

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
JULY 21, 2010 7:30 P.M.**

Council President Brett D. Scull called the meeting to order with the following note: Adequate notice of this meeting has been provided by adopting a schedule of meetings for 2010 which was faxed and mailed to the Gloucester County Times and Courier Post on January 4, 2010 and posted on the bulletin board in the Municipal Building conforming to the directives of the "Open Public Meetings Act".

Councilman Scull led everyone in the Pledge of Allegiance.

The call of the roll showed the following to be present: Councilwoman Susan S. Degnen, Councilman Brett D. Scull, Councilman Harold "HAP" Pye, Councilman Duane Pheasant, Councilwoman Debra Truhan and Councilman Eshia "Jake" Jacob. Absent was Mayor Harry W. Elton, Jr. Also in attendance were Borough Solicitor Barry Lozuke, Borough Engineer Don Edwards and Borough Clerk Janet Pizzi.

**EAGLE SCOUT PROJECT PRESENTATION:** On behalf of Patrick A. Schoen, Jr. who was unable to attend the Council meeting this evening, Peg Schoen presented her son's Eagle Scout Project for Council's approval. The goals of the project will be as follows:

1. To redefine the trail around Glen Lake (1/4 mile) in order to provide better access to the natural areas around the lake.
2. To clear the area along the trail of trash and debris including fallen trees, branches, invasive species and underbrush.
3. To install stone and mulch along a 75' stretch of path to provide dry, clear passage along low-lying area of trail.
4. To install natural trail markers to serve as stations for stops and educational sites.
5. To designate and clear a trail which connects the Lake Avenue parking area with the butterfly garden on the Glenwood Avenue side of the lake.

A motion to approve Patrick A. Schoen's Eagle Scout Project was made by Councilwoman Truhan and seconded by Councilman Pye. All of Council agreed. The project was approved.

**MINUTES:**

A motion to approve the minutes of the Regular Meeting May 19, 2010 was made by Councilman Pheasant and seconded by Councilwoman Degnen. A roll call vote in favor was unanimous. The minutes were approved.

A motion to approve the minutes of the Special Meeting June 03, 2010 was made by Councilman Pheasant and seconded by Councilman Pye. A roll call vote went as follows:

Degnen	abstain
Pye	yes
Pheasant	yes
Truhan	yes
Jacob	yes
Scull	abstain

The minutes were approved.

MINUTES (continued)

A motion to approve the minutes of the Regular Meeting June 16, 2010 and of the Closed Session Meeting June 16, 2010 was made by Councilman Pheasant and seconded by Councilwoman Degnen. A roll call went as follows:

Degnen	yes
Pye	abstain
Pheasant	yes
Truhan	yes
Jacob	yes
Scull	yes

The minutes were approved.

A motion to approve the meeting of the Special Meeting June 30, 2010 was made by Councilman Pheasant and seconded by Councilwoman Degnen. A roll call vote in favor was unanimous. The minutes were approved.

A motion to approve the minutes of the Special Meeting July 08, 2010 and of the Closed Session July 08, 2010 was made by Councilman Pheasant and seconded by Councilwoman Degnen. A roll call vote went as follows:

Degnen	yes
Pye	yes
Pheasant	yes
Truhan	abstain
Jacob	yes
Scull	yes

The minutes were approved.

CLERK'S REPORT: For the month of June 2010, the Borough Clerk reported total receipts in the amount of \$537.11. Of this amount \$221.31 was turned over to the Treasurer and \$58.00 was deposited into the Dog Fund. The Clerk's report was approved.

PUBLIC PORTION: Councilman Scull opened the public portion of the meeting for question or comment.

Mark Romano, Lake Avenue: On behalf of the residents of Park and Lake Avenues, Mr. Romano stated that he would like to reinforce concerns regarding the increased number of rodents in this area possibly due to the vacant property on Park Avenue. In an effort to cut off the food supply to the rodents, Mr. Romano requested that the Borough notify area residents of the problem and ask neighbors to be vigilant and diligent in the care of their properties by covering trash cans, removing pet feces, etc. Public Works Superintendent David Baresich noted that his department has performed a clean up of the vacant property at 851 Park by draining the pool, cutting the grass and providing extermination services. Discussion ensued regarding the changes in legislation pertaining to the foreclosure process and its impact on municipalities. Solicitor Lozuke will contact the Borough Tax Assessor to investigate if there has been a deed in lieu of foreclosure or an actual judgment of foreclosure where title has passed. If so the Borough will be able to clearly identify the bank who presumably would be a responsible party and we can then go through the process of lien against the property for our expenses associated with enforcement of the local ordinances or the public health regulations.

Upon hearing no further questions or comments, Councilman Scull closed the public portion of the meeting.

ENGINEER'S REPORT: Don Edwards of Sickels and Associates reported on the following:

1. West Jersey Avenue Reconstruction: We issued the Notice of Award. The Contractor's required bonds and insurance were delivered. A pre-construction conference was conducted on July 15<sup>th</sup>. We are awaiting a construction schedule from the Contractor.
2. Community Building: We opened bids for the Community Building on July 15<sup>th</sup>. The low bid is within the Borough's funding. We are reviewing the Bid Documents. A special meeting of Council is scheduled for July 27<sup>th</sup> to discuss and possibly award this project.
3. Community Development Block Grant (CDBG) Application: Awaiting formal response from the County on the ballfields application and the milling and paving of Lake Avenue from Glassboro Road to Grandview Avenue.
4. College Square (including Penn Medical): Pavement was completed. Work continues on the building and miscellaneous site improvements.
5. Y-Buy Site: Met with the developer and tenant regarding the new sign. There are concerns that the sign does not meet the expectations of Planning Board when project was approved previously. The tenant agreed to submit a re-design of the sign to the Borough professionals for review.
6. Giant Fitness: Curb and sidewalk completed. The parking lot improvements are complete. Currently performing landscaping.
7. Capitol Bank: Base course of pavement was installed recently. Actively working on the bank building.

