

**BOROUGH OF WOODBINE  
WORKSHOP MEETING**

**September 03, 2015  
7:30 P.M.**

Mayor Pikolycky called the Workshop 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 20, 2015 and posting a copy of said notice on the Clerk’s bulletin board.”

Those present were: Mayor Pikolycky; Councilpersons Ortiz, Bennett, Murray, Perez, and Benson. Also present were: Bruce Graham, Borough Engineer; Richard Tonetta, Borough Solicitor; and M. Frankel Sypniewski, Deputy Borough Clerk. Absent: Councilman Cruz.

Mayor Pikolycky called for the Pledge of Allegiance.

Unfinished Business –

The first Baptist Church of Woodbine will hold its SOAR Golf Campaign on September 25, 2015, in Rio Grande

Greater Woodbine Chamber of Commerce Car Show will be October 10, 2015

Engineer Graham reported that the reconstruction and drainage work on Heilprin Avenue is being rebid as the previous bids were all rejected; some alternates have been changed to keep flexibility in awarding contract. Bids are to be opened September 10 at 10 am

He also reported that the meeting with County Engineer and Hatch, Mott, MacDonald re: road projects particularly the drainage on Webster Avenue is planned for mid to late September. Discuss design for both Webster and Route 550. Project in excess of \$2 million through various funding sources.

DOT has announced applications for four project categories for this year; applications are due October 20:

Municipal Aid—for street reconstruction.

Transit Village—for both traditional & non-traditional transportation projects within half a mile of transit facility. Could tie in with Open Space project, Heilprin bikeway & state-wide bikeways, NJ Transit stops; enhancing pedestrian/biking safety.

Only certain communities have been designated as transit villages.

Bikeways—we put in application for that every year and have had numerous successful grant fundings.

Safe Routes to Transit—linkages between transit facilities, to promote the use of facilities.

Looking to leverage projects that we have.

Another round of funding is available from Pinelands Land Acquisition Finance Fund that could leverage the Open Space project, maybe partnership for Phase II with the County.

This money is only available to Pineland Communities to preserve Open Space ground within Pinelands Communities.

Now that our grants & contracts are all in place, there will be a conference call meeting re: sewer study with the Department of Human Services on September 17 at 2 pm. Allaying concerns as to timing especially as to getting into State capital budget for fiscal year 2017, a lengthy process. We will know by December/January our costs, feasibility.

#### New Business –

Meeting with State Police re: ballistics upgrades to station lobby area, set for September 11 at noon at Woodbine barracks. Have reached out to Joe McKernan meet with us & State Police to get estimates of cost. Similar to what had been proposed for podium area when courts were still here.

County proposed interactive map book: draft received to review for submission. Overview of County with grids to click on to see various municipalities, showing all facilities therein. We are sending in our revisions.

COAH: Solicitor Tonetta reported conference with Judge Johnson was postponed to September 10. Our plan will be updated closer to December.

Atlantic County Conference of Mayors requested all their planners/representatives appear at meeting; our solicitor & expert will also attend this management conference. Judges appointing Special Masters to assist them in this situation.

Asking for input from involved parties. Slow arduous proves. We have filed motions to stay, all of which were postponed to later October. We have received no objections to ours.

We will be prepared with our plan & expect no opposition to it.

Appellate case out of Hoboken that dealt with amendments to rental rehabs etc. ordinances no longer have to get COAH permission. Plan of 2007 met COAH obligations, WDC was included and put up us over top. Bringing our plan up to date will be good until 2025.

Engineer Graham: Complete Streets Summit is October 26. We are a Certified Complete Streets Community, which also earns us points on certain grant applications. The Federal side also encourages this type of bike, pedestrian, handicapped individual road compatibility design.

Minutes of Workshop Meeting  
September 03, 2015

The block of South DeHirsch adjacent to Borough Hall has finally been paved over. This was part of the road drainage project was funded by various sources at close to \$2 million.

Solicitor Tonetta reported on the litigation concerning Woodbine Manor against Borough claiming rental registration ordinance was unconstitutional. Judge in Cape May County found it constitutional. In a different case in Hamilton Township (Timber Glen vs. Hamilton Township) it was found that municipalities do not have the right to license rentals but do have the right to regulate and inspect rental units for sake of protecting for health, safety, welfare of tenants. Our ordinance deals with regulatory & inspection phase. Multi-family Association may try to attack ability to regulate because State already does. Most of case law says municipalities understand own needs—such as high number of seniors afraid to report conditions for fear of eviction . Our ordinance mandates yearly inspection and meets requirements of Timber Glen. Fee must reflect reasonable costs of service being provided, not used as a form of revenue.

On motion of Councilman Bennett, seconded by Councilwoman Perez to adjourn the workshop meeting, unanimously carried.

Respectfully submitted,

M. Frankel-Sypniewski  
Deputy Borough Clerk