

**REGULAR COUNCIL MEETING  
BOROUGH OF WOODBURY HEIGHTS,  
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097  
MARCH 17, 2021 7:30 P.M.**

Members of the public can make public comment by audio or by audio and video during the remote public meeting. In advance of the remote public meeting, the public may submit public comment by electronic mail to the Borough Clerk ([janetpz@bwhnj.com](mailto:janetpz@bwhnj.com)) or by written form to the Municipal Building, 500 Elm Avenue, Woodbury Heights, NJ by March 15, 2021. TO JOIN THE ELECTRONIC MEETING FROM A LANDLINE OR MOBILE PHONE TOLL FREE TELEPHONE#: 1(877) 853-5257 Meeting ID: 893 6887 3450 Passcode: 730544

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 2021 which was emailed to the South Jersey Times and Courier Post on January 6, 2021, faxed on January 15, 2021 and posted on the bulletin board in the Municipal Building conforming to the directives of the "Open Public Meetings Act". Adequate notice was also posted on the Borough of Woodbury Heights website ([www.bwhnj.com](http://www.bwhnj.com)). 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, Councilman Harold "Hap" Pye, Councilwoman Cara Witasick, Councilman Richard Gambale, and Councilman Jeffrey Pitzo. Also in attendance were Borough Solicitor Brian Lozuke, Borough Engineer Mark Brunermer, Janet Pizzi, Clerk/Administrator.

A motion to approve the minutes of the Regular Council Meeting February 17, 2021 was made by Councilman Pye and seconded by Councilman Pitzo. A roll call vote in favor was unanimous. The minutes were approved.

**EAGLE SCOUT PROJECT PRESENTATION:** Thomas Wallis, accompanied by Scoutmaster, Troop 151 Jerry Bakanowsky, presented his Eagle Scout Project of installing a flagpole with solar lighting and edging of flowers at the Woodbury Heights Glen Lake, as a memorial to our service men and women. Mayor and Council were advised that the Lake Association was contacted and he will contact "call before you dig" prior to starting his project.

Mayor Packer reviewed the American Relief Plan Funding for Woodbury Heights, which will be distributed over a two (2) year period in the amount of approximately \$290,000. Mayor Packer also noted that Gateway Regional High School will receive approximately \$740,000 and Woodbury Heights Elementary School will receive approximately \$156,000. The school monies will be granted all at once. Also noted was the County funding in the approximate amount of \$56,000,000. Councilwoman Witasick confirmed with the CFO that this money will not be included in this year's budget.

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

**Julianne Thurber and Robert Torrissi, 9/11 Committee:** Mrs. Thurber and Mr. Torrissi stated that the written budget proposal for the 9/11 Memorial was presented to Mayor and Council. Mayor Packer noted that for this project, Ordinance 6-2021 is on the agenda for introduction later this evening. Mr. Torrissi stated that the goal is to have the park ready prior to the 20 year anniversary of 9/11. Mr. Torrissi also commented that another Eagle Scout Project is anticipated at the end of the year at Veterans Memorial Park.

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

**ENGINEERS REPORT:** Mark Brunermer stated that the Planning Board will meet next week for the approval of the storage facility on Glassboro Road. The Fordham Road new water main service is in and connected. The concrete work starts on March 22. Paving is scheduled mid April. The puddle on Lake Avenue is included in the South Jersey Gas punch list restoration work. Mayor Packer asked about SJG additional road work and discussion ensued regarding new paved road moratorium and the Fordham Road leaking valves.

SOLICITOR'S REPORT

**ORDINANCES**

**FIRST READING/INTRODUCTION**

**ORDINANCE 3-2021**

**ORDINANCE ESTABLISHING SALARIES AND COMPENSATION OF VARIOUS BOROUGH OFFICERS AND EMPLOYEES OF THE BOROUGH OF WOODBURY HEIGHTS FOR THE CALENDAR YEAR 2021**

Solicitor Lozuke read Ordinance 3-2021 by title only. A motion to approve this ordinance on introduction was made by Councilman Pye and seconded by Councilman Getsinger. A roll call vote in favor was unanimous. Ordinance 3-2021 was approved on first reading.

**ORDINANCE 4-2021**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

Solicitor Lozuke read Ordinance 4-2021 by title only. A motion to approve this ordinance on introduction was made by Councilman Getsinger and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Ordinance 4-2021 was approved on first reading.

**ORDINANCE 5-2021**

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 101, SECTIONS 101-1 AND 101-2 (A) OF WOODBURY HEIGHTS CODE ENTITLED "SHARED SERVICES" AND "CONSTRUCTION FEES," RESPECTIVELY**

Solicitor Lozuke read Ordinance 5-2021 by title only. A motion to approve this ordinance on introduction was made by Councilman Getsinger and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 5-2021 was approved on first reading.

**ORDINANCE 6-2021**

**AN ORDINANCE APPROPRIATING THE SUM OF \$ 25,000 TO BE USED FOR IMPROVEMENTS TO MUNICIPAL OWNED PARKS OF THE BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

Solicitor Lozuke read Ordinance 6-2021 by title only. Mayor Packer noted that before Council takes action on the ordinance this evening, they must consider the Gloucester County Light Rail Line project coming, and the legality of building the memorial park in that area, or Council's consideration of a different location, such as Glen Lake Park. Councilman Morison agreed that we must stay on top of the Gloucester County Light Rail, but part of the problem will be the potential changes to the rail line project. Councilman Pye agreed that it is so early in the rail project it could be years before it actually comes to Woodbury Heights. Councilwoman Witasick stated she is in favor of the light rail and believes the Borough should move forward with the memorial park, and made the recommendation to name the area "Veterans Park Train Station". Solicitor Lozuke noted that one consideration would be funding the park in the event it must be removed, and another is the traffic and the vibration of added trains. Mayor Packer requested the Borough Engineer to review the survey of the area. A motion to approve this ordinance on introduction was made by Councilman Gambale and seconded by Councilman Pye. A roll call vote in favor was unanimous. Ordinance 6-2021 was approved on first reading.

