

REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
JULY 15, 2020 7:30 P.M.

TO JOIN THE ELECTRONIC MEETING FROM A LANDLINE OR MOBILE PHONE

TOLL FREE TELEPHONE#: 1(877) 853-5257

Meeting ID: 836 1789 6177

Password: 979472

Mayor William C. Packer called the meeting to order with the following note: Adequate notice of this meeting has been provided by adopting a schedule of meetings for 2020 which was faxed to the South Jersey Times and Courier Post on January 6, 2020 and posted on the bulletin board in the Municipal Building conforming to the directives of the "Open Public Meetings Act". Adequate notice of electronic meeting was published in the South Jersey Times on April 8, 2020, and was posted on the Borough of Woodbury Heights website ([www.bwhnj.com](http://www.bwhnj.com)) conforming to the directives of the Governor's Executive Order 107.

Mayor Packer led everyone in the Pledge of Allegiance.

The call of roll showed the following to be present: Councilman Joseph Getsinger, Councilman Robert Morison, Councilwoman Cara Witasick, Councilman Richard Gambale, and Councilman Jeffrey Pitzo. Absent was Councilman Harold "Hap" Pye. Also in attendance were Borough Solicitor Brian Lozuke, Borough Engineer Mark Brunermer, Tiffany CuvIELlo, Planner, Vikki Holmstrom, CMFO, and Janet Pizzi, Clerk/Administrator.

A motion to approve the minutes of the Regular Council Meeting was made by Councilwoman Witasick and seconded by Councilman Morison. A roll call vote in favor was unanimous. The minutes were approved.

Mayor Packer opened the public portion of the meeting for questions or comments and upon hearing none, a motion to close the public hearing was made by Councilman Gambale and seconded by Councilman Getsinger. Motion carried.

ENGINEERS REPORT: Mr. Brunermer provided a brief status of the Borough projects. Also discussed were storm water issues and concerns.

SOLICITOR'S REPORT

**ORDINANCES**  
FINAL READING/PUBLIC HEARING

ORDINANCE 3-2020

AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY REPEALING CHAPTER 35D ENTITLED "AFFORDABLE HOUSING" AND AMENDING CHAPTER 70 OF THE WOODBURY HEIGHTS CODE ENTITLED "LAND USE AND DEVELOPMENT" TO ADDRESS THE REQUIREMENTS OF THE NEW JERSEY SUPERIOR COURT CONCERNING AFFORDABLE HOUSING AND THE SETTLEMENT AGREEMENT WITH THE FAIR SHARE HOUSING CENTER ASSIGNED DOCKET NO. GLO-L-910-15

Solicitor Lozuke read Ordinance 3-2020 by title only. Mayor Packer 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 Morison and seconded by Councilman Pitzo. All of Council agreed. Motion carried. A motion to approve Ordinance 3 was made by Councilwoman Witasick and seconded by Councilman Pitzo. A roll call vote in favor was unanimous. Ordinance 3-2020 was approved.

ORDINANCES (CONTINUED)

ORDINANCE 4-2020

AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT ORDINANCES, ZONING MAP, AND THE WOODBURY HEIGHTS CODE TO CODIFY AND IMPLEMENT AMENDMENTS TO CHAPTER 70 OF THE WOODBURY HEIGHTS CODE ENTITLED "LAND USE AND DEVELOPMENT" TO ADDRESS THE REQUIREMENTS OF THE NEW JERSEY SUPERIOR COURT CONCERNING AFFORDABLE HOUSING AND TO IMPLEMENT THE PROVISIONS OF THE HOUSING ELEMENT AND FAIR SHARE PLAN AMENDMENT OF THE MASTER PLAN CONSISTENT WITH THE SETTLEMENT AGREEMENT WITH THE FAIR SHARE HOUSING CENTER ASSIGNED DOCKET NO. GLO-L-910-15

Solicitor Lozuke read Ordinance 4-2020 by title only. Mayor Packer 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 Gambale and seconded by Councilman Pitzo. All of Council agreed. Motion carried. A motion to approve Ordinance 4-2020 was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 4-2020 was approved.

