

**BOROUGH OF WOODBINE  
REGULAR MEETING**

**DECEMBER 17, 2020  
7:30 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 3, 2020 and posting a copy of said Notice on the Clerk’s bulletin board.”

Those present were: Mayor Pikolycky; Councilpersons Ortiz (via telephone), Johnson, Bennett, Perez (via telephone), Benson and Cruz (via telephone). Also present were: Richard Tonetta, Borough Solicitor; Bruce Graham, Borough Engineer (via telephone); Kan Liu, Airport Engineer (via telephone); James Gurdgiel, PW Supervisor; and Lisa Garrison, Borough Clerk.

The Pledge of Allegiance was led by Mayor Pikolycky.

Mayor Pikolycky then called for a Public Hearing for Ordinance No. 592-2020, “An Ordinance Amending Ordinance No. 21-2010, as Amended Chapter 11 of the Code of the Borough of Woodbine Entitled Property Maintenance”. Mayor Pikolycky opened the public hearing. With no comment forthcoming the public hearing was then closed. On motion of Councilman Benson, seconded by Councilman Johnson to approve and adopt the following ordinance, unanimously carried upon roll call vote. Ayes: Ortiz, Johnson, Bennett, Perez, Benson, Cruz Nays: None Abstain: None Absent: None

**ORDINANCE NO. 592-2020**

**AN ORDINANCE AMENDING ORDINANCE NO. 219-2010,  
AS AMENDED, CHAPTER 11 OF THE CODE OF THE  
BOROUGH OF WOODBINE ENTITLED PROPERTY  
MAINTENANCE**

**WHEREAS**, Borough Council adopted Ordinance 219-2010 designating the International Property Maintenance Code, 2018 Edition, as published by the International Code Council as the Property Maintenance Code of the Borough of Woodbine for regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for conditions within the Borough essential to ensure that structures are safe, sanitary and fit for human occupation and use and the condemnation of buildings and structures unfit for human occupancy and use, which is kept in the Clerk’s Office of the borough of Woodbine; and

**WHEREAS**, the Borough intends upon amending the International Property Maintenance Code 2018 Edition (IPMC) to clarify the public official designated therein as being the person authorized and directed to enforce the provisions of the Code.

**WHEREAS**, the Borough Council finds the Code Enforcement/Zoning Officer or his/her designee has sufficient knowledge and experience in construction to properly assess the condition of buildings and structures within the Borough to assure their compliance with the IPMC and securing the promotion of the public health, comfort, convenience, safety, welfare and prosperity of the Borough and its inhabitants.

**WHEREAS**, Borough Council further adopted Ordinance 2014-547, as amended, Section 11-2 of the Code of the Borough of Woodbine setting forth the requirements and obligations of the owners of certain properties deemed to be vacant as defined therein and finds that the Code Enforcement/Zoning Officer or his/her designee has sufficient knowledge and experience to serve in the capacity of “Public Officer.”

**NOW, THEREFORE BE IT ORDAINED** by the Council of the Borough of Woodbine that the Code of the Borough of Woodbine shall be amended as follows:

1. Section 11-1.2 of the Code of the Borough of Woodbine entitled Additions, Insertions and Changes shall be amended as follows:

Any reference in the International Property Maintenance Code 2018 Edition to “*code official*” shall mean the Code Enforcement/Zoning Officer or his/her designee.

2. Section 11-2.1 of the Code of the Borough of Woodbine entitled Definitions shall be amended as follows:

The definition of “**PUBLIC OFFICER**” shall be deleted in its entirety and replaced as follows:

#### **PUBLIC OFFICER**

The Code Enforcement Officer/Zoning Officer, or his/her designee, is hereby designated as the Public Officer of the Borough and shall exercise the powers prescribed by this Section.

**BE IT FURTHER ORDAINED** that any portion of Ordinance 2019-2010 or Ordinance 2014-547, as amended, Chapter 11 of the Code of the Borough of Woodbine not amended hereby shall remain in full force and effect.

**BE IT FURTHER ORDAINED** that any Ordinance or portion thereof that is inconsistent herewith shall be void to the extent of such inconsistencies.

**BE IT FURTHER ORDAINED** that should any portion of this Ordinance be deemed unenforceable by a court of competent jurisdiction, the balance of this Ordinance not so deemed unenforceable shall remain in full force and effect.

Mayor Pikolycky then called for a motion and second on the following resolution,

**RESOLUTION NO. 12-122-2020**

**APPROVAL OF CHANGE ORDER NO. 1 AND CHANGE ORDER NO. 2  
TAXIWAY B REHABILITATION – PHASE I CONSTRUCTION**

**WHEREAS**, South State, Inc. of Bridgeton, New Jersey was previously awarded a contract in the amount of \$393,745.75 for the project known as Taxiway B Rehabilitation Phase I Construction; and

**WHEREAS**, during the course of work on the project certain additions and deletions to contract quantities were incorporated into the construction; and

**WHEREAS**, said additions and deletions are as shown on Change Order No. 1 decreasing the contract amount by \$41,890.00 and making the total amended contract amount of \$351,855.75; and

**WHEREAS**, further additions and deletions are shown on Change Order No. 2 increasing the contract amount by \$35,995.00 and making the total amended contract amount of \$387,850.75; and

**WHEREAS**, the necessary funds for this contract modification are available through the previously approved FAA Grant; and

**WHEREAS**, Kan Liu, Project Administrator, DY Consultants recommends approval of said Change Order No. 1 and said Change Order No 2.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodbine, that Change Order No. 1 in the amount of (\$41,890.00) and Change Order No. 2 in the amount of \$35,995.00 for the Taxiway B Rehabilitation – Phase I Construction Project is hereby approved, subject to concurrence with said approval by the FAA.

