

**REGULAR COUNCIL MEETING
BOROUGH OF WOODBURY HEIGHTS,
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097
APRIL 20, 2022 7:30 P.M.**

**MINUTES
(DRAFT)**

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 2022 which was sent to the South Jersey Times and Courier Post on January 3, 2022 and posted on the bulletin board in the Municipal Building conforming to the directives of the “Open Public Meetings Act”. (7:30pm)

Mayor Packer led everyone in the Pledge of Allegiance.

ROLL CALL: Present: Councilman Joseph Getsinger, Councilwoman Cara Witasick, Councilman Richard Gambale, Councilman Jeffrey Pitzo and Mayor William Packer.

Absent: Councilman Robert Morison, Councilman Harold “Hap” Pye

Also, in attendance were Borough Solicitor, Brian Lozuke, Borough Engineer, Mark Brunermer, Chief Financial Officer, Victoria Holmstrom and Municipal Clerk, Shannon Elton.

MINUTES: A motion to approve the minutes of the Regular Council Meeting March 16, 2022 was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. The minutes were approved.

MAYORS ANNOUNCEMENT:

Mayor Packer made the following announcement:

“Certain measures are in place providing relief to ratepayers experiencing economic hardship during the COVID-19 pandemic. Please contact the Borough Hall for more information including bill assistance and arrearage forgiveness programs through the New Jersey DCA and repayment arrangements through installments via payment plans. An official notice of these programs is also available on the Borough’s website and in the lobby of the Municipal Building.”

RESOLUTION 51 -2022

**RESOLUTION APPOINTING A CHIEF, DEPUTY CHIEF AND
ASSISTANT CHIEF OF THE WOODBURY HEIGHTSFIRE DEPARTMENT**

A motion to approve Resolution 51-2022 was made by Councilman Getsinger and seconded by Councilman Pitzo. A roll call vote in favor was unanimous. Resolution was approved.

Mayor Packer administered the Oath of Office to the following WHFD officials: Stephen Christinzio, Chief, Anton Horowitz, Deputy Chief & Nathan Campbell, Assistant Chief

JIF-SAFETY ON THE AGENDA: Joe Henry, presented a safety presentation on behalf of the “JIF”, entitled “Slips, Trips and Falls”. He reviewed related statistics and preventative measures that can be taken to prevent their occurrences.

CLERK’S REPORT: The Clerk reminded Mayor and Council of the upcoming filing deadline for Financial Disclosure Statements on April 30th.

PUBLIC PORTION: Mayor Packer opened the public portion for questions or comments:

Jake Berry, Denver Colorado: They spoke on their ambition to open a Cannabis manufacturing business to the Borough. They pointed out an Ordinance is on the agenda involving the matter. Mayor Packer spoke on his meeting with their representation regarding their intention to open a

facility in Woodbury Heights. They stated he would be available after the meeting to speak with anyone who had questions.

Rose Yerka, 601 Stratford: They invited Mayor and Council to attend the National Day of Prayer ceremony at noon on May 5th. They also spoke on contents of the ceremony. Mr. Pitzo confirmed that Public Works was aware and would have the required equipment set up.

ENGINEERS REPORT: Mark Brunermer presented the Engineers report. Mr. Brunermer notified Council that the Borough is waiting on the DOT to move forward on the Walnut Phase II project. He reviewed the T-Mobile antenna project. Mr. Brunermer stated that he met with Ryan Wells to assess and address the water pressure issues. He spoke on the restriping and the parking agreement for the Son's of Barley brewery. Mayor Packer inquired further about the water pressure project. Discussion ensued. Mayor Packer discussed Maple Ave & Beech Ave, as in need of attention, in hopes for inclusion on future grant applications.

