

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
APRIL 15, 2015 7:30 P.M.**

Mayor Robbie J. Conley called the meeting to order with the following note: Adequate notice of this meeting has been provided by adopting a schedule of meetings for 2015 which was faxed to the South Jersey Times and Courier Post on January 5, 2015 and posted on the bulletin board in the Municipal Building conforming to the directives of the "Open Public Meetings Act".

Mayor Conley led everyone in the Pledge of Allegiance.

ROLL CALL: The call of roll showed the following to be present: Councilman William Packer, Councilwoman Cara Witasick, Councilman Harold "Hap" Pye, Councilman Duane Pheasant, Councilman Rich Gambale and Councilman Eshia "Jake" Jacob. Also in attendance were Borough Solicitor Barry Lozuke, Borough Engineer Mark Brunermer, Vikki Holmstrom, CMFO and Janet Pizzi, Clerk/Administrator.

A motion to approve the minutes of the Regular Council Meeting February 18, 2015 was made by Councilman Jacob and seconded by Councilman Pheasant. A roll call vote in favor was unanimous. The minutes were approved.

A motion to approve the minutes of the Special Council Meeting/Budget Work Session March 3, 2015 was made by Councilman Pheasant and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. The minutes were approved.

A motion to approve the minutes of the Regular Council Meeting March 18, 2015 was made by Councilman Pheasant and seconded by Councilman Pye. A roll call vote in favor was unanimous. The minutes were approved.

CLERK'S REPORT: For the month of March, 2015 the Borough Clerk reported total receipts in the amount of \$1,469.64. Of this amount, \$1,158.24 was turned over to the Treasurer and \$272.00 was deposited into the Dog Fund.

PUBLIC PORTION: Mayor Conley opened the public portion for questions or comments.

Mike McCabe, Elm Avenue: Mr. McCabe asked if West Jersey is scheduled to be paved and Councilman Pye responded the Borough applied for a DOT grant to pave that road last year and it was denied. The Borough is submitting again this year. Mr. McCabe advised that new tenants have moved into 448 Center Avenue. He called the Construction Department and they were unable to verify whether the owner applied for a CO. Mayor Conley explained that the Borough's CO's and zoning issues are handled through Deptford Township and that there is a new official handling those duties. He will follow up. Chief Lindsay stated that three out of the six apartments are filled. Discussion ensued.

Ken Brown, Brooklawn Avenue: Mr. Brown asked why the American Flag was at half-mast and Mayor Conley replied that it was the 150th anniversary of the assassination of President Lincoln.

Joe Getsinger, Elm Avenue: Mr. Getsinger asked for the number of vacant homes in town to which Mayor Conley replied that the Borough is waiting to get a list from Deptford. Mr. Getsinger advised that Brooklawn has taken over their vacant properties, has fixed them up and are now renting them out. He asked if someone could look into that for Woodbury Heights. Councilman Gambale stated that he will address the issue of vacant properties later in his report.

Upon hearing no additional questions or comments, Mayor Conley closed the public portion of the meeting.

**REGULAR COUNCIL MEETING  
APRIL 15, 2015  
PAGE TWO**

**ENGINEER'S REPORT:** Mark Brunermer reported that on the agenda this evening is a resolution authorizing the Engineer's CDBG Proposal. Mr. Brunermer also stated that he is working with Rick Middleton, PPWM on the water conservation plan.

**SOLICITOR'S REPORT**

**ORDINANCES  
FINAL READING/PUBLIC HEARING**

**ORDINANCE 6-2015**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S. 40A:4-45.14)**

Solicitor Lozuke read Ordinance 6-2015 by title only. Mayor Conley opened the public hearing for this ordinance and upon hearing no questions or comments closed same. A motion to approve Ordinance 6-2015 was made by Councilman Packer and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 6-2015 was approved on final reading.

**FIRST READING/INTRODUCTION**

**ORDINANCE 7-2015**

**AN ORDINANCE AMENDING CHAPTER 70, ARTICLE IXA, SECTION 49.13 OF THE WOODBURY HEIGHTS CODE RELATING TO LOT SURVEYS AND GRADING PLANS OF THE CODE OF THE BOROUGH OF WOODBURY HEIGHTS (DEVELOPMENT REGULATIONS AND ZONING)**

Solicitor Lozuke read Ordinance 7-2015 by title only. Solicitor Lozuke noted that since this is proposed as an amendment to our zoning ordinance, he has referred this ordinance to the Planning Board for their report back to Council, pursuant to the statute, in the form of a resolution sometime before Council's next meeting. A motion to approve this ordinance was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 7-2015 was approved on first reading.

