

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
AUGUST 21, 2013 7:30 P.M.**

Mayor Harry W. Elton called the meeting to order with the following note: Adequate notice of this meeting has been provided by adopting a schedule of meetings for 2013 which was faxed and mailed to the Gloucester County Times and Courier Post on January 7, 2013 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: Councilwoman Cara Witasick, Councilman Harold "HAP" Pye, Councilman Duane Pheasant, Councilwoman Debra Truhan and Councilman Eshia "Jake" Jacob. Absent was Councilman William Packer. Also in attendance were Barry Lozuke, Borough Solicitor and Janet Pizzi, Clerk/Administrator.

**CLERK'S REPORT:** For the month of July 2013, the Clerk reported total receipts in the amount of \$1,188.75. Of this amount, \$746.35 was turned over to the Treasurer and \$366.00 was deposited into the Dog Fund.

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

Laura Carroll, 727 Glassboro Road: Ms. Carroll addressed Mayor and Council with a concern and request for help in obtaining parking periodically in front of her home. Discussion ensued.

Upon hearing no additional questions or comments, Mayor Elton closed the public portion.

**ENGINEER'S REPORT:** In Mark Brunermer's absence, Mayor Elton stated that a Public Information Session for Lake Avenue-Phase II is being scheduled. Chuck Zeisloft, Walnut Avenue, advised that the drain on Lake Avenue is in disrepair.

**SOLICITOR'S REPORT**

**ORDINANCES  
FINAL READING/PUBLIC HEARING  
ORDINANCE 9 – 2013**

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY ADOPTING THE 2012 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPANCY AND USE AND FOR THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND FOR THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE BOROUGH AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE AND REPEALING CHAPTERS 44, 64 AND 101 OF THE WOODBURY HEIGHTS CODE AND REPEALING SECTION 3-25 OF THE WOODBURY HEIGHTS CODE AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT THEREWITH**

Solicitor Lozuke read Ordinance 9-2013 by title only. Mayor Elton opened Ordinance 9-2013 to the public for questions or comments and upon hearing none, closed same. A motion to approve Ordinance 9-2013 was made by Councilman Jacob and seconded by Councilwoman Truhan. A roll call vote in favor was unanimous. Ordinance 9-2013 was approved.

**ORDINANCES (CONTINUED)**

**FIRST READING/INTRODUCTION**

**ORDINANCE 10-2013**

**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** The Borough, having completed projects authorized under Bond Ordinances, has remaining balances in total of \$245,341.93. The Borough is desirous of canceling and reappropriating certain funded balances for the acquisition of various pieces of capital equipment and the completion of various capital improvements in and for the Borough

Solicitor Lozuke read Ordinance 10-2013 by title only. A motion to approve this ordinance on first reading was made by Councilman Pheasant and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 10-2013 was approved on introduction.

**ORDINANCE 11-2013**

**BOND ORDINANCE AUTHORIZING THE FUNDING OF SITE REMEDIATION PHASE 2, AND ACQUISITION OF BACKHOE AND UTILITY TRUCK FOR THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$100,000 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 \$100,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

Solicitor Lozuke read Ordinance 11-2013 by title only. A motion to approve this ordinance on first reading was made by Councilman Pheasant and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 11-2013 was approved on introduction.

With consent of Council, Solicitor Lozuke read Resolutions 104-2013 to and inclusive of Resolution 107-2013; Resolution 109-2013 and Resolution 110-2013 by title only. A motion to approve these resolutions was made by Councilman Pheasant and Councilwoman Truhan. A roll call vote in favor was unanimous. Resolutions 104-2013 to and inclusive of Resolution 107-2013; Resolution 109-2013 and Resolution 110-2013 were approved.

**RESOLUTIONS**

**RESOLUTION 104-2013**

**RESOLUTION EXEMPTING TAXES FOR DISABLED VETERAN AND AUTHORIZING HOMESTEAD REBATE**

**RESOLUTIONS (CONTINUED)**

**RESOLUTION 105-2013**

**RESOLUTION AUTHORIZING CANCELLATION OF VARIOUS  
IMPROVEMENT AUTHORIZATION BALANCES**

**RESOLUTION 106-2013**

**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 107 – 2013**

**RESOLUTION AUTHORIZING PAYMENT NO. 5 FOR THE WELL NO. 1  
STANDBY POWER SYSTEM PROJECT**

**RESOLUTION 109-2013**

**RESOLUTION AUTHORIZING FINAL PAYMENT FOR THE WELL NO. 1  
STANDBY POWER SYSTEM PROJECT**

**RESOLUTION 110-2013**

**RESOLUTION AUTHORIZING PARTICIPATION IN THE GLOUCESTER  
COUNTY COMMODITY RESALE SYSTEMS FOR THE COOPERATIVE  
PURCHASE AND RESALE OF GASOLINE, DIESEL FUEL, SNOW REMOVAL  
CHEMICALS AND PUBLIC WORKS MATERIALS**

**COMMITTEE REPORTS**

**Finance and Administration:** No report was presented in Councilman Packer's absence. A copy of the Finance Report will be on file in the Clerk's office.

**Property and Insurance:** Councilwoman Witasick stated that she had nothing to report this evening.

**Streets and Roads:** Councilman Pye reported that the public works department is busy with the anniversary party prep. He also reported that stickers are being distributed to residents about proper trash and recycling removal.

**Public Safety:** Councilman Pheasant read the Police Department report for July 2013. A copy of this report will be on file in the Clerk's office.

**Water and Sewer:** Councilwoman Truhan reported that the generator has been installed. She also stated that she would like to commend Officers Neely and Gambale for their participation in the fundraiser to benefit charities for fallen officers. The 98<sup>th</sup> Anniversary Celebration will be held on September 7. Councilwoman Witasick asked what is going on with the WHES playground and Councilwoman Truhan responded that JIF is making them take it down due to safety issues.

**Recreation and Civic:** Councilman Jacob commended Officer Gambale for going to Schanksville to pick up the 300 lbs of concrete for the 9-1-1 Memorial. Chuck Zeisloft, Walnut Avenue requested to have the 9-1-1 Memorial can be put at the park around the Lake.

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

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

Laura Carroll, Glassboro Road asked when the firehouse is scheduled to be rebuilt. Mayor Elton responded that they are waiting on permits.

Chuck Zeisloft, Walnut Avenue stated that the remediation work around the Lake has stopped. Mr. Zeisloft offered to purchase trees to replace those taken down. Mayor Elton asked Mr. Zesiloft to prioritize the needed work and to submit to Councilwoman Witasick and Councilman Jacob.

Wilma Belcher, Lake Avenue asked for an explanation for holding a closed session this evening. Solicitor Lozuke responded that it is to discuss on-going negotiations for the purchase of property and added to discuss in open meeting may jeopardize the Borough's position.

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

#### **RESOLUTION 108-2013**

#### **RESOLUTION EXCLUDING PUBLIC PARTICIPATION WITHIN A PORTION OF A MEETING OF MAYOR AND COUNCIL PURSUANT TO NJSA 10:4-12**

The public shall and will be excluded from that portion of a meeting conducted by the Mayor and Council on August 21, 2013 regarding negotiations for property purchase.

Solicitor Lozuke read Resolution 108-2013 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 108-2013 was approved.

At 8:36 p.m. Mayor and Council went into closed session until 8:48 p.m. at which time they returned to the open meeting.

**ADJOURNMENT:** A motion to adjourn was made by Councilwoman Truhan and seconded by Councilman Pye. All of Council agreed. The meeting ended at 8:48 p.m.

**Respectfully submitted,**

**Janet Pizzi, Clerk/Administrator**