

**REGULAR COUNCIL MEETING
BOROUGH OF WOODBURY HEIGHTS
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097
APRIL 20, 2016 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 2016 which was faxed to the South Jersey Times and Courier Post on January 2, 2016 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.

The call of roll showed the following to be present: Councilman Robert Yerka, Councilwoman Cara Witasick, Councilman Harold “Hap” Pye, Councilman William Packer, Councilman Richard Gambale and Councilman Eshia “Jake” Jacob. Also in attendance were Borough Solicitor Brian Lozuke, Borough Engineer Mark Brunermer, Vikki Holmstrom, CMFO and Janet Pizzi, Clerk/Administrator.

On behalf of the Borough of Woodbury Heights, Mayor Conley presented Eagle Scout Proclamations to Kevin Troccoli, Ryan Hudson and Samuel Hart. Councilman Jacob presented proclamations from the Third Legislative District and stated that these same proclamations will be presented to the Eagle Scouts at the next Freeholder meeting scheduled May 11.

A motion to approve the minutes of the Regular Council February 17, 2016 was made by Councilman Pye 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 Special Meeting/Budget Work Session February 29, 2016 was made by Councilman Packer and seconded by Councilman Gambale. A roll call vote went as follows:

Yerka	Yes
Witasick	Yes
Pye	Abstain
Packer	Yes
Gambale	Yes
Jacob	Yes

The minutes were approved.

A motion to approve the minutes of the Regular Meeting March 16, 2016 was made by Councilman Packer and seconded by Councilman Jacob. A roll call vote went as follows:

Yerka	Yes
Witasick	Abstain
Pye	Yes
Packer	Yes
Gambale	Yes
Jacob	Yes

The minutes were approved.

A motion to approve the minutes of the Special Meeting/Capital Budget Work Session March 21, 2016 was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. The minutes were approved.

CLERK'S REPORT: The Clerk reported total receipts in the amount of \$731.91. Of this amount, \$533.11 was turned over to the Treasurer and \$160.00 was deposited into the Dog Fund.

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

Joseph Hee, Fordham Road: Mr. Fee stated that he needed to make a repair to the sewer lateral to his property and asked if there are any grants available to assist residents in paying for this type of repair. Mr. Hee also asked why he was charged for traffic control during this repair. Mayor Conley replied that he is unaware of any available grants, and any time a road is opened, traffic control is mandatory. Discussion ensued.

Nicholas Danze, Central Avenue: Mr. Danze thanked the governing body for the anticipated road repair program. He also noted that approximately 6 weeks ago he emailed each member of the governing body but received only two responses. He stated that the potholes are deplorable, he questioned the property and equipment at the public works garage, noted that the pedestrian walk signs are missing, that the Borough lighting is insufficient, he requested speed humps on Central Avenue, and advised that a vacant house on Central Avenue needs to be demolished. Discussion ensued regarding the issues stated. Mr. Danze submitted for Council's consideration a list of potholes and improvement recommendations.

Frank Hipple, Elm Avenue: Mr. Hipple noted that all of the abandoned houses are making the town look bad. Mayor Conley advised that the Borough has a shared service with the County and their vendor, Community Champions, for abandoned property registration and he is hopeful that this registration process will improve owner accountability for the maintenance of their vacant properties.

Ed Majewski, Central Avenue: Mr. Majewski stated that contractors are pumping illegal waste (water) into the street and storm sewers. Mayor Conley advised Mr. Majewski to call the Police Department when he sees this happening.

Mary Ortner, Second Street: Mrs. Ortner asked whether the Borough knows who the owners are of the vacant/abandoned properties in town. She stated that the Borough can enact ordinances to go after and fine the banks that do not maintain their properties. Mayor Conley replied that the Property Chairman will have comments regarding vacant property registration and discussion regarding this issue can continue after Councilman Gambale's report.

Upon hearing no additional questions or comments, a motion to close the public portion was made by Councilwoman Witasick and seconded by Councilman Pye. All of Council agreed. Motion carried.

ENGINEER'S REPORT: Mr. Brunermer discussed the road program list of streets to be repaired. A DOT grant was received for West Jersey Avenue. The water testing on Brooklawn showed no chlorine and is believed to be groundwater. Prices are being obtained for the drainage project for this area. Mayor Conley confirmed with Mr. Brunermer that next year the Borough will be applying for a DOT grant for the remainder of West Jersey Avenue. Councilman Packer asked for an update on the well project to which Mr. Brunermer replied that once the money becomes available after second reading in May, a packet will be prepared for DEP approval. The project will be bid out this year for installation during the winter months. The Rt. 45 pump project is awaiting soil conservation approval and will go out to bid next month.