**RESOLUTIONS**

**RESOLUTION 47-2015**

**RESOLUTION AUTHORIZING REFUND OF HOMESTEAD BENEFIT CREDITS**

Solicitor Lozuke read Resolution 47-2015 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 47-2015 was approved.

**RESOLUTION 48-2015**

**RESOLUTION AUTHORIZING CANCELLATION OF VARIOUS CURRENT FUND RESERVE BALANCES**

Solicitor Lozuke read Resolution 48-2015 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Resolution 48-2015 was approved.

**RESOLUTION 49-2015**

**RESOLUTION TO READ BUDGET BY TITLE ONLY**

Solicitor Lozuke read Resolution 49-2015 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Pye. A roll call vote in favor was unanimous. Resolution 49-2015 was approved.

**REGULAR COUNCIL MEETING  
APRIL 15, 2015  
PAGE THREE**

**RESOLUTIONS (CONTINUED)**

**RESOLUTION 50-2015**

**SELF-EXAMINATION OF BUDGET RESOLUTION**

Solicitor Lozuke read Resolution 50-2015 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Pye. A roll call vote in favor was unanimous. Resolution 50-2015 was approved.

**RESOLUTION 51-2015**

**RESOLUTION AUTHORIZING PURCHASE OF PICK UP TRUCK**

Solicitor Lozuke read Resolution 51-2015 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Pye. A roll call vote in favor was unanimous. Resolution 51-2015 was approved.

**PUBLIC HEARING 2015 MUNICIPAL BUDGET**

Vikki Holmstrom, CMFO, briefly reviewed the highlights of the 2015 Municipal budget document. This budget represents a 3.9 cent increase to all tax payers on \$100 of assessed value. The average tax payer will see an increase of approximately \$69.35 on a home assessed at \$177,930. Mayor Conley opened the public hearing for the 2015 Municipal Budget and upon hearing no questions or comments, closed same.

**RESOLUTION 52-2015**

**2015 MUNICIPAL BUDGET ADOPTION**

Solicitor Lozuke read Resolution 52-2015 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 52-1015 was approved.

**RESOLUTION 53-2015**

**RESOLUTION AUTHORIZING ACQUISITION OF SEWER EASEMENT ON PROPERTY DESIGNATED AS LOT 3, BLOCK 5 OF THE TAX MAPS**

Solicitor Lozuke read Resolution 53-2015 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Pye. A roll call vote in favor was unanimous. Resolution 53-2015 was approved.

Solicitor Lozuke commented that the acquisition of a sewer easement was advised by our Engineer's office in the event that modifications needed to be made at that station. The property owner is willing to grant this easement for \$1.00; however, the title search finds mortgage and other encumbrances, all of which would have to be subordinated to the easement. The granting of an easement is a conveyance of an interest in the land and would violate the mortgage instruments and obligations if they were not approved by a subordination by the mortgagees.

**RESOLUTION 54-2015**

**RESOLUTION AUTHORIZING AGREEMENT WITH NETCARRIER TELECOM, INC.**

Solicitor Lozuke read Resolution 54-2015 by title only. A motion to approve this resolution was made by Councilwoman Witasick and seconded by Councilman Pye. A roll call vote in favor was unanimous. Resolution 54-2015 was approved.

**REGULAR COUNCIL MEETING  
APRIL 15, 2015  
PAGE FOUR**

**RESOLUTIONS (CONTINUED)**

**RESOLUTION 55-2015**

**RESOLUTION AUTHORIZING REFUND OF BINGO AND RAFFLE LICENSE FEES**

Solicitor Lozuke read Resolution 55-2015 by title only. Councilwoman Witasick asked who will be getting the refund and the Borough Clerk stated it was a fundraising group called "Awaken Kibera". A motion to approve this resolution was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 55-2015 was approved.

**RESOLUTION 56 - 2015**

**RESOLUTION AUTHORIZING AN APPLICATION TO THE GLOUCESTER COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE PROGRAM YEAR 2015 (Brooklawn & Glassboro Road)**

Solicitor Lozuke read Resolution 56-2015 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilman Packer. A roll call vote in favor was unanimous. Resolution 56-2015 was approved.

