

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
NOVEMBER 26, 2013 7:30 P.M.**

Mayor 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 South Jersey 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: Councilman William Packer, Councilman Duane Pheasant and Councilman Eshia "Jake" Jacob. Absent were Councilwoman Cara Witasick, Councilman Harold "Hap" Pye and Councilwoman Debra Truhan. Also in attendance were Borough Solicitor Barry Lozuke, Bill Mesogianes of Sickels & Associates and Janet Pizzi, Clerk/Administrator.

The Clerk reported total receipts in the amount of \$1,654.25. Of this amount, \$1,233.25 was turned over to the Treasurer and \$366.00 was deposited into the Dog Fund.

Mayor Elton opened the public portion of the meeting for question or comment and upon hearing none, closed same.

Bill Mesogianes of Sickels & Associates reported that the Lake Avenue Road Reconstruction Project concrete work will be delayed a few days due to inclement weather. The storm drain inlet installation will begin shortly after the concrete work is complete. Thereafter, the milling and paving will be done. Mr. Mesogianes estimated completion of the project entirely in approximately three weeks.

**SOLICITOR'S REPORT**

**ORDINANCES  
FINAL READING/PUBLIC HEARING**

**ORDINANCE 15 – 2013**

**ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP FOR THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, NEW JERSEY**

Solicitor Lozuke read Ordinance 15-2013 by title only. Mayor Elton opened this ordinance to the public for question or comment. Dan Boris, 759 Woodland Avenue requested an explanation of the plans. Tiffany CuvIELLO explained that it is a plan for ten supportive affordable housing in accordance with the affordable housing plan. Discussion ensued between Tiffany CuvIELLO, Barry Lozuke and Mayor Elton and various residents regarding such issues as endangered wildlife (Baker, 763 Woodland), details about the units (Marconi, 804 Chestnut. Church Street residents asked about the added traffic with the addition of homes. Solicitor Lozuke explained that supportive housing does not have the same impact as typical traffic. Mayor Elton advised everyone that there is no application before the Planning Board at this time and if one does, these same issues will come before the Board. Mr. Boris asked if the 200' list residents will be notified and Mayor Elton replied, "yes". Rose Yerka, Stratford Avenue asked if there will be one way in and one way out. Mayor Elton replied that will also go before the Planning Board. Christine Ramsey, 747 Woodland asked if the Planning Board can increase the number of units. Mayor Elton stated that he does not believe that would ever happen. O'Hara, 808 Chestnut asked about the Mamco property. Solicitor Lozuke provided an update on the pending litigation. Upon hearing no additional questions or comments, Mayor Elton closed the public hearing for Ordinance 15-2013. A motion to approve this ordinance was made by Councilman Pheasant and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Ordinance 15-2013 was approved.

**ORDINANCES-FINAL READING/PUBLIC HEARING  
(CONTINUED)**

**ORDINANCE 16 – 2013**

**ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY ESTABLISHING REGULATIONS FOR LOW AND MODERATE INCOME HOUSING UNITS**

Solicitor Lozuke read Ordinance 16-2013 by title only. Mayor Elton opened this ordinance to the public for question or comment. Rose Yerka, Stratford Avenue, asked if this reflected a change in the master plan. Tiffany CuvIELLO responded, “no”. Tina Ramsey, 747 Woodand asked if the homes can be open to Borough residents first. Solicitor Lozuke replied that this is not the case because this is a regional obligation. Upon hearing no additional questions or comment, Mayor Elton closed the public hearing for Ordinance 16-2013. A motion to approve this ordinance was made by Councilman Pheasant and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Ordinance 16-2013 was approved.

**ORDINANCE 17 – 2013**

**ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY ESTABLISHING STANDARDS FOR THE COLLECTION, MAINTENANCE AND EXPENDITURE OF DEVELOPMENT FEES PURSUANT TO REGULATIONS OF THE COUNCIL OF AFFORDABLE HOUSING REGULATIONS AND P.L. 2008, c.46, SECTION 8 and 32-38**

Solicitor Lozuke read Ordinance 17-2013 by title only. Mayor Elton opened this ordinance to the public for question or comment and upon hearing none, closed same. A motion to approve this ordinance was made by Councilman Pheasant and seconded by Councilman Packer. A roll call vote in favor was unanimous. Ordinance 17-2013 was approved.

**FIRST READING/INTRODUCTION**

**ORDINANCE 18 – 2013**

**ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS JOINING THE GLOUCESTER COUNTY ENERGY AGGREGATION PROGRAM PURSUANT TO N.J.S.A. 48:3-93.1 ET SEQ**

Solicitor Lozuke read Ordinance 18-2013 by title only. A motion to approve this ordinance on introduction was made by Councilman Pheasant and seconded by Councilman Packer. A roll call vote in favor was unanimous. Ordinance 18-2013 was approved on first reading.

**ORDINANCE 19 – 2013**

**ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY BY GIFT TO THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, NEW JERSEY**

Solicitor Lozuke read Ordinance 19-2013 by title only. A motion to approve this ordinance on introduction was made by Councilman Packer and seconded by Councilman Pheasant. A roll call vote in favor was unanimous. Ordinance 19-2013 was approved on first reading.