ORDINANCE 6-2020

AMENDING THE BOROUGH CODE AT CHAPTER 70, SECTION 49 GOVERNING "PERFORMANCE AND MAINTENANCE GUARANTIES"

Solicitor Lozuke read Ordinance 6-2020 by title only and requested an administrative amendment at 70-49.1 3C to include the words "and Borough Engineer". Mayor Packer opened the public hearing for Ordinance 6-2020 and upon hearing no questions or comments, a motion to close the public hearing was made by Councilman Morison and seconded by Councilman Getsinger. All of Council agreed. Motion carried. A motion to approve Ordinance 6-2020 was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 6-2020 was approved.

FIRST READING/INTRODUCTION

ORDINANCE 7-2020

BOND ORDINANCE AUTHORIZING VARIOUS DRAINAGE AND STORM WATER IMPROVEMENTS IN AND FOR THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$230,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$218,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Solicitor Lozuke read Ordinance 7-2020 by title only. A motion to approve this ordinance upon first reading was made by Councilman Gambale and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Ordinance 7-2020 was approved on introduction.

## RESOLUTIONS

By Consent Agenda, a motion to approve Resolutions 64-2020 through and inclusive of Resolution 70-2020 was made by Councilman Gambale and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. The resolutions were approved.

RESOLUTION 64-2020  
GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE OCTOBER 1, 2020-JUNE 30, 2021 FORM 1B

RESOLUTION 65-2020  
RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE COUNTY OF GLOUCESTER AND THE BOROUGH OF WOODBURY HEIGHTS

RESOLUTION 66-2020  
RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF WOODBUR HEIGHTS EXTENDING THE TAX DUE DATE FOR THE THIRD QUARTER 2020 PROPERTY TAXES

RESOLUTION 67 - 2020  
RESOLUTION AWARDDING AND CONFIRMING EMERGENCY CONTRACT AWARD FOR SERVICES TO THE BOROUGH OF WOODBURY HEIGHTS BY PIONEER PIPE CONTRACTORS, INC.

RESOLUTION 68 - 2020  
RESOLUTION AWARDDING AND CONFIRMING EMERGENCY CONTRACT AWARD FOR SERVICES TO THE BOROUGH OF WOODBURY HEIGHTS BY PERNA FINNIGAN, INC.

RESOLUTION 69-2020  
APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR WALNUT STREET ROADWAY IMPROVEMENTS

RESOLUTION 70-2020  
RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS AWARDDING CONTRACT FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT-ALLIANCE STREET ROADWAY IMPROVEMENTS PROJECT

Solicitor Lozuke noted that the adoption of Ordinance 3-2020 and Ordinance 4-2020 were the outstanding items under our COAH settlement agreement with Fair Share Housing which will enable the Borough to complete the last portion of the settlement, the compliance hearing, scheduled August 25, 2020.

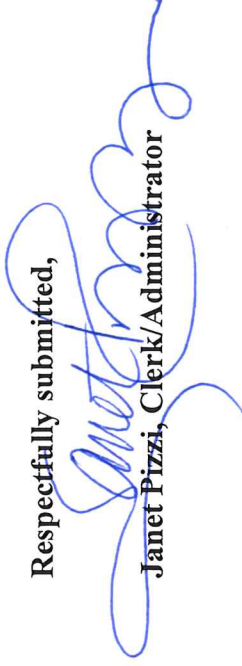
**BILL LIST:** A motion to approve the bill list as presented was made by Councilwoman Witasick and seconded by Councilman Morison. A roll call vote in favor was unanimous. The bill list is approved.

**PUBLIC PORTION:** Mayor Packer opened the public portion of the meeting for questions and upon hearing none, a motion to close the public portion was made by Councilman Morison and seconded by Councilman Gambale. All of Council agreed. Motion carried.

Mayor Packer stated that all Committee reports will be on file.

**ADJOURNMENT:** A motion to adjourn was made by Councilman Gambale and seconded by Councilwoman Witasick. All of Council agree. Motion carried. Meeting adjourned at 8:11 p.m.

Respectfully submitted,



Janet Pizzi, Clerk/Administrator