

REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
OCTOBER 21, 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.

The call of roll showed the following to be present: Councilman William Packer, Councilwoman Cara Witasick, Councilman Harold "Hap" Pye, Councilman Duane Pheasant, 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, Borough Clerk/Administrator.

A motion to approve the minutes of the Regular Meeting September 16, 2015 was made by Council Pye and seconded by Councilman Pheasant. A roll call vote in favor was unanimous. The minutes were approved.

CLERK'S REPORT: The Borough Clerk reported total receipts in the amount of \$575.71. Of this amount, \$432.11 was turned over to the Treasurer and \$37.00 was deposited into the Dog Fund.

PUBLIC PORTION: Mayor Conley opened the Public Portion of the meeting for questions or comments.

Rose Yerka, Lake Association: Mrs. Yerka thanked Mayor and Council for their support of the Fall Festival. The Lake Association new membership meeting will be held at Borough Hall on October 29

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

ENGINEER'S REPORT: Mark Brunermer reported that signage at 4<sup>th</sup> & Oak is complete. Central Avenue Pump Station Project is in process. A resolution is on the agenda to approve the submission of a NJDOT Municipal Aid grant application for the Reconstruction of West Jersey Avenue.

SOLICITOR'S REPORT

**ORDINANCES**  
FINAL READING/PUBLIC HEARING

ORDINANCE 12-2015

AN ORDINANCE AMENDING ORDINANCE 12-2011 CODIFIED WITHIN SECTION 64B OF THE BOROUGH OF WOODBURY HEIGHTS CODE CONCERNING THE REGISTRATION, INSPECTION AND LICENSING OF RESIDENTIAL RENTAL PROPERTIES

Solicitor Lozuke read Ordinance 12-2015 by title only. Mayor Conley opened the public hearing for this ordinance. Rose Yerka, Stratford Avenue, asked for an explanation. Solicitor Lozuke replied that a recent court decision permits municipalities to collect rental registration fees for rentals containing 3 or more units only. Maureen McCabe, Elm Avenue, asked if 2015 registration fees collected will be refunded. Solicitor Lozuke replied no, that this ordinance is prospective and will be effective for registration year 2016. Upon hearing no additional questions or comments, Councilman Packer made a motion to close the public hearing, seconded by Councilman Pye. All of Council agreed. Motion carried. A motion to approve Ordinance 12-2015 was made by Councilman Packer and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 12-2015 was approved.

## RESOLUTIONS

### RESOLUTION 90-2015

RESOLUTION AUTHORIZING PRIVATE SALE OF A 2001 SENIOR BUS TO VFW POST NUMBER 5579 PURSUANT TO NJSA 40A:12-21.1

Solicitor Lozuke read Resolution 90-2015 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilman Pheasant. A roll call vote in favor was unanimous. Resolution 90-2015 was approved.

### RESOLUTION 91- 2015

RESOLUTION AUTHORIZING PURCHASE OF A BACKHOE LOADER AND WARRANTY

Solicitor Lozuke read Resolution 91-2015 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 91-2015 was approved.

### RESOLUTION 92-2015

RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 1 FOR THE RECONSTRUCTION OF 4TH STREET & OAK AVENUE INTERSECTION

Solicitor Lozuke read Resolution 92-2015 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 92-2015 was approved.

### RESOLUTION 93-2015

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF WEST JERSEY AVENUE PROJECT (ELM AVENUE TO OAK AVENUE)

Solicitor Lozuke read Resolution 93-2015 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Resolution 93-2015 was approved.

## COMMITTEE REPORTS

Finance and Administration: Councilman Packer reported that his committee continues to monitor budgetary pressures. An emergency appropriation may be necessary. All accounts are reconciled. The CFO has started working on the 2016 budget. Councilman Packer reported that the Best Practices Report has been filed by the CFO. The Borough has scored an 86, down from 92 last year. There was no loss of State Aid. Discussion ensued on some of Best Practices key issues and concerns.

Water and Sewer: Councilwoman Witasick reported that meter readings were performed on October 8 and 9. 4<sup>th</sup> quarter bills are due November 1.

Streets & Roads: Councilman Pye reported that the NJDOT grant application was submitted for West Jersey Avenue. There was patching work done on Redwood Avenue. He met with Councilman Packer and Councilwoman Witasick to prepare a list of roads to be repaved. Leaf pick up will start soon.

Public Safety: Councilman Pheasant presented the Fire Department and Police Department reports. He reminded everyone to be careful this Halloween. Curfew is 8:00 p.m. for children under age 18 on October 28-31.

COMMITTEE REPORTS (CONTINUED)

Property & Insurance: Councilman Gambale reported that he attended a JIF safety meeting. He was advised that all police officers met the required airborne pathogen training. The Community Champions uploaded the Borough's properties and we are now waiting on registration passwords. A list of vacant properties was provided by the Property Maintenance Liaison, Harry Elton, Jr. Discussion ensued regarding the services to be provided by Community Champions. Solicitor Lozuke stated that he would contact a representative from the company to attend the next meeting of Council to explain the program and services. The down tree and wire were removed at the property on 4<sup>th</sup> & Elm. Also the dead tree was removed on Glenwood Avenue. An exercise machine donated from Dewey Beach, DE was placed in the Community Center. The Borough Hall roof inspection indicates that the leak is actually coming from the windows. Councilman Gambale thanked Rose Yerka for the scarecrows around town.

Recreation & Civic: Councilman Jacob thanked County representative Hal Spence for his attendance this evening. Mr. Spence advised the public to watch out for home improvement scams. Veterans Day Ceremony will be held on November 7 at 11:00 a.m. It's also the 10 year anniversary of the park.

BILL LIST: A motion to approve the bill list as presented this evening was made by Councilman Packer and seconded by Councilman Pye. 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.

Mike McCabe, Elm Avenue: Mr. McCabe asked Councilman Pheasant for a follow up on the issues within the Police Department pertaining to a part time officer. Councilman Pheasant explained that back in 2013, due to budgetary constraints, the Borough tried to lay off a part time officer. After litigation, the Borough was told to bring the officer back to the position he was in, as a part time officer. After hearing additional comments from Mr. McCabe, Mayor Conley advised Mr. McCabe that the Governing Body can hear his complaint but due to the nature of the issue, cannot respond at this time. Solicitor Lozuke advised Mr. McCabe that any concerns should be addressed to the Department Head. Mayor Conley also noted that the Police Department Rules & Regulations are being reviewed and there are some updates that will be suggested over the next couple of months.

Rose Yerka, 601 Stratford Avenue, Mrs. Yerka asked whether filing a petition would be helpful. Solicitor Lozuke responded that it is not his duty to advise her if a petition would be appropriate and again stated that any concerns should be addressed to the Department Head with a copy to Mayor and Council. Mrs. Yerka stated that Lake Watch would like to encourage reporting by residents. Mayor Conley noted that Coffee with a Cop would be a good way to do this. Mrs. Yerka asked for a Planning Board update. Discussion ensued.

Mayor Conley stated that Chief Lindsay asked to be excused from tonight's meeting due to a family commitment.

Fire Chief Paul DeFrancesco gave a brief update on anticipated radio system changes.

Mayor Conley announced that due to the upcoming League Conference, the November Council meeting will be held on Tuesday, November 24, 2015.

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ADJOURNMENT: A motion to adjourn was made by Councilwoman Witasick and seconded by Councilman Pye. All of Council agreed. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Janet Pizzi, Clerk/Administrator