

BOROUGH OF WOODBINE
BOROUGH COUNCIL WORKSHOP MEETING
501 Washington Avenue
Woodbine, NJ 08270

August 18, 2022
WORKSHOP MINUTES

Mayor Pikolycky called the meeting to order at 7:30 PM.

Mayor Pikolycky read the opening statement pursuant to the Open Public Meetings Act: “This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of August 18, 2022 was included in a list of meetings notice sent to The Press of Atlantic City and the Cape May County Herald on January 11, 2022 and advertised in said newspapers on January 14, 2022 and January 19, 2022 respectively, posted on the bulletin board in the municipal building on January 11, 2022 and has remained continuously posted as the required notices under the statute. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk. Proper notice having been given, the Municipal Clerk is directed to include this statement in the minutes of this meeting.”

The Pledge of Allegiance was let by Mayor Pikolycky.

Borough Council Roll Call

Council Member	Present	Absent
Council President Ortiz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Bennett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilwoman Perez	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Benson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Quorum:	6	0

Also Present:

Mayor William Pikolycky
Borough Solicitor Richard Tonetta, Esq
Borough Engineer Bruce Graham, PE
Borough Special Engineer Brian Prohowich, PE, Van Note-Harvey Associates
Borough Grant Consultant Michael Zumpino, Triad Associates
Borough Airport Engineer Kan Liu, DY Consultants
Borough Clerk Alexander Bauer, RMC
Borough Deputy Clerk Laurie Boyd

UNFINISHED BUSINESS

County Water Quality Management Plan (Mayor) Still pending DEP approval. (Graham) Mapping amendment previously thought to be needed does not have to be done per County Planner. The Wastewater Management Plan needs to be amended to show Woodbine sewerage going to Seven Mile Beach/ Middle sewerage treatment plant.

County Road Projects

- (1) Route 550 project concluded
- (2) Route 611 (Tyler Road): (Graham) Advertising late 2022 or in January with a completion date estimated by Memorial Day 2023

Open Space Eco-Park: (Graham) Met with DCA regarding surfacing. The surfacing issue required a redesign where Phase 1 of the project will be Jake's Law compliant with the end goal of having the entire park certified as a Jake's Law playground. (Zumpino) Eco-Park revised plan for Jake's Meadow area sent to state for approval. Small cities funds for purchase of Jake's Law equipment to be used only for meadows section of the park with Cape May County Open Space funds used for installation.

Mobile Carrier Projects at Water Tower

- (1) AT&T Generator: (Graham) Borough side signed and completed. Waiting for work to begin
- (2) T-Mobile: (Graham) Completed
- (3) Dish Network: (Graham) Waiting on escrow check.

USDA Projects

- (1) Water Project-
 - (a) Contract #1 (Generator): (Graham) Generator delivered for well #7. Looking into replacement of other older systems and equipment. Asking USDA for additional funds as a cost overrun by resolution to request cost overrun in the amount of \$519,600 for Contract #1 Water treatment plant improvements.
 - (b) Contract #2: (Graham) Control system needs to be installed and clean-ups need to be completed.
- (2) Asset Management Plan: (Graham) No Change.
- (3) Sewer Project: (Zumpino) Cost of line for MUA work and Borough connection's original cost based on engineering and permitting has doubled. Meeting with multiple organizations to investigate additional funding sources. MUA is continuing to work with Borough. (Graham) Four months lost in scheduling engineering, but as of meeting all parties are now moving in unison on this project.
- (4) Airport Feasibility Study: (Zumpino) The study shows some existing buildings must be replaced with updated buildings. Phased plan with next phase to be plans and specs for a shovel ready project. Looking for USDA funding for next phase. (Liu) FAA funding priority is for shovel ready projects.
- (5) Hat Factory Property (ECWAG)
 - (a) Contract #1 (UST): (Graham) Underground tank project. Complete.
 - (b) Contract #2 (PCB): (Graham) Soil removal complete. Resolution on agenda to submit application for additional funding from USDA for continued treatment. Change order to contract #2.

Adams Avenue/Franklin Avenue Project: (Prohowich) Submitted to DOT awaiting comments and approval to advertise. Small Cities bid package in. Have DCA approval to advertise.

DeHirsch Avenue Project

- (1) DOT: (Graham) Contract still open. Have not heard from Gerald Barrett, general contractor.

Clay Street/Madison Avenue Project: (Prohowich) Design plans more than halfway completed and close to being submitted. Extension time for grants submitted. The completion of the design is waiting on the RFP's due on August 31.

DOT Sumner Avenue Bikeway: (Graham) First reading of Ordinance for easement on Romano property placed on the agenda for current regular meeting. (Prohowich) Plans and specs for the rest of the design are close to completion.

DOT Transportation Study (Schwartz Study): (Graham) Final study received. Refer back to planning board for consideration of taking steps to amending Master Plan to incorporate as an appendix. Submit study to County Planning Board and Pinelands Commission for comments.

DOT Pavement Preservation Pilot Program: (Graham) In process

Landfill Redevelopment Zone – Solar Project: (Zumpino) Investigating proposal for an impervious fill. Discussing with NexAmp.

Abandoned Property Ordinance: (Tonetta) First reading of ordinance amending original vacant property ordinance to comply with the new state law on abandoned property.

Business Insurance Registry- New legislation. Borough will be working on details as it applies to properties in the municipality.

NJDEP Assignment of Municipal Stormwater from Tier B to Tier A (Graham) Filed and appeal and request for a hearing disputing the change from Tier B to Tier A. Further discussion is ongoing.

Cannabis Escrow- (Zumpino) Solar Cannabis NJ LLC forwarded a letter stating their Class 2 cannabis manufacturing license received conditional approval and Class 1 companion cultivation license is pending. The company has a conditional purchase agreement on a property in Woodbine. (Tonetta) Discussion on required resolutions and their construct and timing. Discussion regarding escrow fund, as well as land use and construction.

Public Comment Period for CMCMUA Modification and Renewal of Title V Operating Permit from July 11, 2022 to September 11, 2022 (Graham) County MUA in renewal process of air quality permit. Any thoughts or concerns can be submitted to MUA.

Water Installment Plan for Unpaid Charges: State law requires the Borough to offer residential customers an installment plan for unpaid water charges. Also, the DCA Low Income Household Water Assistance Program is taking applications from eligible households. Additional information is posted on the website or contact the Tax Collector.

NEW BUSINESS

Tax Bills mailed out on August 8.

Atlantic City Electric is installing Smart Meters

FAA Title IV Plan- Statutory obligation to ensure against discrimination. Small airports must be in compliance before 2025.

ADJOURNMENT

Mayor Pikolycky called for the meeting to adjourn.

Motion for:	Adjournment					
Vote Taken By:	<input checked="" type="checkbox"/> Roll Call		<input type="checkbox"/> Voice		<input type="checkbox"/> Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Council President Ortiz	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Johnson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Bennett	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Perez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Benson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pikolycky [<input checked="" type="checkbox"/> Tie Vote Not Required]			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decision:	APPROVED			6 -- 0 -- 0 -- 0		

Borough council workshop meeting was adjourned at 8:55 PM.

/s/Laurie Boyd

Date: August 29, 2022

Approved for Release: September 1, 2022