

City of Woodbury
City Council Meeting Minutes
February 26, 2025
33 Delaware Street, Woodbury, NJ 08096
6:30 PM

A. Pledge of Allegiance and Moment of Silent Reflection

The meeting of February 26, 2025, was called to order by Council President Fleming at 6:31 pm. Council President Fleming then led the Pledge of Allegiance, followed by a Moment of Silent Reflection.

B. Reading of the 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. 25-03 adopted at the 2025 Reorganization Meeting on January 6, 2025. Also, notice of the public meeting was provided to the newspaper and posted on the City's web page for the public.

C. Roll Call

Present: Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson Miller, Council President Fleming, Mayor Miller

Absent: Councilman Johnson

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

D. Proclamations

1. Bravery and Life Saving Efforts - *Firefighters Jeremy Beckett, Will Schoenleber, and Martin Behr; Detective Brandon Volk*

Mayor Miller presented a [Proclamation](#) to Firefighters Jeremy Beckett, Will Schoenleber, and Martin Behr, as well as Detective Brandon Volk, for their bravery and life-saving efforts during a dwelling fire on Wallace Street on January 29, 2025. Mayor Miller and Council members thanked Firefighters Jeremy Beckett, Will Schoenleber, and Martin Behr, as well as Detective Brandon Volk, for their hard work and dedication to protecting our City.

2. Bravery and Life Saving Efforts - *Battalion Chief Mike Craft and Firefighters Chris Conley and William Rieger*

Mayor Miller presented a [Proclamation](#) to Battalion Chief Mike Craft, along with Firefighters Chris Conley and William Rieger, for their bravery and life-saving efforts during a dwelling fire at the Autumn Woods Apartments on February 5, 2025. Mayor Miller and Council members thanked Battalion Chief Mike Craft and Firefighters Chris Conley and William Rieger for their hard work and dedication to protecting our City.

Fire Administrator Hauss emphasized the time and effort the members of the Fire Department put in and thanked Mayor Miller and the City Council for recognizing their work.

Council President Fleming announced that there will be a brief recess.
Recess Began at 6:40 pm
Recess Ended at 6:44 pm

E. Open to the Public for Agenda Items Only

Councilman Ferraino made a motion to Open to the Public for Agenda Items Only, seconded by Councilwoman Harwell. Motion approved via unanimous Voice Vote.

Hearing no one, Councilman Ferraino made a motion to Close to the Public for Agenda Items Only, seconded by Councilwoman Harwell. Motion approved via unanimous Voice Vote.

F. Ordinances

1. **ORDINANCE NO. 2424-25** - CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

First Reading

Councilman Ferraino presented the above-titled ordinance. Ms. Swanson read the title of the Ordinance. Councilman Ferraino made a motion to have the first reading of Ordinance 2424-25 with permission to adopt after the second reading, seconded by Councilwoman Harwell.

Council President Fleming noted that this Ordinance is adopted every year until the City Council adopts the annual budget.

Motion approved by the following Roll Call Vote;

Ayes	8	Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson Miller, Council President Fleming,
Nays	0	
Abstain	0	
Absent	1	Councilman Johnson

2. **ORDINANCE NO. 2425-25** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE EXECUTION OF A PARKING EASEMENT WITH KENNEDY PROPERTY CORP. ON PROPERTIES IDENTIFIED AS BLOCK 107, LOT 4; BLOCK 114, LOT 4; AND BLOCK 115, LOT 22.02 IN EXCHANGE FOR ITS RELEASE OF A DEED RESTRICTION AND REVERTER RIGHTS RELATED TO BLOCK 75 LOT 7

First Reading

Councilman Ferraino presented the above-titled ordinance. Ms. Swanson read the title of the Ordinance. Councilman Ferraino made a motion to have the first reading of Ordinance 2425-25 with permission to adopt after the second reading, seconded by Councilperson Miller.

