

**Regular Monthly Meeting of the  
Mayor and Common Council of Gloucester City  
Thursday, February 23, 2023, 7:00 P.M.  
313 Monmouth Street**

**Minutes**

1. **Call Meeting to Order:** By Mayor Baile at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile were present. Berglund and Budesu were excused.
4. **Open Public Meetings Act Notice:** This meeting is being held in accordance with the New Jersey Open Public Meetings Act, otherwise known as the "Sunshine Law." It has been legally noticed in accordance with the law and copies have been given to those requesting the same.
5. **Oath of Office:** Jake Bennett, Police Officer
6. **Minutes:** January 19, 2023 Caucus Meeting with Executive Session and January 23, 2023 Monthly Meeting  
**Motion By:** Johnson, **Second By:** Page to approve. All in favor.
7. **Resolutions R041 through R048:**  
**R041** Resolution Authorizing Refund of Rental Facility Registration and License Fee  
**R042** Resolution Authorizing the Mayor of the City of Gloucester City to Execute an Agreement of Sale by and between the City of Gloucester City and Comcast of Wildwood, LLC, a Delaware Limited Liability Company, to Purchase Property Located at 534 Nicholson Road, Gloucester City, New Jersey, Identified on the City Tax Map as Block 224, Lot 6, Subject to Certain Terms and Conditions  
**R043** Resolution Designating Handicapped Parking Space: Removing 314 Sherman Street  
**R044** Resolution Authorizing Senior and Veteran Deductions  
**R045** Resolution to Correct Billing Charges on Utility Records  
**R046** Resolution Authorizing the Appointment of Chief Financial Officer for the City of Gloucester City  
**R047** Resolution Authorizing a Contract to Root 24, Inc. for the Combined Sewer Video on Ellis & King Streets  
**R048** Resolution Authorizing a Contract to Think Pavers for the Johnson Park Jogging Trail Reconstruction  
**Motion By:** Johnson, **Second By:** Baus to approve.  
**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.
- Individual Resolutions:**  
**R049** Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs for Welcome to Gloucester City UEZ Program  
**R050** Resolution Designating Handicapped Parking Space: Removing 804 Hunter Street  
**R051** Resolution Authorizing the Mayor of the City of Gloucester City to Execute an Agreement for a Gloucester City Public Information System at Gloucester Towne  
**R052** Resolution Authorizing the Filing of an Application to the New Jersey Department of Environmental Protection to Fund Improvements to Johnson Park  
**R053** Resolution of the Mayor and Common Council of Gloucester City, Camden County, State of New Jersey, to Authorize the Planning Board to Undertake a Preliminary Investigation to Determine Whether Conditions Exist to Designate Various Properties within the City of Gloucester City as a Non- Condemnation Redevelopment Area Pursuant to the Local Redevelopment and Housing Law  
**R054** Resolution Authorizing the Mayor of the City of Gloucester City to Execute a Management Agreement Between the City of Gloucester City and PRD Management, Inc. to Manage Property as the City's Agent for Land and Buildings and Other Improvements Which Make Up 34 N. King Street, Gloucester City, New Jersey  
**R055** Resolution Authorizing and Directing the City of Gloucester City Land Use Board to Undertake a Preliminary Investigation to Determine Whether the Proposed Study Area Which Includes Block 2.01, Lot 3, Block 211, Lot 1, Block 5, Lots 8, 9, 10.01, 11.01, 11.02, 11.03, 21.01 or 12.01, 12.02 and 16.02 and, Lot 2, is to be Delineated as an Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 ET SEQ)  
**R056** Resolution Waiving Utility Charges for Block 140, Lots 1.04 & 1.05 known as 133 Westminster St.  
**Motion By:** Timm, **Second By:** Page to approve.  
**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**8. Ordinances for Second Reading and Public Hearing Next Month (March 27, 2023):**

**O 01-2023** Ordinance of the City of Gloucester City, County of Camden and State of New Jersey Amending the Gloucester City Land Development Ordinance 36-96 to Provide for a Cannabis Establishment as a Conditionally Permitted Use Overlay Zone

**O 02-2023** Ordinance of the City of Gloucester City, County of Camden and State of New Jersey to Amend and Supplement the Code of the City of Gloucester City, Entitled "Cannabis Municipal Tax" to Collect a Statutorily Authorized Two Percent (2%) Municipal Transfer Tax on Cannabis Sales by Class I, II and V License Holders and One Percent (1%) Municipal Transfer Tax on Cannabis Sales by Class III License Holders

**Ordinances for First Reading this Evening and Second Reading (March 27, 2023):**

**O 03-2023** Ordinance Authorizing the Purchase of Certain Property Located at 534 Nicholson Road, in the City of Gloucester City, identified on the City Tax Map as Block 224, Lot 6, Subject to Certain Terms and Conditions, in Accordance with the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 ET SEQ.

