

**SPECIAL COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
JUNE 26, 2018 5:30 P.M.**

Mayor Robbie J. Conley called the meeting to order with the following note: Adequate notice of this meeting has been provided by fax to the South Jersey Times and Courier Post on June 21, 2018 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 Robert Yerka, Councilwoman Cara Witasick, Councilman Harold "Hap" Pye, and Councilman Richard Gambale. Absent were: Councilman William Packer and Councilman Eshia "Jake" Jacob. Also in attendance were Borough Solicitor Brian Lozuke and Janet Pizzi, Clerk/Administrator.

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

Rose Yerka, 601 Stratford: Mrs. Yerka asked if the residents were properly noticed for the upcoming planning board meeting regarding the project at the Bell Telephone Building. Solicitor Lozuke advised that proper notice must be made by the applicant ten (10) days prior to the meeting. Discussion ensued. Mayor Conley confirmed that the application will be heard at the July 2<sup>nd</sup> Planning Board meeting to be held at the Community Center. Mrs. Yerka advised Mayor and Council of rumors circulating regarding consolidation of the Borough and Mayor Conley confirmed they were not true.

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

**SOLICITOR'S REPORT**

**ORDINANCES  
FIRST READING/INTRODUCTION**

**ORDINANCE 10-2018**

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS AMENDING CHAPTER 70 OF THE WOODBURY HEIGHTS CODE ENTITLED "LAND USE AND DEVELOPMENT"**

Solicitor Lozuke read Ordinance 10-2018 by title only. Solicitor Lozuke noted that this ordinance is pertaining to residential properties deemed pre-existing non-conforming in a particular zone which does not allow that structure. A motion to approve this ordinance on first reading was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Ordinance 10-2018 was approved on first reading.

**RESOLUTIONS**

**RESOLUTION 74-2018**

**RESOLUTION OF NEED ESTABLISHED BY THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, NEW JERSEY**

Solicitor Lozuke read Resolution 74-2018 by title only. Councilman Yerka asked if this resolution pertains to the applicant obtaining financing for the project and Solicitor Lozuke replied yes, that this resolution is a financing application

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RESOLUTIONS (CONTINUED)

RESOLUTION 74-2018 (continued)

requirement that must be submitted to NJ Housing and Mortgage Finance. It is a pre-requisite, in addition to site plan approval, and other conditions the agency requires. Solicitor Lozuke noted that the resolution states that there is a need, and that this project was included in the Borough's overall COAH settlement. There was underlying litigation that the developer had filed, following the denial of the use variance approval. The resolution of that litigation coincided with the Borough's COAH settlement. The court determined that the use was permitted, and is part of our COAH arrangement. However, in accordance with NJ Municipal Land Use Law, the applicant would still be required to submit and receive preliminary and final site plan approval. This resolution merely establishes that affordable housing is required, or a need in the community. A motion to approve Resolution 74-2018 was made by Councilwoman Witasick and seconded by Councilman Pye. A roll call went as follows:

YERKA	NO
WITASICK	YES
PYE	YES
GAMBALE	YES

Resolution 74-2018 was approved.

RESOLUTION 75-2018

RESOLUTION EXCLUDING PUBLIC PARTICIPATION WITHIN A PORTION OF A MEETING OF THE BOROUGH COUNCIL PURSUANT TO N.J.S.A. 10:4-12 ( For Personnel Matters)

Solicitor Lozuke read Resolution 75-2018 by title only. A motion to approve this resolution was made by Councilman Yerka and seconded by Councilman Pye. A roll call vote in favor was unanimous. Resolution 75-2018 was approved.

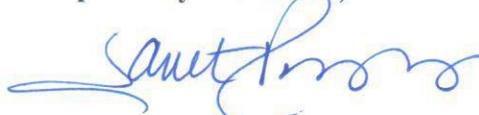
**PUBLIC PORTION:** Mayor Conley opened the public portion for questions or comments and upon hearing none, a motion to close the public portion was made by Councilman Pye and seconded by Councilwoman Witasick. All of Council agreed. Motion carried.

At 5:43 p.m., Mayor Conley stated that the governing body will now go into closed session to discuss a personnel matter, and upon return to open session, there is no additional action to be taken this evening.

At 6:24 p.m., Mayor and Council returned to open session.

A motion to adjourn was made by Councilman Yerka and seconded by Councilman Pye. All of Council agreed. Motion carried. The meeting adjourned at 6:24 p.m.

Respectfully submitted,



Janet Pizzi, Clerk/Administrator