SOLICITOR'S REPORT:

ORDINANCES

FINAL READING/PUBLIC HEARING

ORDINANCE 4-2016

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 4-2016 by title only. Mayor Conley opened the public hearing for this ordinance and upon hearing no questions or comments, a motion to close the public portion was made by Councilman Packer and seconded by Councilman Pye. All of Council agreed. Motion carried. A motion to approve Ordinance 4-2016 was made by Councilman Packer and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 4-2016 was approved.

FIRST READING/INTRODUCTION

ORDINANCE 5 – 2016

ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY CANCELING CERTAIN FUNDED APPROPRIATION BALANCES HERETOFORE PROVIDED FOR CAPITAL IMPROVEMENTS AND REAPPROPRIATING SUCH FUNDED APPROPRIATION BALANCES FOR OTHER CAPITAL PROJECTS

Solicitor Lozuke read Ordinance 5-2016 by title only. A motion to approve this ordinance on introduction was made by Councilman Packer and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 5-2016 was approved.

ORDINANCE 6- 2016

BOND ORDINANCE AUTHORIZING VARIOUS ROAD IMPROVEMENTS IN AND FOR THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,346,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,095,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Solicitor Lozuke read Ordinance 6-2016 by title only. A motion to approve this ordinance on introduction was made by Councilman Pye and seconded by Councilman Yerka. A roll call vote in favor was unanimous. Ordinance 6-2016 was approved.

ORDINANCE 7-2016

BOND ORDINANCE AUTHORIZING VARIOUS IMPROVEMENTS TO THE WATER AND SEWER UTILITY SYSTEM IN AND FOR THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,883,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,883,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Solicitor Lozuke read Ordinance 7-2016 by title only. A motion to approve this ordinance on introduction was made by Councilwoman Witasick and seconded by Councilman Yerka. A roll call vote in favor was unanimous. Ordinance 7-2016 was approved.

ORDINANCES (continued)

ORDINANCE 8- 2016

ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY CANCELING CERTAIN FUNDED APPROPRIATION BALANCES HERETOFORE PROVIDED FOR CAPITAL IMPROVEMENTS AND REAPPROPRIATING SUCH FUNDED APPROPRIATION BALANCES FOR OTHER CAPITAL PROJECTS

Solicitor Lozuke read Ordinance 8-2016 by title only. A motion to approve this ordinance on introduction was made by Councilman Pye and seconded by Councilman Packer. A roll call vote in favor was unanimous. Ordinance 8-2016 was approved.

ORDINANCE 9- 2016

THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS AN ORDINANCE REPEALING ALL PROVISIONS OF CHAPTER 57 OF THE WOODBURY HEIGHTS CODE AND ENACTING A NEW CHAPTER 57 ENTITLED FLOOD DAMAGE PREVENTION ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY

Solicitor Lozuke read Ordinance 9-2016 by title only. Councilwoman Witasick asked if this for catastrophic flood damage? Solicitor Lozuke replied that this ordinance allows properties to qualify for flood insurance. A motion to approve this ordinance on introduction was made by Councilman Pye and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 9-2016 was approved.

RESOLUTIONS

RESOLUTION 46-2016

RESOLUTION TO READ BUDGET BY TITLE ONLY

Solicitor Lozuke read Resolution 46-2016 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 46-2016 was approved.

PUBLIC HEARING OF THE 2016 MUNICIPAL BUDGET: Mayor Conley opened the public hearing of the 2016 Municipal Budget. Vikki Holmstrom advised that the 2016 budget has been compiled and is being presented this evening for adoption. The budget represents a 3.0 cent increase on the local purpose tax which equates to \$53.83 increase in taxes to the average home assessed at \$178,054.00. The road improvements are included in this budget. The budget is under cap this year and surplus is at \$800,000.00

Mary Ortner, Second Street asked if the Borough can look at traffic patterns and perhaps redirect and reroute heavy traffic areas to reduce wear and tear on our roads. Mayor Conley noted Mrs. Ortner that he will take her recommendation under advisement; however, this public hearing is for the 2016 Municipal Budget only.

Upon hearing no questions or comments pertaining to the 2016 Municipal Budget , a motion to close the public hearing was made by Councilwoman Witasick and seconded by Councilman Gambale. All of Council agreed. Motion carried.

RESOLUTION 47-2016

ADOPTION OF THE 2016 MUNICIPAL BUDGET

Solicitor Lozuke read Resolution 47-2016 by title only. A motion to approve the 2016 Municipal Budget was made by Councilman Packer and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 47-2016 was approved.