**ORDINANCE 20-2013**

**ORDINANCE AMENDING ORDINANCE 1-2013 ENTITLED “ORDINANCE ESTABLISHING SALARIES AND COMPENSATION OF VARIOUS BOROUGH OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOODBURY HEIGHTS FOR THE CALENDAR YEAR 2013”**

Solicitor Lozuke read Ordinance 20-2013 by title only. A motion to approve this ordinance on introduction was made by Councilman Pheasant and seconded by Councilman Packer. A roll call vote in favor was unanimous. Ordinance 20-2013 was approved on first reading.

## **RESOLUTIONS**

### **RESOLUTION 130 - 2013**

#### **RESOLUTION AUTHORIZING PURCHASE OF IN-CAR CAMERA SYSTEM**

Solicitor Lozuke read Resolution 130-2013 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Resolution 130-2013 was approved.

### **RESOLUTION 132 - 2013**

#### **A RESOLUTION TO CANCEL A MUNICIPAL CERTIFICATE OF SALE**

Solicitor Lozuke read Resolution 132-2013 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Packer. A roll call vote in favor was unanimous. Resolution 132-2013 was approved.

### **RESOLUTION 133 - 2013**

#### **A RESOLUTION AUTHORIZING A CONTRACT WITH PIONEER PIPE CONTRACTORS, INC. FOR SANITARY SEWER MANHOLE REPLACEMENT**

Solicitor Lozuke read Resolution 133-2013 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Pheasant. A roll call vote in favor was unanimous. Resolution 133-2013 was approved.

### **RESOLUTION 134 - 2013**

#### **RESOLUTION AUTHORIZING DEVELOPER'S AGREEMENT BETWEEN THE BOROUGH OF WOODBURY HEIGHTS AND THE WOODBURY HEIGHTS PLANNING BOARD AND RUKENSTEIN & ASSOCIATES, LLC**

Solicitor Lozuke read Resolution 134-2013 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Resolution 134-2013 was approved.

### **RESOLUTION 135 -2013**

#### **A RESOLUTION PROVIDING FOR TRANSFER OF 2013 BUDGET APPROPRIATIONS**

Solicitor Lozuke read Resolution 135-2013 by title only. A motion to table this resolution for the December Regular Meeting was made by Councilman Pheasant and seconded by Councilman Packer. A roll call vote in favor was unanimous. Resolution 135-2013 was tabled.

### **RESOLUTION 136 – 2013**

#### **RESOLUTION AUTHORIZING INVITATION OF BIDS FOR LEASE OF A PART OF BOROUGH PROPERTY KNOWN AS LOT 9.01 OF BLOCK 97 FOR USE AS A CELLULAR COMMUNICATIONS TRANSMISSION SITE**

Solicitor Lozuke read Resolution 136-2013 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Pheasant. A roll call vote in favor was unanimous. Resolution 136-2013 was approved.

### **RESOLUTION 137-2013**

#### **RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS**

Solicitor Lozuke read Resolution 137-2013 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Resolution 137-2013 was approved.

### **RESOLUTION 138 – 2013**

#### **RESOLUTION AUTHORIZING A COLLECTIVE BARGAINING AGREEMENT WITH LOCAL #3858A OF THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, DISTRICT COUNCIL 71**

Solicitor Lozuke read Resolution 138-2013 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Resolution 138-2013 was approved.

**RESOLUTION 139 – 2013**

**RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS,  
GLOUCESTER COUNTY, NEW JERSEY ENDORSING THE HOUSING  
ELEMENT OF THE MASTER PLAN AND FAIR SHARE PLAN**

Solicitor Lozuke read Resolution 139-2013 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Resolution 139-2013 was approved.

**RESOLUTION 140-2013**

**RESOLUTION AUTHORIZING CONTRACT FOR THE 2014  
RETROSPECTIVE PROGRAM OF THE GLOUCESTER, SALEM &  
CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND**

Solicitor Lozuke read Resolution 140-2013 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Packer. A roll call vote in favor was unanimous. Resolution 140-2013 was approved.

**RESOLUTION 141-2013**

**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**

Solicitor Lozuke read Resolution 141-2013 by title only. A motion to approve this resolution was made by Councilman Pheasant and seconded by Councilman Jacob. A roll call vote in favor was unanimous. Resolution 141-2013 was approved.

**COMMITTEE REPORTS**

Finance and Administration: Councilman Packer reported that all budgets are reconciled.

Public Safety: Councilman Pheasant read the Police Department report. A copy will be on file in the Clerk's office.

Recreation & Civic: Councilman Jacob introduced Isabelle Ley who reported on the Senior's Thanksgiving and upcoming Christmas party. Councilman Jacob congratulated the Woodbury Heights Lightning on their Championship win. Councilman Jacob reported that Jim Florio was the guest speaker at the Veterans 8<sup>th</sup> Anniversary Ceremony.

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

Mayor Elton opened the public portion of the meeting for question or comment.

Ken Brown, Brooklawn Avenue: Mr. Brown advised that people are still parking on both sides of Academy Avenue.

Rose Yerka, Stratford Avenue: Mrs. Yerka thanked the Police Department for the sign on Elm Avenue and also suggested noting in the minutes if an upcoming meeting date changes from the third Wednesday of the month.

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

**ADJOURNMENT:** A motion to adjourn was made by Councilman Pheasant and seconded by Councilman Packer. All of Council agreed. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Janet Pizzi, Clerk/Administrator