SOLICITOR'S REPORT:

Solicitor Lozuke reported that on June 16, 2010 the Borough received bids for the purchase of police equipment which came in above the anticipated budgeted cost. Due to bids coming in above budget, a motion to reject bids for the in-car digital video recording system and the mobile data terminal system received on June 16, 2010 was made by Councilman Pheasant and seconded by Councilwoman Truhan. A roll call vote in favor was unanimous. All bids received on June 16, 2010 for the purchase of the above stated police equipment were rejected.

## ORDINANCES

### FIRST READING/INTRODUCTION

#### ORDINANCE 17 - 2010

AN ORDINANCE AUTHORIZING AN EMERGENCY APPROPRIATION PER N.J.S. 40A:4-53 FOR REVISIONS TO THE MASTER PLAN IN THE AMOUNT OF \$80,000.00

Solicitor Lozuke read Ordinance 17-2010 by title only. A motion to approve this Ordinance on introduction was made by Councilman Pheasant and seconded by Councilwoman Degnen. A roll call vote in favor was unanimous. Ordinance 17-2010 was approved on first reading.

## RESOLUTIONS

RESOLUTION 78-2010  
RESOLUTION AUTHORIZING VENDOR SERVICES FOR THE MUNICIPAL  
COURT

RESOLUTION 79 -2010  
AGREEMENT TO RENEW MEMBERSHIP TO THE GLOUCESTER, SALEM AND  
CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND

RESOLUTION 80-2010  
RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE SURETY FOR  
PHASE II OF THE COLLEGE SQUARE SHOPPING CENTER PROJECT

RESOLUTION 81-2010  
RESOLUTION AUTHORIZING MUNICIPAL ALLIANCE GRANT

RESOLUTION 84-2010  
RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE AND  
MAINTENANCE SURETY OF BROADWAY AND HOLLY, LLC FOR A  
PROPERTY AT BLOCK 5, LOT 3.

RESOLUTION 85-2010  
RESOLUTION AUTHORIZING CHANGE ORDER # 1 FOR FIRE HOUSE  
CONSTRUCTION PROJECT

RESOLUTION 86 -2010  
APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT  
AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR  
THE RECONSTRUCTION OF WEST JERSEY AVENUE PROJECT

RESOLUTION 88-2010  
RESOLUTION APPOINTING NICHOLAS DIBIASIO TO THE POSITION OF  
PATROLMAN THIRD CLASS IN THE WOODBURY HEIGHTS POLICE  
DEPARTMENT

Upon request of Council, Solicitor Lozuke read Resolution 78-2010 through and inclusive of Resolution 88-2010 by title only. A motion to approve Resolution 78-2010, Resolution 79-2010, Resolution 80-2010, Resolution 81-2010, Resolution 84-2010, Resolution 85-2010, Resolution 86-2010, and Resolution 88-2010 was made by Councilman Pheasant and seconded by Councilwoman Degnen. A roll call vote in favor was unanimous. All above stated Resolutions were approved.

### NJ STATE FIREMEN'S ASSOCIATION MEMBERSHIP APPLICATIONS

1. STEVEN S. HENDRICKSON
2. DUANE PAUL PHEASANT

A motion to approve NJ State Firemen's Association Membership Applications for Steven S. Hendrickson and Duane Paul Pheasant was made by Councilwoman Truhan and seconded by Councilman Pye. A roll call vote went as follows:

Degnen	yes
Pye	yes
Pheasant	abstain
Truhan	yes
Jacob	yes
Scull	yes

The NJ State Firemen's Association Membership Applications were approved.

COMMITTEE REPORTS: Councilman Scull announced that Committee Reports will be on file.

Councilwoman Degnen stated that she is working on a contract for website maintenance. Councilman Pye noted that this month the new mechanic position has saved the Borough \$6,750. Councilwoman Truhan noted that regarding the issue on Ivy, the sewer inlet is being looked at by our Superintendent of Public Works. Councilman Jacob reminded everyone that movie night is scheduled August 6.

BILL LIST BILL LIST: MOTION TO APPROVE BILL LIST AS PRESENTED FOR JUNE 22, 2010 AND JULY 21, 2010 WITH THE FOLLOWING NOTE: PO# 21904 (COUNTY TAX) AND PO# 21905 (LIBRARY TAX) AND PO# 21796 (TRICOJIF) WILL BE HELD UNTIL AUGUST 13, 2010. A motion to approve the bill list as presented was made by Councilman Pye and seconded by Councilwoman Degnen. A roll call vote in favor was unanimous. The bill list was approved.

PUBLIC PORTION: Councilman Scull opened the public portion of the meeting.

Shelly Bronum, Glassboro Road: Mrs. Bronum informed David Baresich that her neighbor's tree has a branch that hangs in the middle of the driveway. Mr. Baresich will take care of the branch removal.

Upon hearing no additional question or comment, Councilman Scull closed the public portion of the meeting.

ADJOURNMENT: A motion to adjourn was made by Councilman Pye and seconded by Councilman Pheasant. All of Council agreed. The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Janet Pizzi, Clerk/Administrator