

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

Thursday, March 3, 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: “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying The Press and The Herald on January 11, 2022 and posting a copy of said notice on the Clerk’s Bulletin Board.”

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 (phone)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Benson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Cruz	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Quorum:	5	1

Also Present:

Mayor William Pikolycky
Borough Engineer Bruce Graham, PE (phone)
Borough Special Engineer Jim Verna, PE, Van Note-Harvey Associates
Borough Grant Consultant Michael Zumpino, Triad Associates
Borough Public Works Jim Gurdgiel
Borough Clerk Alexander Bauer, RMC
Borough Deputy Clerk Laurie Boyd

UNFINISHED BUSINESS

County Water Quality Management Plan: Still at state for review.

Councilman Ortiz joined meeting in-person at 7:36 PM.

County Road Projects – Washington Avenue Route 550: To be resurfaced in the near future.

County Road Projects – Tyler Road Route 611: In RFP process

County Road Projects – Route 610: Verna reported county moving south to north for resurfacing.

Open Space Eco-Park: Graham reported borough reached out to playground manufacturer MRT regarding concept plan. MRT suggested changes to the design. Zumpino commented on the importance on ensuring the project meets the Jake’s Law requirements. However, the final rules to the Law have been delayed for a year. Comments of interested parties to be reviewed.

Mobile Carrier Projects at Water Tower:

- (1) AT&T Generator: Graham reported contract amendments have been reviewed and modified several times. A final contract was sent to V-Comm for them to send to AT&T. Should be finalized soon and waiting to start work.
- (2) T-Mobile: Graham reported on some comments he made. Agreement was sent over to T-Mobile and awaiting their response.
- (3) Dish Network: Graham reported borough is waiting on them to post escrow for professional review. They want to use part of water tower.

(4) Sprint Termination: Graham reported agreement went back and forth. Sprint to leave equipment in place in exchange for a payment to borough of \$40,000.

USDA Food Bank Phase III: Zumpino reported final payment to be sent by USDA. All paperwork has been completed.

USDA Food Bank Phase IV: Zumpino reported an ADA improvement transition plan has been prepared. There is another program under USDA Communities Facility umbrella called Emergency Rural Health Care grant program which provides 75% funds. Must show improvements to support future COVID and pandemic-related response.

USDA Radios: Zumpino stated this is a separate project from Food Bank and borough will be reimbursed for costs.

USDA Water Project: Verna reported 75% complete and in process of securing pricing and quotes for additional work funded through NJDCA. A list has been developed of projects and their pricing. Objective would be to do work via a change order. Additional project cost would be close to \$250,000. Zumpino reported USDA prioritizes work on previous projects which is not anticipated but needed during initial design and review. Verna reported additional work to include: new lime machines, chlorine analyzer, chlorine machine, pumps, HVAC unit on top of building which has failed, shed, miscellaneous items to include gas line. Verna reported contract #2 to be finalized with an approximate \$40,000 reduction in final price.

USDA Asset Management Plan: Graham reported awaiting approval from NJDEP. Verna reported company assisting with plan was going to follow up with state.

USDA Sewer Project: Verna reported he is working on documents for I-Bank application and working with bond council. Mayor Pikolycky commented on the costs of project and a meeting is required between all interested parties to review costs. Verna reported state is going through their procurement process for design services. Zumpino reported both cost and schedule concerns from USDA and county MUA.

USDA Airport Feasibility Study: Zumpino reported McKernan Architects finalizing review of the hangars. Probable determination is all hangars are functionally obsolete and needs to be replaced. Airport engineer to file for FAA terminal grant.

USDA Water Diversion Permit: Verna reported in review process. Late May completion.

Hat Factory Property (ECWAG): Contracts executed and USDA has signed off on award. Pre-construction meeting scheduled for next week.

Adams Avenue Project: Verna reported on updated concept plan and will schedule meeting with borough to review.

DOT DeHirsch Avenue Project: Verna reported core waivers submitted to NJDOT. He heard back from NJDOT: no issue, but needed to see final quantities and will then submit closeout paperwork. Grass seeding to be reviewed in spring for closeout.

DOT Clay Street/Madison Avenue Project: Verna reported awaiting NJDCA award and then will start RFP process.

Landfill Redevelopment Zone – Solar Project: Working on capping permits.

Freidriechstadt Road Vacation: No update.

Master Plan Status – Zoning Ordinance Adoption: Scheduled April 7th meeting for public hearing.

Airport Delinquent Hangar Accounts – Pecan: No update.

DOT Transportation Study (Schwartz Study) – Steering Committee Meeting: Looking to finalize location for public hearing.

NEW BUSINESS

BPU Community Energy Planning Grant: Zumpino reported BPU is taking applications for planning and developing an overall borough strategy and energy master plan to include the solar field at the landfill, county MUA landfill, and DHS solar plan. Funding is for \$25,000.

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 checked="" 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 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 8:06 PM.

/s/Alexander Bauer, RMC

Date: March 12, 2022

Approved for Release: March 17, 2022