

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
APRIL 19, 2017 7:30 P.M.**

**CALL TO ORDER:** 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 2017 which was faxed to the South Jersey Times and Courier Post on January 9, 2017 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.

Mayor Conley asked everyone to join him in a moment of silence for Councilman's Packer's father, the late William C. Packer, III, former Mayor, Director of Public Works and firefighter for the Borough of Westville.

The call of roll showed the following to be present: Councilman Robert Yerka, Councilwoman Cara Witasick, Councilman Harold "Hap" Pye, Councilman Richard Gambale and Councilman Eshia "Jake" Jacob. Absent was Councilman William Packer. Also in attendance were Borough Solicitor Brian Lozuke, Borough Engineer Mark Brunermer, Vikki Holmstrom, CMFO and Janet Pizzi, Clerk/Administrator.

A motion to approve the minutes of the Regular Council Meeting March 15, 2017 was made by Councilwoman Witasick and seconded by Councilman Gambale.

**Roll:**

<b>YERKA</b>	<b>YES</b>
<b>WITASICK</b>	<b>YES</b>
<b>PYE</b>	<b>ABSTAIN</b>
<b>GAMBALE</b>	<b>YES</b>
<b>JACOB</b>	<b>YES</b>

The minutes were approved.

A motion to approve the minutes of the Closed Session March 15, 2017 was made by Councilwoman Witasick and seconded by Councilman Gambale.

**Roll:**

<b>YERKA</b>	<b>YES</b>
<b>WITASICK</b>	<b>YES</b>
<b>PYE</b>	<b>ABSTAIN</b>
<b>GAMBALE</b>	<b>YES</b>
<b>JACOB</b>	<b>YES</b>

The minutes were approved.

**PUBLIC PORTION:** Mayor Conley opened the public portion for questions or comments.

**Joseph Hee, Fordham Road:** Mr. Hee stated that he posted \$700 for a street opening permit for a sewer main repair that was not his responsibility. He stated that \$500 was returned to him and is requesting that the balance of \$200 for the administrative fee be returned as well. Mayor Conley asked the Solicitor to prepare a resolution to refund the \$200 street opening permit administrative fee to Mr. Hee.

**Richard Mullen, Central Avenue:** Mr. Mullen advised Council of several maintenance problems with his neighbor's property. Mayor Conley responded that Councilman Gambale and Duane Pheasant, Property Maintenance Liaison, will follow up.

**Public Portion (continued)**

**Cheryl Mull, Barlow Avenue:** Mrs. Mull advised that the street is still not yet paved since the water main break last August. Councilman Pye stated he spoke to Paul Pheasant this morning and Public Works will be out next week to catch up on those projects. Mrs. Mull then asked for a status update on the purchase of a new fire truck. Councilman Yerka replied that the purchase has not been approved and that he is waiting on a determination from the DCA pertaining to conflict of interest concerns. Mrs. Mull asked when the residents will have input regarding the purchase and Mayor Conley responded when the bond ordinance is up for approval. Chief Radcliff provided an explanation of the needed repairs and the reason he is requesting the purchase of a new fire truck.

**Ed Rodig, Woodbury:** Mr. Rodig asked if anyone has researched the price difference between the tax increase for the purchase of a new fire truck and the premium change in a home owner's insurance rate. Mr. Rodig further explained that a new fire truck will improve the Borough's ISO rating which directly impacts the area home owners' insurance rates. Mayor Conley asked the CFO what the cost of a new fire truck would be to the residents and Mrs. Holmstrom replied an additional \$57.26 per year (for the average homeowner) for the next 10 years but she is unaware of ISO ratings.

**Bill Braxton, Chestnut Avenue:** Mr. Braxton asked why the Borough needs a ladder truck when there is a two story home requirement and Mayor Conley responded that the Borough doesn't have to buy one because there are other fire companies that have one within a five mile driving radius. Mr. Braxton noted that there is a problem with getting water out of hydrants. Mayor Conley stated that whatever water issues the Borough had with low flow have been rectified. Discussion ensued. Mayor Conley stated that he will ask the Public Works Director to look into it.