On motion of Councilman Cruz, seconded by Councilman Bennett to approve the foregoing resolution, unanimously carried.

Unfinished Business

Water Quality Management Plan (County) Status – no change.

County Road Project

Route 550 – No change.

Open Space Eco-Park Replacement/Upgraded Items – waiting on the State to approve the change order for the bikeway project in order to closeout. The first draft of the concept plans for the playground received. Mr. Graham recommended a meeting be convened to discuss prior to submittal to the County.

Mobile Carrier Projects at Water Tower (Status) – the projects are complete. Ms. Garrison is working with Smartlink to replenish outstanding escrows. AT&T to submit a new escrow for a generator project.

USDA Projects – Status –

Food Pantry III – waiting on a revised proposal for Contract #1 from contractor. Contract # 2 is complete. USDA is indicating that Contract #1 and Contract #2 are one project and as such must be submitted for closeout together.

Water/Asset Management Plan (Status) – Asset Management Plan is substantially complete. RCAP is to review the plan prior to submission to the DEP.

Sewer Project - the agreement has been returned to CMCMUA with the Borough's comments. A conference call had been held regarding the outstanding issues of the agreement. The agreement will be taken to the DAG to revise. Mr. Graham indicated this project will probably need additional funding and an IBank application has been initiated..

Hat Factory Property – work on the specifications is ongoing. The first contract will be for tank removal and is anticipated to be out to bid after the first of the year..

Radios - no change.

Command Vehicle – no change.

DOT DeHirsch Avenue Project Status – comments have been received from DOT. Mr. Graham will be responding and hopes to coordinate this project with the County 550 project.

DCA Local Bicycle/Pedestrian Planning Program Study (Status) - a kickoff meeting had been held with NJDOT and Sam Schwartz. The scope of work is currently being developed once complete and approved by DOT the project should take approximately ten (10) months to complete.

Landfill Redevelopment Zone – Solar Project Status - no change.

Road Vacation Status – Mr. Tonetta has contact the attorney representing Mr. Bruenig and advised him that the escrow needs to be replenished and to contact the Borough Clerk. additional escrow.

Master Plan –DCA working on the zoning ordinances. Anticipated by the first quarter of 2021 to be able to review and implement.

Airport Lease Agreements –

Holland to American Aerospace Technologies - no change.

Delinquent Hangar Accounts – Hartley & Thompson - Mr. Tonetta indicated the complaints have been filed with the court.

COVID19 (Status)

Cases – Ms. Garrison indicated there are currently ten (10) cases.

LGEF/CRFG Funding Application – was submitted on 12/10/20.

First Responder Vaccination List – submitted

Clean Energy Projects (Status)

Energy Audit - waiting for a meeting to be held to review.

Energy Auction (Agreement) – The auction was not held due to the fact no rates could be obtained that would be cheaper than that currently being charged by Atlantic City Electric.

CMC OEM Hazard Mitigation Plan (Status) – submitted on 12/17/20.

FEMA Grant Storm Isaias - Ms. Garrison indicated Storm Isaias has been declared a disaster and the Borough will be submitting our expenditures for reimbursement.

Water Tower Tank Inspection Proposal - the inspection will be done by the end of the month.

New Business –

Fire Department Parade of Trucks – December 20, 2020 – 10:00 a.m.

Reorganization Meeting - January 7, 2021 – 7:30 p.m.

Tipping Fees - Mayor Pikolycky requested Mr. Gurdgiel review if there was an increase in this year's expenditures.

Committee Reports:

Public Works/Buildings & Grounds: Mr. Gurdgiel indicated he will be submitting the information regarding the new regulations for brush/leaf pickup to Mr. Tonetta to prepare a resolution to set the parameters..

Health, Education & Human Services: Chairman Benson had nothing to report at this time.

Public Safety & Courts: Chairman Cruz had nothing to report.

Community Affairs & Grants: Chairman Ortiz had nothing to report at this time but wished everyone a Merry Christmas and Happy New Year.

Property & Small Business: Chairman Johnson had nothing to report.

Revenue & Finance: Chairwoman Perez had nothing to report at this time.

Engineer's Report - Mr. Graham had nothing further to report..

Airport Engineer's Report - Mr. Liu reported on the following:

Helicopter Parking Apron Design and Construction - closeout documents have been revised at FAA's request. Awaiting closeout of this project from the FAA in order to submit the final invoice for South State's retainage and Woodbine's IFE reimbursement.

Taxiway B Rehabilitation Design - continuing work on the design for 2021 construction to be submitted by the May 15<sup>th</sup> deadline.

Taxiway B Rehabilitation Construction Phase II – work was completed on December 4, 2020. A semi-final inspection is being held on December 22, 2020 after which a punch list will be created..

Solicitor's Report – Mr. Tonetta reported that the Borough may be eligible to submit an application for a \$10,000 no cash match grant for an OEM EMPG Subgrant. Mr. Tonetta will forward the information to the Clerk.

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

Public Comment - None

Adjournment: On motion of Councilman Johnson, seconded by Councilman Bennett to adjourn, unanimously carried.

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Respectfully submitted,

Lisa Garrison  
Borough Clerk