**RESOLUTION 57 - 2015**

**RESOLUTION AUTHORIZING AN APPLICATION TO THE GLOUCESTER COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE PROGRAM YEAR 2015 (Asam & Glassboro Road)**

Solicitor Lozuke read Resolution 57-2015 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Resolution 57-2015 was approved.

**RESOLUTION 58-2015**

**RESOLUTION ACCEPTING PROPOSAL FOR ENGINEERING SERVICES FOR THE 4<sup>TH</sup> STREET AND OAK AVENUE RECONSTRUCTION PROJECT**

Solicitor Lozuke read Resolution 58-2015 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 58-2015 was approved.

**RESOLUTION 59-2015**

**RESOLUTION RELEASING AN IRREVOCABLE LETTER OF CREDIT FOR IMPROVEMENTS TO THE COLLEGE SQUARE SHOPPING CENTER AT BLOCK 40.05, LOT 10**

Solicitor Lozuke read Resolution 59-2015 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 59-2015 was approved.

**RESOLUTION 60-2015**

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF WOODBURY HEIGHTS, BOROUGH OF PITMAN, TOWNSHIP OF MANTUA AND BOROUGH OF WENONAH.**

Solicitor Lozuke read Resolution 60-2015 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 60-2015 was approved.

**COMMITTEE REPORTS**

**Finance & Administration:** Councilman Packer announced that the 2015 Municipal Budget has been adopted and all accounts are reconciled. Councilman Packer commented that he is happy to see that there are two CDBG grant projects for paving.

**Water & Sewer:** Councilwoman Witasick stated that water & sewer bills are going out with special thanks to Wilma Belcher for her help.

**Streets & Roads:** Councilman Pye reported that the potholes in town are being repaired. The Borough will again apply for DOT funding to reconstruct West Jersey Avenue. Councilman Pye requested that residents bag their leaves to assist the Public Works Department.

**Public Safety:** Councilman Pheasant presented the Police and Fire reports. He also thanked the Police Chief and the Fire Chief for their attendance at this evening's meeting. A copy of both reports will be on file in the Clerk's office.

**Property, Insurance and Environmental:** Councilman Gambale reported that it was discussed again at the monthly JIF Fund Commissioners' meeting that employees should not use personal vehicles for work functions. Councilman Gambale also attended a County meeting pertaining to a program to help municipalities with vacant property registration. Solicitor Lozuke added that the County is working on a proposal. The complaints of foul smell at Giant Fitness were addressed. There is \$26,000 to repair the Athletic Association Club House. Three proposals were received ranging from \$13,000-\$28,000. On a final note, the lights directed onto the flags at Veterans Park are out. Rick Middleton was asked to replace them.

**Recreation & Civic:** Councilman Jacob reported that Mayor Conley threw the first pitch on opening day. Summit Bakery has opened. National Day of Prayer Ceremony is Thursday, May 7 from noon to 1:00 p.m. Councilman Jacob also thanked Wilma Belcher for all her help.

Mayor Conley reported that the 100<sup>th</sup> Anniversary Commemorative Meeting at the First Presbyterian Church was well attended and he thanked the members of the Anniversary Committee who coordinated this event.

Family Fun Day is scheduled to begin at 9:00 a.m. on May 16 and will be held at Helen Avenue fields. There will be a Pinewood Derby Race, a K-9 exhibition, rides, etc.

Mayor Conley asked everyone to support the businesses in town.

**BILL LIST:** A motion to approve the bill list as presented this evening was made by Councilman Packer and seconded by Councilman Gambale. A roll call vote in favor was unanimous. The bill list was approved.

**PUBLIC PORTION:** Mayor Conley opened the public portion again for questions or comments.

Wilma Belcher thanked Mayor and Council for recognizing her efforts in volunteering her time to assist the Borough Hall staff.

Mike McCabe, Elm Avenue thanked Mayor and Council for hearing his concerns and for their help.

**REGULAR COUNCIL MEETING  
APRIL 15, 2015  
PAGE SIX**

**Public Portion (continued)**

Joe Getsinger, Elm Avenue: Mr. Getsinger said that today is free coffee day at WaWa.

Upon hearing no additional questions or comments, Mayor Conley closed the public portion of the meeting.

**ADJOURNMENT:** A motion to adjourn was made by Councilman Jacob and seconded by Councilman Gambale. All of Council agreed. The meeting was adjourned at 8:34 p.m.

**Respectfully submitted,**

**Janet Pizzi, Clerk/Administrator**