**Mike McCabe, Elm Avenue:** Mr. McCabe asked for an explanation regarding the 2011 fire association embezzlement and fire department arson. Steve Mower explained that he was informed by the Prosecutor's Office not to discuss this and that they will handle the press release. Chief Radcliff added that no tax money was stolen. Mayor Conley added that the fire in 1962 was caused by careless smoking. Chief Radcliff invited the public to attend the fire association monthly meetings. Discussion ensued. Mr. McCabe asked if a qualified estimate was received for the repair of the fire trucks and Chief Radcliff explained that the cost would be "through the roof". Discussion ensued.

**Robert Seibert, Poplar Avenue:** Mr. Seibert noted that an active criminal investigation cannot be discussed and anyone doing so can be charge with interfering with an investigation.

**Maureen McCabe, Elm Avenue:** In response to the Chief's earlier comments, Mrs. McCabe advised Chief Radcliff that she has never once trashed the Fire Department.

**Cheryl Mull, Barlow Avenue:** Mrs. Mull stated that taxes are increasing with every purchase and project. Mayor Conley stated that he understands, he owns two properties in town, but there are certain things the town has to do to keep it nice and to keep it safe.

**Frank Hipple, Elm Avenue:** Mr. Hipple added that there are costs associated with living here.

**Charles Crompton Academy Avenue-** Public Works did a great job cleaning up the downed trees.

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

**ENGINEER'S REPORT:** Mark Brunermer provided an update on various Borough projects. A motion to approve the Sickels & Associates \$7,500 design fee proposal for the back up well no. 2 project was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Motion carried.

Councilman Gambale asked if West Jersey will be closed during paving. Mr. Brunermer replied once the concrete work is done, then likely yes. It will be open to local traffic only. The police department, school and crossing guards will be notified. Also notice will be provided for the website.

**SOLICITOR'S REPORT**

**ORDINANCES  
FINAL READING/PUBLIC HEARING**

**ORDINANCE 2-2017**

(Tabled from March 15, 2017)

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS  
RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE  
PUBLIC IN A PORTION OF CERTAIN STREETS IN THE BOROUGH OF  
WOODBURY HEIGHTS, COUNTY OF GLOUCESTER AND STATE OF NEW  
JERSEY**

Solicitor Lozuke advised Mayor and Council that Ordinance 2-1027 will need to be tabled to the next regular meeting because he is still waiting for revised legals. A motion to table Ordinance 2-2017 to the next Regular Council meeting scheduled May 17, 2017 was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Motion carried. Ordinance 2-2017 is tabled to May 17, 2017.

**ORDINANCE 4-2017**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION  
LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

Solicitor Lozuke read Ordinance 4-2017 by title only. Mayor Conley opened the public hearing for this ordinance and upon hearing no questions or comments; a motion to close the public hearing was made by Councilman Pye and seconded by Councilman Gambale.

**Roll:**

<b>YERKA</b>	<b>NO</b>
<b>WITASICK</b>	<b>YES</b>
<b>PYE</b>	<b>YES</b>
<b>GAMBALE</b>	<b>YES</b>
<b>JACOB</b>	<b>YES</b>

Motion carried.

A motion to approve Ordinance 4-2017 was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Ordinance 4-2017 was approved.

## **RESOLUTIONS**

### **RESOLUTION 40-2017**

**A RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY IN A SAFE AND SECURE COMMUNITIES PROGRAM ADMINISTERED BY THE DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY**

Solicitor Lozuke read Resolution 40-2017 by title only. A motion to approve this resolution was made by Councilwoman Witasick and seconded by Councilman Pye. A roll call vote in favor was unanimous. Resolution 40-2017 was approved.

### **RESOLUTION 41-2017**

**RESOLUTION TO READ BUDGET BY TITLE ONLY**

Solicitor Lozuke read Resolution 41-2017 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 41-2017 was approved.

### **RESOLUTION 42-2017**

**SELF-EXAMINATION OF BUDGET RESOLUTION**

Solicitor Lozuke read Resolution 42-2017 by title only. A motion to approve this resolution was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Resolution 42-2017 was approved.

