

**SPECIAL COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
JULY 23, 2018 6:30 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 July 18, 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, Councilman Harold "Hap" Pye, Councilman William Packer and Councilman Richard Gambale. Absent were Councilwoman Cara Witasick and Councilman Eshia "Jake" Jacob. Also in attendance was Janet Pizzi, Clerk/Administrator.

Mayor Conley noted that the agenda posted on the website contained an additional resolution to authorize a host community agreement. That agreement is not ready, and therefore, was pulled from the agenda earlier today.

Mayor Conley also stated for the record that although the resolutions on the agenda being considered this evening state the sponsor as "Woodbury Heights Housing Associates, LLC, it is not at all affiliated with the Borough of Woodbury Heights.

**PUBLIC PORTION**

Mayor Conley opened the public portion for questions or comments. The following residents asked questions and expressed concerns about potential problems associated with the housing development coming to Woodbury Heights: Rose Yerka, 601 Stratford, Heather Worthington, 601 Chestnut, Harold Holmstrom, 1055 Glassboro Road, Al Afflebach, 560 Chestnut Avenue  
Beth Lukas, 1071 Glassboro Road, Bill Braskma, 620 Chestnut Avenue  
Kelly Ippolite, 608 Fairview Avenue.

Jeff Pitzo, 345 Holly Avenue stated that if the Borough has a strategy in place, potential issues associated with the development are manageable.

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

**SOLICITOR'S REPORT**

**RESOLUTIONS**

**RESOLUTION 85-2018**

**RESOLUTION OF NEED FROM MUNICIPALITY**

The Clerk/Administrator read Resolution 85-2018 by title only. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Gambale. A roll call vote went as follows:

Yerka	No
Pye	Yes
Packer	Yes
Gambale	Yes

Resolution 85-2018 was approved.

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Resolutions (continued)

**RESOLUTION 86-2018**

**RESOLUTION AUTHORIZING TAX ABATEMENT AND AGREEMENT**

The Clerk/Administrator read Resolution 86-2018 by title only. Councilman Yerka stated that he does not feel that the abatement amount is what the Borough should be getting. Discussion ensued. A motion to approve this resolution was made by Councilman Packer and seconded by Councilman Pye. A roll call went as follows:

Yerka	No
Pye	Yes
Packer	Yes
Gambale	Yes

Resolution 86-2018 was approved.

**PUBLIC PORTION**

Mayor Conley opened the public portion of the meeting for question or comment and the following people had questions regarding the Conifer Development and also the Tax Abatement Agreement: Rose Yerka, 601 Stratford Avenue, Beth Lukas, 1071 Glassboro Road, Laura Afflebach, 560 Chestnut Avenue and Lisa Hess, 348 Chestnut Avenue

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

A motion to adjourn was made by Councilman Pye and seconded by Councilman Gambale. All of Council agreed. Motion carried. The meeting adjourned at 8:03 p.m.

Respectfully submitted,



Janet Pizzi, Clerk/Administrator