SOLICITOR'S REPORT:

ORDINANCES

First Reading

ORDINANCE 10 – 2022

AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS ESTABLISHING AND REQUIRING PAYMENT OF DEVELOPMENT APPLICATION FEES AND AMENDING CHAPTER 70-48 ENTITLED "MANDATORY DEVELOPMENT FEES"

Solicitor Lozuke read Ordinance 10-2022 by title only. A motion to approve this ordinance on first reading/introduction was made by Councilman Getsinger and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Ordinance 10-2022 was approved on introduction

ORDINANCE 11-2022

AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, PERMITTING THE OPERATION OF CERTAIN CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING THE CODE OF THE BOROUGH OF WOODBURY HEIGHTS CHAPTER 70, LAND USE AND DEVELOPMENT AND CREATING NEW CHAPTER XXX ENTITLED, "ESTABLISHMENT OF CANNABIS TRANSFER TAX AND USER TAX IN BOROUGH OF WOODBURY HEIGHTS."

Solicitor Lozuke reviewed the Cannabis Licenses established by the State of New Jersey and the Borough's Ordinances as it relates. He reviewed the new ordinance as well as the input from Borough Planner, Tiffany Morrissey. Discussion ensued.

Solicitor Lozuke read Ordinance 11-2022 by title only. A motion to approve this ordinance on first reading/introduction was made by Councilwoman Witasick and seconded by Councilman Getsinger. A roll call vote in favor was unanimous. Ordinance 11-2022 was approved on introduction

Final Reading/Public Hearing

ORDINANCE 6-2022

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 6-2022 by title only. Mayor Packer opened the public hearing for this ordinance.

Upon hearing no further questions or comments, a motion to close the public hearing was made by Councilwoman Witasick and seconded by Councilman Getsinger. All of Council agreed. Motion carried. A motion to adopt Ordinance 6-2022 was made by Councilwoman Witasick and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 6-2022 was approved.

ORDINANCE 7-2022

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS
AMENDING AND SUPPLEMENTING SECTIONS 14-3 AND 14-6 OF CHAPTER 14 OF THE
BOROUGH CODE ENTITLED "FIRE DEPARTMENT"**

Solicitor Lozuke read Ordinance 7-2022 by title only. Mayor Packer opened the public hearing for this ordinance.

Upon hearing no further questions or comments, a motion to close the public hearing was made by Councilman Getsinger and seconded by Councilman Gambale. All of Council agreed. Motion carried. A motion to adopt Ordinance 7-2022 was made by Councilman Pitzo and seconded by Councilman Gambale. A roll call vote in favor was unanimous. Ordinance 7-2022 was approved.

ORDINANCE 8 -2022

**AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS
AMENDING AND SUPPLEMENTING CHAPTER 59 OF THE BOROUGH
CODE ENTITLED "GARBAGE, REFUSE AND WASTE MATTER"**

Solicitor Lozuke read Ordinance 8-2022 by title only. Mayor Packer opened the public hearing for this ordinance.

Upon hearing no further 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 adopt Ordinance 8-2022 was made by Councilwoman Witasick and seconded by Councilman Getsinger. A roll call vote in favor was unanimous. Ordinance 8-2022 was approved.

ORDINANCE 9-2022

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 104 OF THE BOROUGH OF
WOODBURY HEIGHTS CODE ENTITLED "VEHICLES AND TRAFFIC"**

Solicitor Lozuke read Ordinance 9-2022 by title only. Mayor Packer opened the public hearing for this ordinance.

Upon hearing no further questions or comments, a motion to close the public hearing was made by Councilwoman Witasick and seconded by Councilman Gambale. All of Council agreed. Motion carried. A motion to adopt Ordinance 9-2022 was made by Councilman Pitzo and seconded by Councilwoman Witasick. A roll call vote in favor was unanimous. Ordinance 9-2022 was approved.

RESOLUTIONS

2022 MUNICIPAL BUDGET

Victoria Holmstrom, CMFO, reviewed the proposed Municipal Budget for 2022.

