

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
JULY 18, 2018 7:30 P.M.**

Mayor Robbie J. Conley called the meeting to order with the following note: Adequate notice of this meeting has been provided by adopting a schedule of meetings for 2018 which was faxed to the South Jersey Times and Courier Post on January 6, 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, Councilman William Packer and Councilman Richard Gambale. Absent was Councilman Eshia "Jake" Jacob. Also in attendance were Brian Lozuke, Borough Solicitor, Mark Brunermer, Borough Engineer and Janet Pizzi, Clerk/Administrator.

A motion to approve the minutes of the Regular Meeting June 20, 2018 was made by Councilman Gambale and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. The minutes were approved.

A motion to approve the minutes of the Special Meeting June 26, 2018 was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote went as follows:

Yerka	Yes
Witasick	Yes
Pye	Yes
Packer	Abstain
Gambale	yes

The minutes of the Special Meeting June 26, 2018 were approved.

A motion to approve the Closed Session June 26, 2018 was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote went as follows:

Yerka	Yes
Witasick	Yes
Pye	Yes
Packer	Abstain
Gambale	Yes

The minutes of the Closed Session June 26, 2018 were approved.

Mayor Conley read a thank you card from Mrs. Libby Witasick for the proclamation honoring her late husband, John Witasick.

Mayor Conley announced that a Special Meeting will be held on July 23, 2018 at 6:30 p.m. Action may be taken at this meeting.

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

Kurt Lukasiak, 333 Holly Avenue: Mr. Lukasiak advised that another traffic sign was taken down on Holly Avenue, Friday evening, July 13<sup>th</sup>. Mr. Lukasiak stated that this is the fourth sign during the past year due to the traffic problems on Holly Avenue. Discussion ensued.

Bill Brendel, 427 Redwood Avenue: Mr. Brendel advised Mayor and Council of a speeding problem on Redwood Avenue.

**REGULAR MEETING  
JULY 18, 2018  
PAGE TWO**

**PUBLIC PORTION (CONTINUED)**

Kate McKelvey, 256 Lincoln Avenue, Nissan has a lot across from Goodwill and caravans of cars are driving quick down Redwood, then down Lincoln and go to their lot.

Lisa McMullen, 349 Haverford Avenue, Oak Valley requested assistance with her neighbor's trees that are damaging her fence and shed. Her neighbor resides in Woodbury Heights. Discussion ensued.

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.

**ENGINEER'S REPORT:** Mr. Brunermer reported that Phase II West Jersey Avenue is wrapping up and the well house project is progressing as well.

**SOLICITOR'S REPORT**

**ORDINANCES**

**FINAL READING/PUBLIC HEARING**

**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. Mayor Conley opened the public hearing for this ordinance for questions or comments. Joseph Brasberger, 562 Chestnut Avenue asked for clarification of the loss determination. Solicitor Lozuke explained that under prevailing case law, and New Jersey Municipal Land Use Law, he has the grandfathered right to rebuild under partial destruction. This ordinance will provide clarity for the mortgage companies and any homeowner in any part of the Borough where a dwelling would be considered a pre-existing non-conforming use. Mr. Lozuke explained that if the zoning officer deemed his home to be less than 75% destruction Mr. Brasberger has the right to rebuild, and for more than 75% damaged, Mr. Brasberger will have the right to rebuild subject to certain conditions. Upon hearing no additional questions or comments, a motion to close the public hearing for this ordinance was made Councilman Pye and seconded by Councilwoman Witasick. All of Council agreed. Motion carried. A motion to approve this ordinance was made by Councilman Pye and seconded by Councilman Yerka. A roll call vote in favor was unanimous. Ordinance 10 was approved.

**FIRST READING/INTRODUCTION**

**ORDINANCE 11-2018**

**AN ORDINANCE APPROPRIATING THE SUM OF \$25,000 TO BE USED FOR PURCHASE OF TECHNOLOGY EQUIPMENT FOR THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

Solicitor Lozuke read Ordinance 11-2018 by title only. A motion to approve this ordinance on first reading was made by Councilman Packer and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 11-2018 was approved on introduction.

RESOLUTIONS (CONTINUED)

**RESOLUTIONS**

**RESOLUTION 67(a)-2018**

**RESOLUTION APPOINTING CHIEF OF POLICE FOR THE BOROUGH OF WOODBURY HEIGHTS POLICE DEPARTMENT (SALARY)**

Solicitor Lozuke read resolution 67(a)-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 67(a) -2018 was approved.

