



Borough of Woodbury Heights Planning/Zoning Board  
500 Elm Avenue Woodbury Heights, New Jersey 08097

June 6th Regular/Joint Council Meeting Minutes

The meeting was called to order by Chairman Elton. He announced that the meeting confirms to the directives of the 'Open Public Meetings Act'. He asked all present to rise and pledge allegiance to the flag.

Roll call found the following present: Mr. Farrell, Mr. Martino, Mayor Conley, Mr. Deeck, Mr. Hart, Mr. Flynn, Mr. Deeck, Councilman Pye, Mrs. Holmstrom, Mr. McCabe, Mrs. Sesko, & Chairman Elton. Mrs. Frombach Mr. Norcross were found absent.

Chairman Elton asked for a motion to approve the minutes from the March 7<sup>th</sup> Regular meeting. A motion was made by Mayor Conley, seconded by Mr. Deeck. Chairman Elton asked if there were any questions or comments pertaining to said minutes. With nothing in question, the minutes were approved by the following roll call: Mr. Farrell, yes, Mr. Martino, yes, Mayor Conley, yes, Mr. Deeck, yes, Mr. Hart, yes, Councilman Pye, yes, Mrs. Holmstrom, yes, Mrs. Frombach, abstain, Mr. McCabe, abstain, Mr. Norcross, abstain, Mrs. Sesko, yes, Chairman Elton, yes. As Mr. Flynn was absent for the March meeting, he abstained.

Chairman Elton called upon Michael Borelli, for the Solicitor's report. Mr. Borelli presented Resolution 2016-8 for American Commercial Development LLC, to be approved by the board. A motion was made by Mayor Conley and seconded by Mr. Deeck to approve the aforementioned resolution. The motion was passed by the following roll call: Mr. Farrell, yes, Mr. Martino, yes, Mayor Conley, yes, Mr. Deeck, yes, Mr. Hart, yes, Councilman Pye, yes, Mrs. Holmstrom, yes, Chairman Elton, yes.

Mr. Borelli then explained that role of the Planning Board in the joint meeting is to make a recommendation, based on what was discussed and presented, to Mayor and Council whether to proceed or not proceed with adopting a resolution to designate the Borough as an area in need of rehabilitation. Chairman Elton opened the meeting to the Board for discussion.

Mr. Deeck addressed Ms. CuvIELLO. He stated the word "plan" had been used a lot in discussion, and he questioned who would be establishing said plan. She clarified that the plan would be introduced as an ordinance and be prepared by either the governing body, The Planning Board or a combination of both. Mr. Deeck clarified that he was questioning who physically writes the plan. Ms. CuvIELLO explained that the planner and the engineer would prepare it or another entity could be contracted.

Mr. Martino asked if we would be "trailblazers" within this process. Ms. CuvIELLO elaborated that the option has been made available and Collingswood & Haddon Township have been proactive in taking advantage of the option, but although the "Act" has existed for a length of time, very few municipalities have seized the opportunity. She stated that he municipality "Is not the first but definitely above the median". Mr.

*Harry W. Elton Jr., Chairman*

Martino expressed an interest in looking at how other municipalities have used the tolls that were discussed in the Mayor and Council portion of the meeting.

Mayor Conley reiterated that there is a constant flow of concern with the residents as far as the vacant houses and it is worth examining any options the Borough is given. When asked how many vacant houses are currently in Woodbury Heights. Chairman Elton said that the list he has compiled, as the Property Maintenance Official consists of 28 properties. Mayor Conley stated that those properties are the most problematic, but that there may be close to 40 properties, both commercial and residential that are currently vacant.

Chairman Elton also presented a concern about the financial burden taken on by the Borough by this process. He advised to move forward but to do so cautiously, and to keep in mind the Borough will become liable for these properties and that administrative procedure will need to be considered.

Mr. Deeck asked what tools we currently have in place to tend to the vacant properties. Chairman Elton explained the process, citing Councilman Gambale and his work with Community Champions as well as his communication with the Deptford Code Officials.

Mr. Borelli explained that no financial burden would need to be a concern for this meeting. The first step is to simply make the recommendation and start the process of possibly using the tools available. As it is not required to open the meeting to the public again, a motion was made by Mr. Martino and seconded by Mr. Farrell to pass Resolution 2016-9, to make a recommendation Mayor and Council. The resolution was passed by the following roll call: Mr. Farrell, yes, Mr. Martino, yes, Mr. Flynn, yes, Mayor Conley, yes, Mr. Deeck, yes, Mr. Hart, yes, Councilman Pye, yes, Mrs. Holmstrom, yes, Mr. McCabe, yes, Chairman Elton, yes.

With nothing more from the public, Chairman Elton asked for a motion to adjourn. The meeting was adjourned at 8:03 pm with a motion by Mr. Martino, seconded by Mr. Hart.

Shannon Elton, Secretary