**Motion By:** Page, **Second By:** Baus to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**O 04-2023** Ordinance Amending Ordinance 22-2019 and Replacing Chapter 86B, "Vacant Property Registration" of the City Code Regarding the Registration and Maintenance of Certain Properties

**Motion By:** Timm, **Second By:** Johnson to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**O 05-2023** Ordinance Rescinding Ordinance 26-2022 and Adopting a Redevelopment Plan Amendment for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, County of Camden, State of New Jersey

**Motion By:** Page, **Second By:** Johnson to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**O 06-2023** Ordinance Authorizing the Execution of an Operation and Easement Agreement

**Motion By:** Johnson, **Second By:** Page to approve.

**Roll Call:** Baus, Johnson, Page and Mayor Baile voting in the affirmative. Timm abstained.

**O 07-2023** Ordinance Amending Chapters 71, 86 and 90 of the Code of the City of Gloucester City

**Motion By:** Johnson, **Second By:** Page to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**O 08-2023** Ordinance of the City of Gloucester City, County of Camden and State of New Jersey to Provide for a Cannabis Establishment as Conditionally Permitted Use Overlay Zone and Creating a Licensing Process

**Motion By:** Page, **Second By:** Johnson to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**O 09-2023** Ordinance Implementing the Master Plan of the City of Gloucester City and Updating & Re-Codifying the City's Land Use Ordinance

**Motion By:** Johnson, **Second By:** Baus to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**O 10-2023** Ordinance Authorizing the Execution of an Encroachment Agreement

**Motion By:** Page, **Second By:** Baus to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**O 11-2023** Ordinance of the City of Gloucester City, County of Camden, State of New Jersey Amending and Supplementing Chapter 55 of the City Code Regarding the Requirement for Inspection of Lead Based Paint in Certain Residential Dwellings

**Motion By:** Johnson, **Second By:** Timm to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

**9. Old Business/New Business:**

a) **Bills Paid from Jan. 24, 2023 to Feb. 9, 2023** \$ 1,749,856.62

**Bills Approved Feb. 23, 2023** \$ 315,472.53

**Total amount being approved:** \$ 2,065,329.15

**Motion By:** Page, **Second By:** Timm to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

- b) From Epiphany Church – requesting to host their annual Easter Egg Hunt at Proprietor’s Park on April 8, 2023 from 2:30 p.m. to 5:30 p.m. – Approved.
- c) From Jesse Esterly, Director Cpl Marc Ryan Memorial Run/Walk – requesting permission to hold the annual race on October 28, 2023. – Approved.

**10. Open Public Forum on any topic:**

The Governing Body has approved the following rules governing the procedures of the Open (General) Public Forum:

- Any citizen or taxpayer wishing to address the Governing Body may do so after approaching the rail, stating his or her name and address and being recognized by the chair. Said citizen or taxpayer will then be permitted to address the Governing Body for five minutes. After all persons wishing to address the Governing Body have had the opportunity, persons may approach the rail for a second and final five-minute interval during this session. Our attorneys have advised us that we cannot prevent you from making remarks about our employees. They have requested that we advise you that our employees are not Public Officials and you are not immune from civil actions they may bring as a result of your remarks.
- James Theckston – 146 Park Avenue stated that he is concerned about a city official. Mr. Theckston stated he called 14 times and never received a call back.
- Abriana Velez – 410 Hudson Street is looking for support to compete for Mrs. New Jersey.
- Theresa Graham – Barnard Avenue stated that she is concerned about senior citizen scams. She thanked Sgt. DePoder for attending the senior meeting to inform them of the scams.
- Theresa Graham also stated that she is disappointed with the Barnard Street project.
- Ken Wallace – 23 N. Harley is requesting to reinstated his rental registration license. Johnson stated that his request is denied. H. Long stated that there are outstanding issues that concern the Housing Committee, therefore, the request is denied.
- Sherry Ayms – 314 N. Burlington Street has an issue with Holt and their employees leaving trash in the area as well as people changing in their cars. Asking to have permit parking in the area.

**O 12-2023** Ordinance of the City of Gloucester City, County of Camden, State of New Jersey Amending the Permit Parking Section of the Code

**Motion By:** Page, **Second By:** Baus to approve.

**Roll Call:** Baus, Johnson, Page, Timm and Mayor Baile voting the affirmative.

- Bob Bevan – Jefferson Avenue is concerned for the seniors and less fortunate in town and their transportation.

**R057 Closed Session.**

**Motion By:** Page, **Second By:** Baus to enter into Closed Session at 8:03 p.m. All in favor.

**Motion By:** Page, **Second By:** Baus to come out of Closed at 8:29 p.m. All in favor.

No action was taken after Closed Session.

**Motion By:** Timm, **Second By:** Page to adjourn at 8:32 p.m.

**ATTEST:**

  
**VANESSA L. LITTLE, City Clerk**