**RESOLUTION 76-2018**

**A RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPAL CODE § 44-15**

Solicitor Lozuke read Resolution 76-2018 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 76-2018 was approved.

**RESOLUTION 77-2018**

**AUDIT APPROVAL**

Solicitor Lozuke read Resolution 77-2018 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 77-2018 was approved.

**RESOLUTION 78-2018**

**RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS EXTENDING THE TAX DUE DATE FOR THE THIRD QUARTER 2018 PROPERTY TAXES**

Solicitor Lozuke read Resolution 78-2018 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 78-2018 was approved.

**RESOLUTION 79-2018**

**RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS ADOPTING THE REGULATIONS OF PL 2016, C 29: VENDOR CERTIFICATIONS (NJAC 5:30-9A.6)**

Solicitor Lozuke read Resolution 79-2018 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Yerka. A roll call vote in favor was unanimous. Resolution 79-2018 was approved.

**RESOLUTION 80-2018**

**RESOLUTION APPROVING PARTIAL PAYMENT NO. 2 FOR THE CONSTRUCTION OF THE WELL NO. 2 PROJECT (CONTRACT B)**

Solicitor Lozuke read Resolution 80-2018 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 80-2018 was approved.

**RESOLUTION 81-2018**

**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 81-2018 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Resolution 81-2018 was approved.

**REGULAR MEETING  
JULY 18, 2018  
PAGE FOUR**

**RESOLUTIONS (CONTINUED)**

**RESOLUTION 82-2018**

**RESOLUTION APPROVING PARTIAL PAYMENT NO. 2 FOR THE RECONSTRUCTION OF WEST JERSEY AVENUE-PHASE II ROAD MAINTENANCE PROGRAM PROJECT**

Solicitor Lozuke read Resolution 82-2018 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 82-2018 was approved.

**RESOLUTION 83-2018**

**RESOLUTION EXCLUDING PUBLIC PARTICIPATION WITHIN A PORTION OF A MEETING OF THE BOROUGH COUNCIL PURSUANT TO N.J.S.A. 10:4-12 (FOR CONTRACT NEGOTIATION)**

Solicitor Lozuke read Resolution 83-2018 by title only. A motion to approve this resolution was made by Councilwoman Witasick and seconded by Councilman Packer. A roll call vote in favor was unanimous. Resolution 83-2018 was approved.

**RESOLUTION 84-2018**

**RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE GATEWAY REGIONAL HIGH SCHOOL BOARD OF EDUCATION AND THE BOROUGH OF WOODBURY HEIGHTS**

Solicitor Lozuke read Resolution 84-2018 by title only. Councilwoman Witasick asked if we are hiring new officers and Solicitor Lozuke confirmed that the Borough will be hiring Class III Special Officers and provided an explanation of new law regarding school resource officers. Mayor Conley requested Council representation on the hiring committee. 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 84-2018 was approved.

**COMMITTEE REPORTS**

**Public Safety:** Councilman Yerka advised everyone that Councilman Jacob is ill asked for prayers. A meeting was held to review the specs for the new fire truck. Movie night was well attended. The fire and police department reports were presented.

**Water & Sewer:** Councilwoman Witasick presented the water and sewer and utility reports. The annual water quality report is posted on the Borough website.

**Streets & Roads:** Councilman Pye presented the streets and roads report. A Borough shred event will be held on September 29.

**Finance & Administration:** Councilman Packer provided a budget and finance update and reviewed the bond anticipation notes and upcoming permanent financing. He also noted that the 2017 Audit was approved with no corrective action findings.

**Property & Environmental:** Councilman Gambale provided a property maintenance update.

**Bill List :** A motion to approve the bill list as presented this evening was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. The bill list was approved.

**Public Portion:** Mayor Conley opened the public portion for questions or comments. Rose Yerka, 601 Stratford Avenue requested the fiscal impact study numbers for the new development. Mr. Brunermer advised that the fiscal impact study numbers will be updated.

**REGULAR MEETING  
JULY 18, 2018  
PAGE FIVE**

**Public Portion (continued)**

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

At 8:41 p.m. Mayor and Council went into closed session and at 9:32 p.m. returned to open session.

With no further business, a motion to adjourn was made by Councilman Packer and seconded by Councilman Pye. All of Council agreed. Motion carried. The meeting was adjourned at 9:33 p.m.

**Respectfully submitted,**



**Janet Pizzi, Clerk/Administrator**