Council President Fleming noted that this Ordinance will assist with the redevelopment of Block 75.

Motion approved by the following Roll Call Vote;

Ayes 8 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic,
Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson
Miller, Council President Fleming,
Nays 0
Abstain 0
Absent 1 Councilman Johnson

3. **ORDINANCE NO. 2426-25** - BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,162,800 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 \$1,104,660; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

First Reading

Councilman Ferraino presented the above-titled ordinance. Ms. Swanson read the title of the Ordinance. Councilman Ferraino made a motion to have the first reading of Ordinance 2426-25 with permission to adopt after the second reading, seconded by Councilperson Miller.

Council President Fleming noted several of the purposes/improvements for which this bond will be utilized. The full list is in section seven of the Ordinance.

Motion approved by the following Roll Call Vote;

Ayes 8 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic,
Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson
Miller, Council President Fleming
Nays 0
Abstain 0
Absent 1 Councilman Johnson

4. **ORDINANCE NO. 2427-25** - BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS IMPROVEMENTS FOR THE WATER AND SEWER UTILITY IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,050,000 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 \$1,050,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

First Reading

Councilman Ferraino presented the above-titled ordinance. Ms. Swanson read the title of the Ordinance. Councilman Ferraino made a motion to have the first reading of Ordinance 2427-25 with permission to adopt after the second reading, seconded by Councilwoman Harwell.

Council President Fleming noted several of the purposes/improvements for which this bond

will be utilized. The full list is in section seven of the Ordinance.

Motion approved by the following Roll Call Vote;

Ayes	8	Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic, Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson Miller, Council President Fleming
Nays	0	
Abstain	0	
Absent	1	Councilman Johnson

CONSENT AGENDA

1. **RESOLUTION NO. 25-50** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING PROMOTION OF ARIANNA MARTINEZ FROM CLASS I SPECIAL LAW ENFORCEMENT OFFICER TO CLASS II SPECIAL LAW ENFORCEMENT OFFICER IN THE WOODBURY CITY POLICE DEPARTMENT
2. **RESOLUTION NO. 25-51** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO CANCEL GRANT BALANCES
3. **RESOLUTION NO. 25-52** - RESOLUTION OF THE CITY OF WOODBURY IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPALITY CODE §162-4
4. **RESOLUTION NO. 25-53** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IN SUPPORT OF PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES
5. **RESOLUTION NO. 25-54** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK
BLOCK 70 LOT 5 112 S JACKSON ST NATIONAL INTEGRITY TITLE AGENCY
6. **RESOLUTION NO. 25-55** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR RAGONE, FRANK L. JR 100% DISABLED VETERAN, BLOCK 145 LOT 4 A.K.A. 26 EUCLID ST
7. **RESOLUTION NO. 25-56** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR GINDRAW, SLENA & COOPER-GINDRAW, STACY 100% DISABLED VETERAN, BLOCK 91 LOT 37 A.K.A. 25 CRESCENT AVE
8. **RESOLUTION NO. 25-57** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE YEAR 2025
9. **RESOLUTION NO. 25-58** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO APPROVE THE SUBMISSION OF A GRANT APPLICATION AND TO EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR YEAR 5 OF THE NEIGHBORHOOD PRESERVATION PROGRAM

END CONSENT AGENDA

Councilman Ferraino made a motion to adopt the Consent Agenda, Resolution No. 25-50 through Resolution No. 25-58, seconded by Councilperson Miller.

Motion approved by the following Roll Call Vote;

Ayes 8 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic,
Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson
Miller, Council President Fleming,
Nays 0
Abstain 0
Absent 1 Councilman Johnson

I. Approval of the Bill and Voucher List

Councilwoman Harwell made a motion to approve the list of bills and vouchers, seconded by Councilman Ferraino.

