

REGULAR COUNCIL MEETING
BOROUGH OF WOODBURY HEIGHTS
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097
JANUARY 18, 2017 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 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.

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 Borough Solicitor Brian Lozuke, Borough Engineer Mark Brunermer and Janet Pizzi, Clerk/Administrator.

A motion to approve the minutes of the Regular Council Meeting December 21, 2016 was made by Councilwoman Witasick and seconded by Councilman Pye. A roll call vote in favor was unanimous. The minutes were approved.

A motion to approve the minutes of the Reorganization Meeting January 7, 2017 was made by Councilwoman Witasick and seconded by Councilman Packer. A roll call vote in favor was unanimous. The minutes were approved.

For the month of December, 2016, the Clerk reported total receipts in the amount of \$40.03 which was turned over to the Treasurer.

PUBLIC PORTION: Mayor Conley opened the meeting to the public for questions or comments.

Kurt Lukasiak, 333 Holly notified Mayor and Council of a traffic and speeding problem on Holly Avenue. He asked for and was granted permission to bring into council chambers a downed traffic sign which was hit by someone texting. Mr. Lukasiak stated that speed humps do not help. Mayor Conley acknowledged Mr. Lukasiak's concern and asked Chief Lindsay to have his officers patrol the area and ticket.

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

ENGINEER'S REPORT: Mark Brunermer reported that the contractor for the Rt 45 Pump Station project will be on site tomorrow putting in electrical conduit. Paving on Lincoln will have to wait for more seasonal weather. Still waiting for DEP on the Well No. 2 Project in order to go out to bid. For Council's input, Mr. Brunermer prepared a letter pertaining to the 2017 Road Reconstruction Program. Councilman Pye stated that he will schedule a committee meeting to discuss. A motion to authorize Sickels & Associates to go out to bid for the Reconstruction of West Jersey Avenue was made by Councilman Pye and seconded by Councilman Packer. A roll call vote in favor was unanimous. Motion carried.

SOLICITOR'S REPORT: Regarding the traffic sign that was hit, Brian Lozuke asked Paul to check with Chief Lindsay and stated that the driver should be charged for time and material.

Solicitor Lozuke stated that he received an email from the Borough Planner requesting approval by Council to proceed with a Redevelopment Plan that will also be used in conjunction with a tax abatement ordinance. Her estimate is approximately \$1,000. This plan will facilitate the Borough's goal of addressing vacant homes, provide another tool for rehabilitation, and other options as far as tax abatements for home improvements.

SOLICITOR'S REPORT (CONTINUED)

The plan should be available by next month. A motion to grant this approval was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Motion carried.

ORDINANCES
FIRST READING/INTRODUCTION

ORDINANCE 1-2017

ORDINANCE ESTABLISHING SALARIES AND COMPENSATION OF VARIOUS
BOROUGH OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOODBURY
HEIGHTS FOR THE CALENDAR YEAR 2017

Solicitor Lozuke read Ordinance 1-2017 by title only. A motion to approve this ordinance on first reading was made by Councilwoman Witasick and seconded by Councilman Yerka. A roll call vote in favor was unanimous. Ordinance 1-2017 was approved on first reading.

ORDINANCE 2-2017

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 read Ordinance 2-2017 by title only. Solicitor Lozuke stated that this ordinance surrounds the site plan approval that was secured by AC Schultes dating back in 2009. In late fall, they basically renewed their approval and obtained an extension. One condition of that approval is that they seek vacation of a portion of Fourth, Williams, Pine and Hudson. The Borough Engineer suggested that they revise the legal descriptions to specifically delineate which block/lots the vacated portions would append to. The legals provided tonight are correct however, the ordinance next month will include additional exhibits which will be appended to the individual lots. Mr. Brunermer will coordinate specific improvements to be constructed within Hudson. A motion to approve this ordinance on first reading was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 2-2017 was approved on first reading.

RESOLUTIONS

RESOLUTION 30-2017

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF
WOODBURY HEIGHTS AUTHORIZING VERIZON WIRELESS TO UTILIZE
POLES ERECTED WITHIN THE PUBLIC RIGHT OF WAY

Solicitor Lozuke read Resolution 30-2017 by title only. Mayor Conley stated that Verizon did follow up with an answer to the question regarding lightning strikes. Mr. Brunermer stated that it is new technology and Verizon has not had any experience with that happening. Mr. Brunermer added that it appears that Verizon tries to avoid installation of the booster antennas on transformer poles with lights but instead installs on intermediate poles. He also added that Verizon is liable for any damages. 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 30-2017 was approved.

RESOLUTION 29-2017

RESOLUTION APPOINTING A CHIEF, DEPUTY CHIEF, AND ASSISTANT CHIEF
OF THE WOODBURY HEIGHTS FIRE DEPARTMENT

Solicitor Lozuke read Resolution 29-2017 by title only. A motion to approve this resolution was made by Councilman Pye and seconded by Councilman Gambale. A roll

RESOLUTIONS (CONTINUED)

RESOLUTION 29-2017 (CONTINUED)

call vote in favor was unanimous. Resolution 29-2017 was approved. Mayor Conley administered the Oath of Office to Fire Chief Thomas Radcliff. Chief Radcliff was congratulated by all. Deputy Chief Mower and Assistant Chief Seibert were not in attendance.

COMMITTEE REPORTS

Public Safety: Councilman Yerka reported the Fire Department and Police Department reports. A copy of each will be on file in the Clerk's office.

Water & Sewer: Councilwoman Witasick presented the Water/Sewer Report. A copy will be on file in the Clerk's office.

Streets & Roads: Councilman Pye stating his committee is working on the 2017 Road Program. Mayor Conley stated that Public Works did a great job with the recent snow removal.

Finance & Administration: Councilman Packer stated that big expenditures are expected in 2017 between the well project and the road program. Department heads are keeping within their budgets.

Property & Environmental: Councilman Gambale reported that new windows were installed in Borough Hall. He would like to do the same for the lower level next year.

Recreation & Civic: No report was presented.

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

Peg Riordan, Auburn Street: Mrs. Riordan asked for an explanation of Ordinance 2-2017. Solicitor Lozuke responded that this ordinance is a condition of a site plan approval in 2009 obtained by AC Schultes requiring the vacation of a portion of Fourth, Williams, Pine and Hudson. Those paper streets are no longer needed because they only serve AC Schultes and the adjoining property.

Isabelle Ley, Central Court: Mrs. Ley thanked the Public Works Director for repairing the large pothole on Central Avenue.

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.

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 8:05 p.m.

Respectfully submitted,

Janet Pizzi, Clerk/Administrator