**RESOLUTIONS**

By Consent agenda, a motion to approved Resolution 42-2021 and Resolutions 44-2021 through and inclusive of Resolution 52-2021 was made by Councilman Pye and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. The resolutions were approved.

**RESOLUTION 42- 2021**

**RESOLUTION AUTHORIZING PURCHASE OF A POLICE DEPARTMENT PATROL VEHICLE**

**RESOLUTION 44 -2021**

**RESOLUTION ABATING INTEREST ON TAXES**

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**RESOLUTIONS (CONTINUED)**

**RESOLUTION 45-2021  
RESOLUTION WAIVING INTEREST AND PENALTIES ON TAXES**

**RESOLUTION 46-2021  
RESOLUTION AUTHORIZING REFUND OF TAX OVERPAYMENTS**

**RESOLUTION 47-2021  
AUTHORIZING STIPEND ADJUSTMENT**

**RESOLUTION 48-2021  
RESOLUTION APPOINTING CLASS II- SPECIAL LAW ENFORCEMENT OFFICER**

**RESOLUTION 49-2021  
AUTHORIZING PARTIAL PAYMENT NO. 1 FOR THE FORDHAM ROAD ROADWAY  
IMPROVEMENTS PROJECT**

**RESOLUTION 50-2021  
RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE BOND FOR WAWA,  
856 MANTUA PIKE, BLOCK 4, LOT 1**

**RESOLUTION 51-2021  
RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS ESTABLISHING THE  
MAINTENANCE GUARANTEE AND BOND FOR THE COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) ALLIANCE STREET PROJECT**

**RESOLUTION 52-2021  
RESOLUTION AUTHORIZING A CONTRACT FOR ADMINISTRATIVE SERVICES FOR  
QUASI/EXTRA DUTY PERFORMED BY THE BOROUGH OF WOODBURY HEIGHTS  
POLICE DEPARTMENT**

**RESOLUTION 43-2021  
INTRODUCTION OF THE 2021 MUNICIPAL BUDGET**

**Vikki Holmstrom, CFO, provided a brief summary of the 2021 Municipal Budget and noted the following:**

- 1. Current Fund Budget is in the amount of \$4,351,170.41.**
- 2. Increase of 3.85 cents which equates to an increase in taxes of \$68.21 for the average homeowner with an assessment of \$177,872.74**
- 3. Increases in appropriations total \$141,534, which include \$30,000 emergency for vehicle repairs from 2020; \$43,280 increase in pensions due to new formulas; \$19,000 increase in workers' compensation premiums; and \$39,500 in health insurance due to changes in personnel that previously waived coverage.**
- 4. Revenues decreased for items like fees and permits and court revenues which lead to additional surplus utilization in 2021 from 430K in 2020 to 505K in 202 with a note that all of 2020 was returned with an additional \$38,913.81 (balance is \$1,605,955)**
- 5. Water Sewer budget is \$1,750,000 with an increase use of surplus of \$22K this year. Last year's surplus was not returned in full (short \$4600) which can be attributed to delinquencies due to COVID. A rate increase is strongly suggested by the end of 2021**

**Mayor Packer requested each Department Head continue to be fiscally responsible. Councilwoman Witasick commented that the Borough needs to continue the consideration of shared services to keep the Borough fiscally safe.**

**Solicitor Lozuke read Resolution 43-2021 by title only. A motion to approve this resolution was made by Councilwoman Witasick and seconded by Councilman Getsinger. A roll call vote in favor was unanimous. The resolution was approved.**

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

Mayor Packer stated that the Municipal Clerk/Administrator has submitted her official notice of retirement effective May 01, 2021.

Mayor Packer commented that the public can view the brick campaign fundraiser video posted by Rob Torrissi. The Mayor also advised the public of the shredding event scheduled May 8, 2021.

Mayor Packer asked Police Chief Moline for an update on the Park Avenue vehicle situation. Chief Moline replied that the vehicle is registered and insured and parked off the road on private property. Councilman Pitzo will contact John Leech regarding the zoning and the Borough ordinance pertaining to parking on residential lawns. Councilwoman Witasick commented to keep in mind that people have multiple cars, but that this is an old town, and not every home has multiple driveways and garages.

Chief Moline stated that a medical marijuana dispensary is looking to coming to 30 Elm Avenue and they have asked for information on our drug free school zone. Also the Chief said that he's working with the County regarding controlling the speeding on Elm Avenue. Mayor Packer also noted a speeding problem on Alliance Avenue. Councilman Getsinger thanked Chief Moline for increasing the enforcement on Elm Avenue.

Councilman Morison thanked public works for the monitoring and tracking of a significant spike in water usage for an account in town.

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

Mayor Packer thanked Councilwoman Witasick for spearheading the COVID vaccination of seniors in town. Councilman Gambale noted that the County is in the process of compiling names of seniors who are housebound in order to provide vaccination house visits.

**ADJOURNMENT:** With no further business at hand, a motion to adjourn was made by Councilman Pye and seconded by Councilman Gambale. All of Council agreed. The meeting adjourned at 8:48 p.m.

**Respectfully submitted,**

**Janet Pizzi, Clerk/Administrator**