CONSENT AGENDA: A motion to approve Resolutions 48-2016 through and inclusive of Resolution 51-2016 by consent agenda was made by Councilman Packer and seconded by Councilman Gambale. All of Council agreed. Motion carried.

Resolutions (continued) Consent Agenda

RESOLUTION 48-2016

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF WOODBURY HEIGHTS PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)

RESOLUTION 49 - 2016

RESOLUTION AUTHORIZING AN APPLICATION TO THE GLOUCESTER COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE PROGRAM YEAR 2016

RESOLUTION 50 - 2016

RESOLUTION AUTHORIZING AN APPLICATION TO THE GLOUCESTER COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE PROGRAM YEAR 2016

RESOLUTION 51- 2016

RESOLUTION AUTHORIZING REFUND OF ESCROW ACCOUNT BALANCE

A motion to approve Resolutions 48-2016 through and inclusive of Resolution 51-2016 was made by Councilman Packer and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolutions 48-2016 through and inclusive of Resolution 51-2016 were approved.

COMMITTEE REPORTS

Public Safety & Insurance: Councilman Yerka presented the Police Report and the Fire Department Report. Councilman Yerka stated that Woodbury Heights Police Department Officer Joshua Moline, Marine Corps veteran, was honored at the Gloucester County Town Hall meeting on April 15 for his exemplary service to the citizens of New Jersey and the United States.

Water & Sewer: Councilwoman Witasick stated that the Borough is working on the well projects. Tax sale is June 2. Utility bills are due April 1. Councilman Packer asked for follow up on the Central Avenue leak. Mayor Conley stated that the leak was repaired with help from Westville Borough.

Streets & Roads: Councilman Pye road reconstruction is in the works. The public works department is without a director as one has retired and his replacement has resigned. The Borough received a DOT grant for West Jersey Avenue. Mayor Conley commended the public works department employees for the good work being done without a director.

Finance & Administration: Councilman Packer state that all topics were already covered this evening. A copy of his report will be on file in the Clerk's office.

Property & Environmental: Councilman Gambale discussed various property maintenance issues throughout town. Discussion ensued regarding working with Community Champions and the Property Maintenance Liaison to contact the owners of vacant properties in writing to notify them of the violations and setting a deadline to respond or be fined. Solicitor Lozuke responded that an ordinance will be needed to enforce the deadline and fine. Solicitor Lozuke requested the owner information so that he can notify them to enforce the current ordinance. Councilman Gambale stated that he has the current owner information and will forward it to Solicitor Lozuke. Borough owned property violations from JIF were discussed and are being addressed. Councilman Gambale also advised that squatters may be in one of the vacant homes in towns. Mr. Brunermer noted that there are people posing as leasing agents and illegally renting vacant properties. Mayor Conley requested that the Property Maintenance Liaison be notified and Solicitor Lozuke stated that the Police Department should be contacted to handle this type of situation.

Committee Reports (continued)

Recreation & Civic: Councilman Jacob stated that movie night is July 18. Borough employees removed all of the junk iron from the athletic association and he will ask that the area be cleaned up compliant with the JIF recommendations at the next Athletic Association meeting in May. National Day of Prayer Ceremony is May 5 at Noon.

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

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

Nicholas Danze, Central Avenue: Mr. Danze asked if residents should be concerned over the quality of water in Woodbury Heights. Councilwoman Witasick replied no because it is tested and safe. The concern is with the usage. Mr. Danze asked about the water quality report and he was informed that the report is prepared annually and is mailed out to every resident. This year the report will be posted on the website. Mr. Danze questioned the timeline for the continuation of the reconstruction of West Jersey Avenue and Mayor Conley stated a DOT application will be filed again next year for the remainder of West Jersey. Discussion ensued about the road reconstruction program and a County bike path through Woodbury Heights.

Mary Ortner, Second Street: Mrs. Ortner asked if there is any recourse in dealing with our vacant properties other than registration. Mayor Conley stated yes and that the Construction Code Office enforces our ordinances.

Ed Majewski, Central Avenue asked if the Borough can pass an ordinance tonight to handle the problems with the vacant properties. Discussion ensued on the process involved in creating new ordinances.

Mary Ortner, Second Street stated that the County and State should be assisting municipalities in dealing with vacant properties. In response, Mayor Conley suggested that she attend the next Freeholder meeting on May 11.

Upon hearing no additional questions or comments, a motion to close the public portion was made by Councilman Jacob and seconded by Councilman Pye. All of Council agreed. Motion carried.

ADJOURNMENT: A motion to adjourn was made by Councilman Pye and seconded by Councilwoman Witasick. All of Council agreed. Motion carried. The meeting adjourned at 9:31 p.m.

Respectfully submitted,

Janet Pizzi, Clerk/Administrator