 25-26 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ENGINEER {Bryson & Yates}

RESOLUTION NO. 25-27 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A BOND COUNSEL {Jeffrey Winitsky, Esq. – Parker McCay}

RESOLUTION NO. 25-28 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING COMPUTER CONSULTING SERVICES FOR THE WOODBURY POLICE DEPARTMENT {Premier Technology Solutions}

RESOLUTION NO. 25-29 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A COMPUTER CONSULTANT FOR WOODBURY CITY HALL {Premier Technology Solutions}

RESOLUTION NO. 25-30 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A LABOR COUNSEL {Brown & Connery, LLP}

RESOLUTION NO. 25-31 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING INSURANCE AGENT FOR THE CITY OF WOODBURY AND RISK MANAGEMENT CONSULTANT FOR THE GLOUCESTER, SALEM AND CUMBERLAND COUNTY MUNICIPAL JOINT INSURANCE FUND {Chris Powell - Hardenbergh Insurance}

RESOLUTION NO. 25-32 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A REDEVELOPMENT PLANNER {Pennonni Associates}

RESOLUTION NO. 25-33 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING A SPECIAL REDEVELOPMENT COUNSEL {Kevin Sheehan - Parker McCay}

RESOLUTION NO. 25-34 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A FINANCIAL ADVISOR {Acacia}

RESOLUTION NO. 25-35 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A GRANT CONSULTANT {Triad Associates}

RESOLUTION NO. 25-36 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ECONOMIC DEVELOPMENT CONSULTANT {Triad Associates}

RESOLUTION NO. 25-37 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING AN EMPLOYEE ASSISTANCE PROGRAM {Cooper Health}

RESOLUTION NO. 25-38 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ENVIRONMENTAL CONSULTANT {Environmental Resolutions, Inc.}

RESOLUTION NO. 25-39 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING THE MITIGATION PLAN FOR FOUR NEW JERSEY COUNTIES

RESOLUTION NO. 25-40 RESOLUTION OF CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A \$25.00 CHARGE FOR TAX SALE MAILINGS IN LIEU OF ADVERTISING

RESOLUTION NO. 25-41 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING CASSIDY SWANSON AS THE CLEAN COMMUNITIES COORDINATOR

RESOLUTION NO. 25-42 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO CONDUCT ELECTRONIC TAX SALE

RESOLUTION NO. 25-43 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING ACTING DEPUTY CLERKS {Bradley Pennypacker and Robert Law}

RESOLUTION NO. 25-44 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING A PRESIDENT "PRO TEMPORE" OF THE CITY COUNCIL WITH FULL AUTHORITY TO ACT IN ALL MATTERS AS THE PRESIDENT DURING THE COUNCIL PRESEDENT'S PERIODS OF ABSENCE {Sam Ferraino}

RESOLUTION NO. 25-45 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A MUNICIPAL SERVICES CONSULTANT {Justin Braz of MAD Global Strategy Group,LLC}

RESOLUTION NO. 25-46 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING SPECIAL OPRA COUNSEL {Gary M. Marek, Esq.}

RESOLUTION NO. 25-47 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING SPECIAL COUNSEL {Brown and Connery, LLP}

RESOLUTION NO. 25-48 RESOLUTION AUTHORIZING THE WOODBURY PLANNING BOARD TO REVIEW A PLAN AMENDMENT TO THE 100 BLOCK SOUTH BROAD STREET AMENDMENT TO THE WOODBURY REDEVELOPMENT PLAN:

DOWNTOWN BUSINESS DISTRICT, BLOCK 75, LOTS 3.01, 3.02, 4, 5, 7, 3, 14, 15, 17, 31, 32, 33, AND 35, BLOCK 75.01, LOT 27.01 ROSS RUN IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTED BY ORDINANCE #2118-10 ADOPTED ON MAY 24, 2010

END CONSENT AGENDA

A motion to adopt the consent agenda was made by Councilman Ferraino, seconded by Councilperson Miller and a roll call vote resulting in the following;

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

Nays 0

Abstain 0

Absent 2 Councilman Johnson, Councilwoman Miller

A motion to pay the listed vouchers was made by Councilman Ferraino, seconded by Councilwoman Harwell and passed unanimously.

A motion to adopt Ordinance 2423-25 on first reading was made by Councilman Ferraino, seconded by Councilwoman Harwell and a roll call vote resulting in the following;

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

Nays 0

Abstain 0

Absent 2 Councilman Johnson, Councilwoman Miller

A motion to nominate Councilman Ferraino as Council President "Pro Tempore" was made by Councilwoman Harwell, seconded by Councilperson Miller and passed unanimously.

A motion to open the meeting to the public was made by Councilman Ferraino, seconded by Councilwoman Harwell and passed unanimously.

No audience members spoke

A motion to close the meeting to the public was made by Councilman Ferraino, seconded by Councilperson Miller and passed unanimously.

A motion to adjourn the meeting was made by Councilman Ferraino, seconded by Councilperson Miller and passed unanimously.

The meeting adjourned at 8:22 PM

Respectfully submitted,

Katia Nylander, CMR
Deputy 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.