

**WOODSTOWN BOROUGH COUNCIL
REGULAR MEETING MINUTES
March 22, 2022**

Sunshine Statement:

“The regular meeting of the Borough Council of the Borough of Woodstown, County of Salem was held at 7:00 PM in the Borough Hall in accordance by noticing the South Jersey Times and the Daily Journal and posting on the Borough Website in compliance with the Sunshine Law NJSA 10:4-5 to 10:4-21.”

- **Roll Call – Bobbitt, Hackett, Hiles, Hyman, Merkle, Nixon, Mayor Dietrich**
- **Absent – NONE**
- **Others Present – Joe DiNicola Sr (Solicitor), Joe DiNicola Jr (Solicitor), Cynthia Dalessio (Clerk), John Hitchner (Deputy Clerk), Erik Biermann (Engineer), Ryan DeFalco (Police Chief), Jud Moore (CFO), Wesley “Buster” Burden (Resident), John Beranato (Developer), Frank Hoerst (Attorney)**

Flag Salute:

The meeting was called to order at 7:00 pm and Mayor Dietrich led Council in the flag salute.

Public Comments:

The meeting was opened for public comment by Mayor Dietrich. Frank Hoerst addresses Borough Council. He states that Mr. Beranato has an application before the Planning Board which is within the designated redevelopment area. Mr. Hoerst wishes to discuss the developer’s agreement with Council. Mr. Beranato plans to utilize the second floor of one of the buildings as a residential use with hopes of housing disabled veterans. He requests for the record that Council would state that they have no objections to this building within a Commercial District being utilized for a residential use. He states that Mr. Beranato had installed a \$70,000 elevator in the building and that the second floor had been vacant for nearly 3 years.

Mr. Hiles makes a motion that Council agrees the residential use would not be in conflict with the developer’s agreement. Motion is seconded by Ms. Bobbitt and approved 6-0.

Mr. Beranato addresses Council. He wishes to discuss a sidewalk opening request he currently has pending. He wishes to test for an anomaly which was found and is requesting reduced escrows. Engineer Biermann explains the way in which restoration bonds are determined.

Mr. Hiles makes a motion to cap the escrow at \$1,000. Motion is seconded by Mrs. Hyman and approved 6-0.

Being as no more members of the public wished to speak, Mayor Dietrich closed the public portion.

Minutes:

Mr. Hackett made a motion to approve the 3/8/2022 regular meeting minutes. Motion was seconded by Mr. Hiles and the motion carries with a unanimous vote; 6-0

General Government (part 1):

The Mayor moved the PILOT ordinance up on the agenda to accommodate to members of the public which were in attendance to participate.

Mrs. Nixon makes a motion to memorialize the changes to the agreement. Motion is seconded by Ms. Bobbitt and approved 6-0.

ORDINANCE 2022-03

**AN ORDINANCE GRANTING THE BOROUGH AUTHORITY TO ENTER INTO
PILOT AGREEMENTS**

Mayor Dietrich opens to the public for discussion on Ordinance 2022-03.

Being as no members of the public wished to speak, the Mayor closed the public portion.

Mr. Hackett makes a motion to approve Ordinance 2022-03 on second reading. Motion is seconded by Mrs. Nixon and approved 6-0 with a roll call vote.

Mayor Dietrich makes the following appointments to the Planning Board:

- *Valerie Lacy – Alternate #2*
- *Burnett Hyman – Alternate #3*
- *Steven Parker – Alternate #4*

Solicitor's Report:

None

Finance:**RESOLUTION 2022-42**

Mr. Hiles makes a motion to approve Resolution 2022-42 transferring funds. Motion is seconded by Mr. Hackett and approve 6-0 with a roll call vote.

Council reviews the tax collector's monthly report.

Mr. Hiles makes a motion to approve the bill list totaling \$470,598.74. Ms. Bobbitt seconds the motion and the motion carries 6-0.

Public Safety:

Mr. Merkle makes a motion to approve the coin drops for the Fire Company. Motion is seconded by Mrs. Hyman and approved 5-0 with Mr. Hiles abstaining.

There is discussion about purchasing a new fire truck which will be able to replace 2 currently in service. Council requests Solicitor DiNicola to research their options for selling the old trucks or if they may be able to use as a trade in towards the new one as they will likely receive a greater amount of savings for the taxpayer if they may trade it in.

Utilities:

Council discusses a water bill for 2 Richmond Street. The owner had a multiple leaks over the course of 2 years in addition to being hospitalized for an extended period of time. Over this 2 year period, water overage charges were accessed amassing over \$9,000. Council discusses what had been done previously, but admits that these particular circumstances are unique due to the health circumstances involved. Solicitor DiNicola Sr suggests options Council may do to accommodate to this particular situation. Council informs the Solicitor to look into what other options may be available. Mr. Hackett instructs Mrs. Dalessio to request a formal application for relief in writing from the resident.

Streets and Roads:**RESOLUTION 2022-43**

Mrs. Hyman makes a motion to approve Resolution 2022-43 hiring Pierce Prater as a temporary public works employee. Motion is seconded by Mr. Hiles and approved with a 6-0 roll call vote.

Engineer Biermann discusses his meeting with the NJDOT and the status of 175 East Ave. The DOT had broken the meter and needs to replace it.

The sidewalk between Lincoln and Wilson was breaking. The DOT and needs to be replace.

There was a resident complaint on Wilson Ave. There is a pothole at the end of their driveway and they claimed to have popped a tire. Working to get resolved through SJG.

The Howard Ave study has begun.

Mark Blauer informed the Borough that they were approved for a \$400,000 grant for the park.

Health, Recreation, and Open Space:

Ms. Bobbitt informs Council that June 4th is "Free Fishing Day". Individuals will not need a license to fish on that day. Municipal Alliance for the Prevention of Substance Abuse (MAPSA) has requested to have an event at the lake.

Ms. Bobbitt makes a motion to approve the event. Motion is seconded by Mr. Hiles and approved 6-0.

Council discusses the purchase of trash and recycle carts and the number of carts still in storage.

Ms. Bobbitt makes a motion to purchase new carts. Mr. Hackett seconds the motion and it is approved 6-0.

General Government (part 2):

Council reviews the amended redevelopment agreement which was requested and provided by the Solicitor.

RESOLUTION 2022-44

Mrs. Nixon makes a motion to memorialize the changes to the agreement. Motion is seconded by Ms. Bobbitt and approved 6-0.

Mr. Hackett states that an official request has been made to the Sewerage Authority for 5% of their total operating budget.

RESOLUTION 2022-45

Mr. Merkle makes a motion to approve Resolution 2022-45 entering into executive session for contract negotiations and personnel. Motion is seconded by Ms. Hyman and approved with a 6-0 vote.

[Council enters into executive session at 8:05 pm]

[Council exits executive session at 8:45 pm]

General Discussion:

Mrs. Nixon makes a motion to appoint Julie Dorsey as Safety Coordinator for JIF. Motion is seconded by Mr. Hackett and approved 6-0.

Solicitor DiNicola makes Council aware of the discussion with the union regarding laborer pay rates. The union is agreeable.

Mrs. Hyman makes a motion to approve a rate of \$21 per hour for the laborer position. Motion is seconded by Ms. Bobbitt and approve 5-0 with Mr. Hiles abstaining.

Motion to Adjourn:

A motion to adjourn was made by Mr. Merkle at 9:00 pm. Motion is seconded by Mr. Hiles and approved 6-0.

Respectfully submitted,

John H. Hitchner III, Borough Deputy Clerk