

**REGULAR COUNCIL MEETING
BOROUGH OF WOODBURY HEIGHTS
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097
JUNE 18, 2014 7:30 p.m.**

Mayor Harry W. Elton, Jr. called the meeting to order with the following note: Adequate notice of this meeting has been provided by adopting a schedule of meetings for 2014 which was faxed to the South Jersey Times and Courier Post on January 6, 2014 and posted on the bulletin board in the Municipal Building conforming to the directives of the "Open Public Meetings Act".

Mayor Elton led everyone in the Pledge of Allegiance.

The call of roll showed the following to be present: Councilman William Packer, Councilwoman Cara Witasick, Councilman Duane Pheasant, and Councilwoman Debra Truhan. Absent was Councilman Eshia "Jake" Jacob. Also in attendance were Borough Solicitor Barry Lozuke, Borough Engineer Mark Brunermer and Borough Clerk/Administrator Janet Pizzi.

CLERK'S REPORT: The Clerk reported total receipts in the amount of \$8,309.91. Of this amount, \$220.00 was deposited into the Dog Fund and \$8,055.31 was turned over to the CFO.

A motion to approve the minutes of the Regular Council Meeting May 21, 2014 was made by Councilman Pheasant and seconded by Councilwoman Witasick.

A roll call vote went as follows:

PACKER	YES
WITASICK	YES
PYE	ABSTAIN
PHEASANT	YES
TRUHAN	ABSTAIN

The minutes were approved.

PUBLIC PORTION: Mayor Elton opened the meeting to the public for question or comment.

Bob Truhan, Woodbury Heights Board of Education President thanked the Public Works Department for the extra trash pick-up at the school.

Upon hearing no further questions or comments from the public, Mayor Elton closed the public portion of the meeting.

ENGINEER'S REPORT: Mr. Brunermer reported that Lake Avenue is completed. The Public Safety Annex steps were poured in place and the railings will be re-installed. A letter from DEP was received regarding allocation of drinking water. In their calculation and process, the Borough has only one well and if you take that one well off, we don't have the required capacity. DEP does not honor our contract with NJ American to buy additional water to solve that need and is looking to have the Borough check feasibility to drill another well. He will be working with the CFO to review past bills and address two leaks found in October 2012 to see if the Borough can get credits back from DEP for the months involved. A letter to DEP notifying them of the Borough's initial steps should go out this Friday. Mayor Elton stated that the Borough is submitting a 5 year plan for well replacement.

SOLICITOR'S REPORT

**ORDINANCES
FINAL READING/PUBLIC HEARING**

ORDINANCE 3-2014

BOND ORDINANCE AUTHORIZING THE ACQUISITION OF A TRASH TRUCK FOR THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$215,000 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 \$147,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Solicitor Lozuke read Ordinance 3-2014 by title only. Mayor Elton opened the public hearing for this ordinance and upon hearing no questions or comments, closed same. A motion to approve Ordinance 3-2014 was made by Councilman Pye and seconded by Councilwoman Truhan. A roll call vote in favor was unanimous. Ordinance 3-2014 was adopted.

RESOLUTIONS

RESOLUTION 63 -2014

RESOLUTION APPROVING RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSE OF SAI VINITH, LLC

Solicitor Lozuke read Resolution 63-2014 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 63-2014 was approved.

RESOLUTION 64 -2014

RESOLUTION APPROVING RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSE OF HOLLYWOOD CAFÉ DINER, INC.

Solicitor Lozuke read Resolution 64-2014 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 64-2014 was approved.

Solicitor Lozuke noted that regarding the next two resolutions, the refund in the form of a cash return is without justification and he will be contacting county assessment for the actual stipulation. Councilman Packer asked if the Borough has a seat at the table when appeals are being considered. Solicitor Lozuke responded that there is no obligation by the county to give the Borough a seat. Mayor Elton requested that Solicitor Lozuke follow up with him as to whether the Borough must wait three years to reassess the property. Councilwoman Witasick asked what would happen if Council did not approve Resolution 65-2014 and Resolution 66-2014. Solicitor Lozuke replied that we do not get to approve or reject the settlement. These Resolutions only authorize the funds.

RESOLUTION 65 - 2014

A RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES DUE TO TAX COURT JUDGEMENT DOCKET NO. 009066-2012

RESOLUTION 66-2014

A RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES DUE TO TAX COURT JUDGEMENT DOCKET NO. 004725-2013

Solicitor Lozuke read Resolution 65-2014 and Resolution 66-2014 by title only. A motion to approve both of the resolutions was made by Councilwoman Truhan and seconded by Councilman Packer. A roll call vote in favor was unanimous. Resolution 65-2014 and Resolution 66-2014 were approved.

Solicitor Lozuke advised that COAH did not approve parts of the recently submitted Affordable Housing Spending Plan. Amendments are be made.

COMMITTEE REPORTS

Finance/Administration: Councilman Packer reported that other than approving the ordinance for the trash truck and the tax refunds, the only thing to report is that the cash position of the town is good.

Property & Insurance: Councilwoman Witasick reported that the bathroom project at the athletic association clubhouse is progressing.

Streets & Roads: Councilman Pye reported that the ordinance for the trash truck was approved. We will need to borrow a trash truck from Pitman to pick up recycling tomorrow. Councilwoman Witasick asked if our employees drive the Pitman trash truck and Councilman Pye replied that we have a shared services agreement with them and we're covered.

Public Safety: Councilman Pheasant presented the Police Department Report for the month of May, 2014. A copy of this report will be on file in the Clerk's office.

Water/Sewer: Councilwoman Truhan commented that we already heard the water report earlier from the Borough Engineer. She also noted that the fire house building looks great.

BILL LIST: A motion to approve the bill list as presented was made by Councilman Pye and seconded by Councilwoman Truhan. Councilwoman Witasick asked when vendor contracts are reviewed. Mayor Elton replied that some are in the beginning of the year and others throughout the year. Councilwoman Witasick asked if they are all annual contracts and Mayor Elton replied "no", some may be 2 or 3 year contracts. A roll call vote in favor was unanimous. The bill list was approved.

Councilwoman Truhan stated that something must be done about the vacant properties with code violations. There is a property on Central Avenue that has grass up to her hip. She stated that she is hearing complaints that Deptford is not doing anything about the violations. Also stated was that we used to send our own guys out to maintain the properties. Mayor Elton replied that we are doing everything we can but we do not have the manpower to maintain those properties. In order to do that, we will have to hire staff and we need to first discuss this with the CFO to see if we have the money to do so. Councilwoman Truhan stated that we need to do something more for our neighbors. Discussion ensued.

PUBLIC PORTION: Mayor Elton opened the meeting to the public for questions or comments. (Councilwoman Truhan left the meeting at 7:58 p.m.)

Beth Lukas, Glassboro Road advised that the State is supposed to be voting on legislation to authorize Municipalities to fine banks up to \$1,500.00 per day for vacant properties that are not maintained. Mayor Elton stated that this will not happen overnight. Councilman Pye noted that there is a process involved mandated by the State, before a municipality can enter a property, clean it up, and lien the property. Councilman Packer noted that he saw a Deptford truck out on Saturday looking at a vacant property on his street. Discussion ensued.

ADJOURNMENT: A motion to adjourn was made by Councilman Pye and seconded by Councilwoman Witasick. All of Council agreed. The meeting adjourned at 8:02 p.m.

Respectfully submitted,

Janet Pizzi, Clerk/Administrator