### **PUBLIC HEARING OF THE 2017 MUNICIPAL BUDGET**

Vikki Holmstrom, CMFO presented the following budget highlights:

- Tax increase is 2.5 cents which equals \$43.82 per year to the average homeowner assessed at \$178,372.00
- The overall budget has been decreased \$60,714.75 from 2016.
- The most notable of the appropriation decreases is \$80,000 to the Capital Improvement Fund. The largest increase to the budget is a total of \$19,400 in the overall salary and wage line item with the reserve for uncollected taxes being the second largest increase at \$8,270.47
- The revenue summary includes a drop in local revenues of \$6,700 and a drop in the use of surplus by \$115,000 after a large surplus use in 2016 for projects.
- A final budget note is the decrease in the net valuation of the Borough. The decrease of \$242,000 is directly attributable to 8 percent of the total increase to the average homeowner.

Mayor Conley opened the public hearing for the 2017 Municipal Budget. Upon hearing no questions or comments, a motion to close the public hearing was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Motion carried.

### **RESOLUTION 43-2017**

**2017 MUNICIPAL BUDGET ADOPTION**

Solicitor Lozuke read Resolution 43-2017 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Resolution 43-2017 was approved.

**RESOLUTION 44 -2017**

**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)**

Solicitor Lozuke read Resolution 44-2017 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilman Yerka. A roll call vote in favor was unanimous. Resolution 44-2017 was approved.

**RESOLUTION 45 - 2017**

**RESOLUTION AUTHORIZING AN APPLICATION TO THE GLOUCESTER COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE PROGRAM YEAR 2017**

Solicitor Lozuke read Resolution 45-2017 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilman Yerka. A roll call vote in favor was unanimous. Resolution 45-2017 was approved.

**RESOLUTION 46 - 2017**

**RESOLUTION AUTHORIZING AN APPLICATION TO THE GLOUCESTER COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE PROGRAM YEAR 2017**

Solicitor Lozuke read Resolution 46-2017 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 46-2017 was approved.

**COMMITTEE REPORTS**

**Public Safety:** Councilman Yerka stated that he has obtained a copy of the county call out report as requested by Mr. McCabe at the March regular meeting. Councilman Yerka presented the Fire and Police Department monthly reports. A copy of each report will be on file in the Clerk's office.

**Water & Sewer:** Councilwoman Witasick presented the water & sewer and utility reports. A copy of both reports will be on file in the Clerk's office.

**Streets & Roads:** Councilman Pye reported that the stormwater maintenance program is ongoing. The 2017 road repair list was reviewed with Sickels & Associates. A public works garage inventory is being conducted. For spring leaf collection residents are being asked to rake leaves to the curb and at least 10' from a storm drain.

**Finance & Administration:** In the absence of Councilman Packer, the finance report will be on file in the Clerk's Office.

**Property & Environmental:** Councilman Gambale provided an update on various property maintenance issues throughout town. Councilman Gambale stated that his business recently closed and he donated a refrigerator to the Community Center.

**Recreation & Civic:** Councilman Jacob reported that April 1 was opening day and this year was his 44<sup>th</sup> anniversary at opening day. Approximately 40-50 children attended. National Day of Prayer Ceremony will be held on May 4th at Noon. The Memorial Day Ceremony is scheduled for May 27th at 11:00 a.m.

Mayor Conley thanked the Fire Department, the Association, Women's Auxiliary and special thanks to Kate McKelvey for her work on this year's Easter egg hunt.

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

**Rose Yerka, Stratford Avenue:** Mrs. Yerka advised that she is recruiting for a National Day of Prayer committee. She thanked the Fire Association for helping with the Lake clean up, and asked for more Police presence at the Lake and for Lake clean up after each event, in addition to regularly scheduled weekly trash pickup. Mrs. Yerka discussed putting a security camera at the lake, and would like to see a lake watch and lake marshals. Mayor Conley asked Councilman Yerka to discuss these requests with Chief Lindsay.

Upon hearing no additional questions or comments, a motion to close the public portion was made by Councilman Pye and seconded by Councilman Gambale. All of Council agreed. Motion carried.

**ADJOURNMENT:** A motion to adjourn was made by Councilman Pye and seconded by Councilwoman Witasick. All of Council agreed. Motion carried. The meeting adjourned at 8:56 p.m.

**Respectfully submitted,**

**Janet Pizzi, Clerk/Administrator**