

**BOROUGH OF WOODBINE
REGULAR MEETING**

**SEPTEMBER 1, 2016
8:00 P.M.**

Mayor Pikolycky called the Regular Meeting to order and read the following statement, "Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying the Press and The Herald on January 27, 2016 and posting a copy of said notice on the Clerk's bulletin board."

Those present were: Mayor Pikolycky; Councilpersons Johnson, Bennett, Perez and Benson. Also present were: Richard Tonetta, Borough Solicitor; Bruce Graham, Borough Engineer; and Lisa Garrison, Borough Clerk. Absent: Councilmen Ortiz and Cruz.

Mayor Pikolycky called for approval of the minutes of August 18, 2016. On motion of Councilman Bennett, seconded by Councilman Johnson to approve the minutes of August 18, 2016 as presented, carried with one (1) abstention by Councilwoman Perez.

Mayor Pikolycky called for the introduction of the following proposed ordinance:

PROPOSED ORDINANCE NO. 557-2016

**AN ORDINANCE AUTHORIZING THE SALE OF LAND OF THE
BOROUGH OF WOODBINE NOT NEEDED FOR PUBLIC PURPOSES IN
ACCORDANCE WITH N.J.S.A. 40A:12-13(b)(5)**

WHEREAS, the Borough of Woodbine is the fee title owner of certain property located in the Borough of Woodbine known as Block 24, Lot 14 on the Tax Map of the Borough (Property);

WHEREAS, the Property is less than the minimum size required for development under the Borough's Zoning Ordinance and no improvements exist thereon;

WHEREAS, it has been determined that the Property is not needed for public purposes and that its sale will be beneficial to the borough by placing the same upon the tax rolls of the Borough;

WHEREAS, the Borough has determined that the fair market value for the Property is \$1,462.50 (One Thousand Four Hundred Sixty Two and Fifty Cents);

WHEREAS, the Borough has offered the Property to all contiguous property owners and only one contiguous property owner is interested in acquisition, the others having executed a Waiver of Interest.

WHEREAS, the owner of contiguous property, known as Block 24, Lot 13 wishes to

purchase the Property at the Fair Market Value.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Woodbine as follows:

1. The Mayor and Clerk are authorized to execute a Contract of Sale for the Property known as Block 24, Lot 14 to Christopher Rodriguez for the price of \$1,462.50, as well as a Quit Claim Deed of Transfer and all other documents necessary for the transfer of title.

2. The Contract shall require the purchaser provide for an all inclusive deed for Block 24, Lot 14 consolidation therewith Block 24, Lot 13 within 60 days of the execution of the Contract which shall contain the new legal description therewith.

3. The Contract shall further require that should the Purchaser fail to provide an all inclusive deed within 60 days, the Purchaser shall be in breach thereof and the Borough shall be entitled to retain the purchaser price deposited as liquidated damages and the Property will remain that of the Borough.

4. The Property shall be described as Block 24, Lot 14 and the Deed presented shall be a Quit Claim Deed.

5. The Property authorized to be sold together with the Fair Market Value shall be posted on the official bulletin board and the Ordinance printed in this official newspaper if in 5 days following its adoption.

6. The Clerk is instructed to notify the Director of the Division of Local Government Services in the Dept. of Community Affairs in accordance with N.J.S.A. 40A:12-13(b).

On motion of Councilman Bennett, seconded by Councilwoman Perez to approve the introduction of the foregoing proposed ordinance, unanimously carried.

Mayor Pikolycky called for the following resolutions:

RESOLUTION NO. 9-66-2016

**UNITED STATE DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT
RESOLUTION OF MEMBERS OF COUNCIL**

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Woodbine that the Mayor and Borough Clerk be and are hereby authorized and empowered to take all action necessary or appropriate -

1. To obtain for an on behalf of the Borough of Woodbine through the United States Department of Agriculture (USDA) or any other Governmental agency:

- (a) A loan in a sum not to exceed \$ _____
 - (b) A grant in a sum not to exceed \$37,400.00
to be advanced by the lender or grantor in one or more advances at such time or times
as may be agreed upon.
2. In case of a loan or grant or both –
- (a) For the execution of such application or applications (including exhibits, amendments and/or supplements thereto) as may be required:
 - (b) For the execution and delivery to the lender or grantor of all such written instruments as may be required in regard to or as evidence of such loan or grant; and
 - (c) In its judgement to carry out the terms of this resolution.
3. And in case of a loan –
- (a) To obligate the Borough of Woodbine for the repayment of the loan at such rates of interest and on such other terms and conditions as the Governing Body shall deem proper.
 - (b) To pledge, hypothecate, mortgage, convey, or assign property of the Borough of Woodbine of any kind and in any amount now owned or hereafter acquired, as security for any or all obligations (past, present and/or future) of the Borough of Woodbine to such lender; and
 - (c) From time to time to pay, extend, or renew any such obligations.

On motion of Councilman Benson, seconded by Councilman Johnson to approve and adopt the foregoing resolution, unanimously carried.

On motion of Councilwoman Perez, seconded by Councilman Benson to approve and adopt the following resolution, unanimously carried.

RESOLUTION NO. 9-67-2016

**APPOINTMENT OF JUAN RODRIGUEZ TO THE
RECREATION COMMISSION**

WHEREAS, there exists a vacancy to an unexpired term on the Borough of Woodbine Recreation Commission; and

WHEREAS, the following nomination has been made by the Mayor for appointment to the Recreation Commission subject to the advice and consent of Borough Council, **JUAN RODRIGUEZ** to serve as Alternate I member to the Recreation Commission for an unexpired term to expire on August 31, 2019; and

WHEREAS, Borough Council has duly considered the matter and wishes to express its advice and consent.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodbine, in the County of Cape May and State of New Jersey as follows

1. The allegations of the preamble are incorporated herein by this reference.
2. Juan Rodriguez is hereby appointed to serve as Alternate I member to the Recreation Commission for an unexpired term to expire on August 31, 2019.

On motion of Councilman Bennett, seconded by Councilman Johnson to approve and adopt the following resolution, unanimously carried.

RESOLUTION NO. 9-68-2016

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
AGREEMENT TO A LEASE AGREEMENT BY AND BETWEEN
GATEWAY COMMUNITY ACTION PARTNERSHIP, BRIDGETON
NEW JERSEY AND THE BOROUGH OF WOODBINE**

WHEREAS, the Borough Council adopted Ordinance 545-2013 authorizing the executions of a Lease Agreement with Atlantic Human Resources Inc. for Day Care and Head Start Programs; and

WHEREAS, Gateway Community Action Partnership (Gateway) has taken over the services provided by Atlantic Human Resources Inc. and executed the Lease as of October 31, 2013 for a three (3) year period with an option to renew for an additional term of three (3) years which was exercised to extend the term to October 31, 2019; and

WHEREAS, subsequent thereto, Gateway advised that they would prefer a longer term to provide assurances of continued use of the facility to induct Gateway to expend funds and

apply for grants to upgrade and repair the facility; and

WHEREAS, the Borough finds it to be in the best interest of the Borough of Woodbine to assure its residents continued Head Start and Day Care services for its residents by extending the lease for an additional three (3) years from December 31, 2019 and three (3) to five (5) year extensions thereafter under the same terms and conditions of the original lease agreement.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Woodbine that the Mayor and Clerk are authorized to execute an Extension Agreement for two (2) years and thereafter three (3) additional five (5) years subject to approval by both parties.

Mayoral Appointment

Mayor Pikolycky announced his appointment of Patrick Keenan to the position of Planning/Zoning Board Alternate IV for the unexpired term to expire on December 31, 2016.

Unfinished Business: None

New Business: Mayor Pikolycky indicated the State Police have advised residents to be aware of an IRS scam.

Engineer's Report - None

Solicitor's Report - None

Payment of Bills: On motion of Councilman Johnson, seconded by Councilwoman Perez to approve the bills for payment, unanimously carried.

Public Comment: None

Adjournment: On motion of Councilwoman Perez, seconded by Councilman Benson to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison
Borough Clerk