Motion approved by the following Roll Call Vote;

Ayes 8 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic,
Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson
Miller, Council President Fleming,
Nays 0
Abstain 0
Absent 1 Councilman Johnson

J. Reports

Committee Reports

Councilman Ferraino - Economic Development Committee - Councilman Ferraino shared good news that the Canoe Brook project is moving along well and should be picking up speed soon. Some related items will be discussed in the closed session. There are also a few other projects in the works that can't be shared publicly yet.

Councilwoman Miller - Woodbury Juneteenth - Woodbury Juneteenth, along with the Gloucester County Historical Society, held the Black Continental Army Soldiers: A Little Told Story this past Sunday at Bethlehem Baptist Church, focusing on the Black Continental soldiers of the Revolutionary War. The program featured historical re-enactors Noah Lewis as Ned Hector, a free African American artilleryman and teamster, and Joe Becton as Jack Sisson, an enslaved man who earned his freedom by serving in the Continental Army and fighting in key Revolutionary War battles. The program was very well attended and well-received, with strong audience participation and some lighthearted moments. Councilwoman Miller thanked Council President Fleming, Councilwoman Harwell, and Councilwoman Carter for attending, and Mr. Law for assisting with the grant that helped make the event possible. She also thanked the Gloucester County Historical Society for their partnership and Hoke Levins for designing the graphics and saving printing costs. As well as the City Council's Proclamation for Bethlehem Baptist Church at the event. Assemblyman Bill Spearman also presented one on behalf of the State Assembly. Councilwoman Miller announced that the New Jersey Black Heritage Trail approved two trail marker applications for sites in Woodbury, which is possibly the first and only in Gloucester County. Councilwoman Harwell and Brad collaborated on the application, with Brad securing many historical citations through research contacts, including the African American Oral History Group founded by the late Mrs. Holmes, whose work led to the recognition of the cemetery near Inspira. Sites in the application include the Carpenter Street School and the Presbyterian Church Cemetery. Further details will be shared when Mr. Pennypacker is present

Councilwoman Carter - Community Events Committee - The first Community Events Committee of the year will be taking place in two weeks.

Councilwoman Garlic reported on the successful Black History Month event at the high school on February 13th, featuring the students going in detail on different careers throughout history and potential careers the children can explore. African American professionals in various fields who interacted with students, school teachers, and kids all enjoyed.

Council President Fleming reported that the New Jersey Department of Environmental Protection required the City's 2006 Municipal Stormwater Management Plan to be updated. Using original documents and mapping from the 2006 plan, the update was completed in-house, saving significant costs compared to outsourcing the work to the City's engineer. The updated plan will be adopted as part of the Master Plan and submitted to the County, DEP, and Soil Conservation District for approval. This approach not only met current requirements but may also provide a useful foundation for future watershed improvement planning.

Report of the Mayor

Mayor Miller shared the [attached report](#).

Report of the City Clerk

Ms. Swanson thanked the Council for adopting Resolution No. 25-53, which asks the State to address the high cost of publishing notices in newspapers, with hopes for a future centralized online system to reduce expenses and improve public access. She also thanked Council for adopting Resolution No. 25-58; pending state approval of the NPP plan, Gwen will present details on the Plan at the March–April meeting. The annual rabies clinic will be held Saturday, March 29, from 9:30–11:30 AM at the Woodbury Fire Department, with City Hall open 9 AM–12 PM for 2025 dog and cat licenses. Licenses must be obtained by April 5 to avoid a \$5 late fee. The first biannual shred event will take place Saturday, April 5, from 9 AM–12 PM.

Department Reports

John Leech - City Administration - Administrator Leach announced the cancellation of the next day's planning and zoning board meeting and shared information about Ability Solutions, an organization working with developmentally disabled adults. He also mentioned efforts to refurbish the Woodbury Ship Mural.