RESOLUTION NO. 48-2022

RESOLUTION TO READ BUDGET BY TITLE ONLY

A motion to approve Resolution 48-2022 was made by Councilwoman Witasick and seconded by Councilman Getsinger. A roll call vote in favor was unanimous. Resolution was approved

PUBLIC HEARING OF THE 2022 MUNICIPAL BUDGET

Mayor Packer opened the meeting to the public for questions on the 2022 municipal budget. Hearing nothing from the public, a motion was made by Councilwoman Witasick and seconded by

Councilman Getsinger to close the public portion. All agreed.

RESOLUTION 49-2022

ADOPTION OF THE 2021 MUNICIPAL BUDGET

A motion to approve Resolution 49-2022 was made by Councilwoman Witasick and seconded by Councilman Getsinger. A roll call vote in favor was unanimous. Resolution was approved

CONSENT AGENDA: A motion to approve Resolution 50-2022-Resolution-58-2022 as a consent agenda was made by Councilman Gambale and seconded by Councilman Pitzo. The consent agenda was approved.

RESOLUTION 50-2022

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF WOODBURY HEIGHTS

RESOLUTION 51 -2022

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

RESOLUTION 52-2022

RESOLUTION AUTHORIZING REFUND OF HOMESTEAD BENEFIT CREDITS

RESOLUTION 53 -2022

RESOLUTION AUTHORIZING REFUND OF HOMESTEAD BENEFIT CREDITS

RESOLUTION 54 – 2022

RESOLUTION AUTHORIZING REFUND OF ESCROW ACCOUNT BALANCE

RESOLUTION 55-2022

A RESOLUTION AUTHORIZING ON-LINE AUCTION OF SURPLUS PROPERTY

RESOLUTION 56-2022

RESOLUTION AUTHORIZING THE CLOSURE OF ESCROW ACCOUNTS WITH UNEXPENDED BALANCES

RESOLUTION 57-2022

RESOLUTION EXCLUDING PUBLIC PARTICIPATION WITHIN A PORTION OF A MEETING OF THE BOROUGH COUNCIL PURSUANT TO N.J.S.A. 10:4-12

RESOLUTION 58- 2022

A RESOLUTION OF MAYOR AND COUNCIL OF THE BOROUGH OF WOODBURY HEIGHTS AUTHORIZING THE ADOPTION OF THE 2022 GLOUCESTER COUNTY, NEW JERSEY HAZARD MITIGATION PLAN UPDATE

Mr. Lozuke concluded his report.

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

COMMITTEE REPORTS:

Councilman Getsinger, Public Safety: The WHFD Report and The Police Department Report were presented. Reports are on file. Councilman Getsinger advised residents to contact the Police Department directly if they are observing something suspicious, rather than posting on Facebook.

Councilman Morison, Water & Sewer: Reports are on file.

Councilman Pye, Streets & Roads: Reports are on file.

Councilwoman Witasick, Finance & Administration: Councilwoman Witasick stated the budget presentation covered her report and acknowledged Mrs. Holmstrom in her work and diligence. Report is on file.

Councilman Gambale, Property: Councilman Gambale reviewed his meeting with the Woodbury Heights Seniors. They had concerns about the new trash cans. He stressed the success of the Easter Egg Hunt and thanked the Fire Department, Debbie Truhan and Kate McKelvey. He also stated the music in the park took place immediately before tonight's meeting and the town wide yard sale, shredding event, and National Day of Prayer are upcoming events. The Memorial Day service will stat at 11am on May 28th.

Councilwoman Witasick relayed a request from the Seniors to have a member of Mayor and Council in attendance at their meetings.

Councilman Pitzo, Recreation: Councilman Pitzo discussed the success of the field clean-up, at the ball fields. He also stated he would know more about upcoming events, specifically yoga classes, after the next Community Events Committee meeting.

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

A motion to close the public portion was made by Councilwoman Witasick and seconded by Councilman Gambale.

ENTER CLOSED SESSION

ADJOURNMENT: With no further business at hand, a motion to adjourn was made by Councilman Gambale and seconded by Councilman Getsinger. All of Council agreed. Motion carried. (9:01)

Respectfully Submitted,

Shannon Elton, Municipal Clerk