

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
MAY 18, 2011 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 2011 which was faxed to the Gloucester County Times and Courier Post on January 4, 2011 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 Brett D. Scull, Councilman Duane Pheasant, and Councilwoman Debra A. Truhan. Absent were Councilman Harold "Hap" Pye, Councilman William C. Packer and Councilman Eshia "Jake" Jacob. Also in attendance were Solicitor Brian Lozuke, Borough Engineer Mark Brunermer and Deputy Borough Clerk Jolyn Gregoria.

PROCLAMATION: In honor and recognition as top scorer 2010, 2011 NJSIAA, Megan Nowak surpassed 2000 career points as a member of Gateway Regional High School Girls' Basketball Team, and was selected Gloucester County Times Girls Basketball Player of the year.

MINUTES

1. Regular Council Meeting 04-20-2011
2. Special Council Meeting 04-26-2011

Due to a family emergency, Borough Clerk, Janet Pizzi, has been out of the office and the minutes were not available, Councilman Pheasant made a motion that the minutes be tabled and seconded by Councilman Scull. A roll call vote in favor was unanimous.

For the month of April 2011 the Deputy Borough Clerk reported a total receipts in the amount of \$533.88. Of this amount \$330.18 was turned over to the Treasurer and \$180.30 was deposited into the Dog Fund.

WEB SITE PRESENTATION: Initiated by Councilman Packer, Ron Tomasetti did a demonstration of the new Borough of Woodbury Heights website soon to go live.

Mayor Elton opened the public portion of the meeting for questions or comments. Beth Lukas, Glassboro Rd., was talking to the board of ed members at Gateway as to why our tax rate was so high & they told her it was because the ratables were so low. This was the first time Mayor Elton has heard this and he will look into it. Also of concern to Beth Lucas was the sidewalk that went in on Academy and the reasons why it was done by borough employees. Mayor Elton authorized and approved this project. Mayor Elton will review this policy. In the future it will be handled by committee and brought back to council meetings and we will have a firm policy. Also of concern are potholes throughout the borough. Mayor Elton advised that public works is short staffed at the moment but every effort will be made to address the situation.

Kenneth Brown, Brooklawn Avenue, expressed the sidewalk at a property on Academy is overgrown, between Fairview & Stratford. Mayor Elton asked for him to give an address after the meeting and he will look into it.

Frank Hipple, Elm Ave., asked why is there no parking all along W. Jersey (in front of memorial) except in front of one house. Engineer, Mark Brunermer explained typically intersections – there's no parking within 50' of the corner but depends on the site triangle. Mayor Elton said there is an ongoing issue with that resident & business parking and it is being addressed.

Shelly Bronum had questions regarding posting information on the new website and getting information out to the public concerning the Lake Association. Mayor Elton

advised her to bring the information to the Borough Hall and Councilwoman Truhan said they could e-mail her the information.

Walt Lusauskas had questions regarding the LLMO, Live Micro-organism project going on at the lake and getting a reply from Councilman Packer. Mayor Elton explained there are 3 months of treatment going on at the lake, and it is being treated on a weekly/monthly basis by borough employees. We will have more results at the end of the summer.

Ann Smith inquired as to how notifications are being made when there is a water main break or parking issues, etc. – Mayor Elton replied we try when possible to go door to door. Ms. Smith also had concerns with vandalism within the Borough and specifically at the Lake. Councilman Pheasant suggested contacting the Police Dept. Mayor Elton has had conversations with Chief Lindsay about the Bicycle Patrol and using them back by the Lake, and the Mayor will coordinate efforts with Fire Chief Conley, the Shade Tree Committee and public works supervisor David Baresich regarding overgrowth and hornets.

Rose Yerka wants to start an environmental club and inquired as to how to apply to be on the committee for the Community Center. Mayor Elton advised that committee members are appointed by the Mayor and that the Community Center committee is made up of people from groups that we fund here in town such as the Sr. Citizens. Applications for organizations can be dropped off to Community Center Committee mailboxes here at Borough Hall. Ms Yerka also expressed an interest in having the history of our town along with pictures on our new website. Ms. Yerka also asked about the status of the form from PSE & G that was submitted for signature. Mayor Elton will check with Sandra Kraus, CFO. Ms Yerka also asked about an update on the Bell Telephone site. Mayor Elton surmised that the developer has pulled the plug and the Bell Telephone site will have to be remarketed and at the Mamco site, the litigation is still ongoing. Ms Yerka also inquired about negotiations with Wenonah regarding consolidation of services. Mayor Elton advised that we are not in negotiations with anyone at this point.

Ann Smith inquired about preserving the Glen Terrace picture in council chambers. Mayor Elton said we will look into it.

Shelly Bronum requested clarification on the new ordinance for Residential Rental Properties. Councilman Scull and Mayor Elton explained the need to keep an accurate listing of those rental properties so that they adhere to our housing ordinances. Mayor Elton again addressed the sale again of the Bell Telephone property and the litigation still ongoing at the Academy Ave. property.

Mr. Brown inquired as to who is to do the inspections on the residential rental properties. Mayor Elton said that is yet to be determined.

Ms. Bronum asked about a sale of a property at Boundary & Chestnut. Mayor Elton is not aware of it and suggested it may be a private sale.