Bob Law - Finance - Mr. Law expressed appreciation to the Council for approving the first reading of the bond ordinances and associated resolutions. He explained that the City's current debt ratio stands at 2.49%, which will increase to approximately 2.617% with the authorization of new debt. However, this ratio is expected to decline over time as debt payments are made and will remain comfortably below the statutory limit of 3.5%. He noted that the Finance Committee met on February 19 to review the six-year capital plan, with the bond ordinances based on projects scheduled for the first year of that plan. Preliminary budget numbers indicate that the annual financial statement is on track to be completed by the March 7 deadline. Additionally, Mr. Law reported that he and the City Administrator will be attending a presentation regarding the City's application to join the Health Insurance Fund. This step is being considered in response to significant recent

increases in the State Health Benefits Program costs, which have notably impacted employee expenses. The presentation will help determine whether the City will be accepted into the Fund and if it is a viable option moving forward.

Chief Ryan - Woodbury City Police Department - Chief Ryan thanked the Mayor and Council for their continued support of the Fire Department and Detective Division. He praised Detective Brandon for his hard work and unique skills as one of the few cross-trained arson investigators in the county, noting he handled around 20 to 25 arson cases last year, often volunteering his own time. Chief Ryan also shared that the department will be adding a crisis canine, a specially trained therapy dog, to help with trauma support. This dog, provided at no cost by a nonprofit started by 9/11 first responders, will be handled by Sergeant Brian Beckett. The canine will assist at community events, schools, and public safety activities without taking staff away from their regular duties. This will be the first program like this in the county, and Chief Ryan is excited about the positive impact the crisis canine will have on both the department and the community.

K. Unfinished Business

L. New Business

Council President Fleming shared he will be emailing out the draft of this year's committee assignments, with himself and the Mayor serving as ad hoc members. Council members were asked to keep them informed of committee activities and to review the committee assignments and suggest changes as needed.

M. Open to the Public

Councilman Ferraino made a motion to Open to the Public, seconded by Councilperson Miler. Motion approved via unanimous Voice Vote.

John Belko - 53 N Childs St - FAF will hold its annual Volunteer Appreciation Night on March from 6 to 9 PM at Eight and Sand. An email invitation will be sent out to the Mayor, Council, staff, public works, police, and fire departments. The event recognizes the essential contributions of all participants to FAF's events and expresses gratitude for their support.

Hearing no one, Councilman Ferraino made a motion to Close to the Public, seconded by Councilperson Miler. Motion approved via unanimous Voice Vote.

N. Resolution

1. **RESOLUTION NO. 25-59** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS RELATED TO COLLECTIVE BARGAINING AGREEMENT, THE PURCHASE, LEASE ACQUISITION OF REAL PROPERTY OR INVESTMENT OF PUBLIC FUNDS PRIVILEGE AND EMPLOYMENT RELATIONSHIP

Councilman Johnson made a motion to adopt Resolution No. 25-59, seconded by Councilwoman Harwell.

Motion approved by the following Roll Call Vote;

Ayes 8 Councilwoman Carter, Councilman Ferraino, Councilwoman Garlic,

Councilwoman Harwell, Councilman Lange, Councilwoman Miller, Councilperson Miller, Council President Fleming,

Nays 0
Abstain 0
Absent 1 Councilman Johnson

Council President Fleming asked members of the public to exit Council Chambers as City Council would be entering Closed Session. He informed those in attendance that there will most likely be no action taken when Council returns from the Closed Session.

Closed Session began at 7:46 pm
Closed Session ended at 8:30 pm

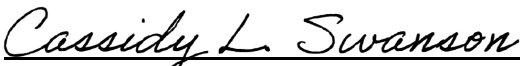
Councilman Lange made a motion to re-enter the public portion of the business meeting, seconded by Councilwoman Miller.

O. Adjournment

There being no further business, None made a motion to adjourn, seconded by None. Motion approved by a unanimous vote.

Meeting was adjourned at 8:32 PM.

Respectfully submitted,


Cassidy L. Swanson, RMC, CMR
City Clerk