Mayor Elton closed the public portion of the meeting.

ENGINEER'S REPORT: Mark Brunermer - resolutions to follow address payment to contractors for the parking lot and partial payment for the community center. The concrete work to be initiated through community block grant for sidewalks at the rec center and the ballparks, delayed due to weather – signs to go up shortly & coordinated with athletic association when firm dates are available.

SOLICITOR'S REPORT

## **ORDINANCES**

### **FINAL READING/PUBLIC HEARING**

#### **ORDINANCE 16-2011**

ORDINANCE AMENDING ORDINANCE 1-2011 ENTITLED "ORDINANCE ESTABLISHING SALARIES AND COMPENSATION OF VARIOUS BOROUGH OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOODBURY HEIGHTS FOR THE CALENDAR YEAR 2011"

To amend Ordinance 1 – 2011, in part, to reflect the below listed revisions to the 2011 compensation plans for the enumerated employment positions as follows:

<i>Position</i>	<i>Range</i>
<i>Tax Collector</i>	<i>\$3,000.00 to \$7,500.00</i>
<i>CMFO</i>	<i>\$48,000.00 to \$58,000.00</i>
<i>Treasurer</i>	<i>\$3,000.00 to \$6,000.00</i>
<i>Director of Finance and Revenue</i>	<i>\$45,000.00 to 55,000.00</i>

Solicitor Brian Lozuke read Ordinance 16-2011 by title only. Mayor Elton opened this ordinance to the public for question or comment. Hearing none Mayor Elton closed Ordinance 16-2011 to the public. A motion to adopt was made by Councilman Scull, seconded by Councilman Pheasant. A roll call in favor was unanimous. Ordinance 16-2011 was approved.

**FIRST READING/INTRODUCTION**

**RESOLUTIONS**

RESOLUTION 70-2011

RESOLUTION APPROVING AGREEMENT WITH FCR CAMDEN, LLC FOR RECYCLING SERVICES

RESOLUTION 71-2011

RESOLUTION AUTHORIZING CAPITAL BANK OF NEW JERSEY AS AN AUTHORIZED BANKING DEPOSITORY

RESOLUTION 72-2011

RESOLUTION APPOINTING A DIRECTOR OF FINANCE AND REVENUE

RESOLUTION 73-2011

RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION

RESOLUTION 74-2011

RESOLUTION AUTHORIZING CHANGE ORDER AND FINAL PAYMENT FOR MUNICIPAL COMPLEX PAVING PROJECT

RESOLUTION 75-2011

RESOLUTION AUTHORIZING PARTIAL PAYMENT NUMBER 7 FOR THE COMMUNITY BUILDING PROJECT

Upon request of council, Solicitor Lozuke read Resolution 70-2011 through and inclusive of Resolution 75-2011 by title only. A resolution to approve these resolutions was made by Councilman Scull and seconded by Councilman Pheasant. A roll call vote in favor was unanimous. Resolutions 70-2011 through and inclusive of Resolution 75-2011 were approved.

**COMMITTEE REPORTS**

Finance, Administration and Personnel: Councilman Scull reported that Vikki Holmstrom will be starting on Monday as Director of Finance and Revenue. She will be replacing Sandra Kraus who is retiring on June 30<sup>th</sup>. The balance of his committee report is on file with Sandra Kraus who is at a tax collectors conference and is being recognized for 25 years of service to the tax collectors association and has not been in the office to print out the report so it will be on file with the Borough Clerk, Janet Pizzi.

Public Safety: Councilman Pheasant reported that the fire department had their parade this past weekend celebrating 100 years of service and it was a very nice event. He presented his report for the month of April 2011.

Streets & Roads, Property, Environmental & Insurance: Councilwoman Truhan reported that these reports will be on file.

Recreation & Civic: Councilwoman Truhan on behalf of Councilman Jacob reported that Memorial Day Service is Sat. May 28<sup>th</sup> at 11:00 o'clock, the Athletic Association, games are on-going, there has been a lot of rain, and there will be make up games. For the Sr. Citizens, he has been working with Medicare and with social security to come out to a Sr. Citizen meeting to give them information, but no date yet. The fishing derby is scheduled for June 11<sup>th</sup> from 9 to 12. He also wanted to commend Megan Nowak on her accomplishment and her proclamation.

Water & Sewer: Councilwoman Truhan read a letter from a resident Mrs. Lynn Colella commending David Baresich on his attitude and professionalism.

Mayor Elton complimented the Fire Department, Paul Pheasant, President Brian Burt, Chief Robbie Conley, the parade committee and Wilma Belcher on an outstanding job this past Saturday, celebrating 100 years of volunteer service to the community. The Community Center Committee met on the 3<sup>rd</sup> of June. Members, Walt Lasauskas and Chairman of the Committee Joe Smith are trying to get members of the Sr. Citizens, Fire Department, Lake Association, Athletic Association and two at large members. Officers will be chosen, and an open house will be announced.

BILL LIST: A motion to approve the bill list as presented this evening was made by Councilman Scull and seconded by Councilman Pheasant. A roll call vote in favor was unanimous.

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

ADJOURNMENT: A motion to adjourn was made by Councilman Pheasant and seconded by Councilman Scull. All of Council agreed. The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Jolyn Gregoria/Deputy Borough Clerk