

**Caucus Meeting of the  
Mayor and Common Council of Gloucester City  
Thursday, June 16, 2022 6:00 P.M.  
313 Monmouth Street  
Agenda**

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Hutchinson, Johnson, Page, Timm and Mayor Baile
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.

**Public Comment Period:** The Governing Body, in accordance with P.L. 2002, c. 80, have adopted the following guidelines relative to the Public Comment Period (PCP) at Caucus, Work session, Special and Emergency Meetings of the Mayor and Common Council of Gloucester City: The PCP shall occur at the beginning of each meeting; it shall be no longer than one half-hour in length; every person wishing to speak may do so once during the period for no longer than five minutes. No changes have been made for the PCP of the regular monthly meetings. 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.

5. **Reports:**
  - I. **Engineer's Report:**
  - II. **Committees of Council:**
    - a) Celebrations:
    - b) Community Dev.:
    - c) Finance & Administration:
    - d) Fire:
    - e) Housing:
    - f) Licensing:
    - g) Police:
    - h) Public Works/Water Dept:

6. **Minutes:** May 19, 2022 Caucus and May 26, 2022 Regular Monthly Meeting with Executive Session

7. **Resolution:**  
R127 Resolution Awarding a Contract to A.C. Schultes, Inc.

### **Resolutions for Discussion:**

- R Resolution Authorizing Renewal of 2022-2023 Plenary Retail Consumption, Distribution and Club Licenses
- R Resolution Approving Coin Toss for Gloucester Memorial A.A. (Sept. 16, 2022)
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Recycle Tonnage Fund
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Distracted Driving
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Clean Communities Fund
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Local Recreation Improvement Fund
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Body Armor Replacement Fund
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Recycling Tonnage Grant
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) CDBG Small Cities Sussex Street Fund
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2022 Budget of the City of Gloucester City Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) DVRCP-Pass-Thru FHA TCDI Grant
- R Resolution Authorizing Purchase of Fuel Dispensers for the Gloucester City Public Works Department
- R Resolution Designating Handicapped Parking Spaces: Adding 336 Bergen Street
- R Resolution Authorizing the Award of the Contract for the Solid Waste and Recyclable Materials Collection to Seaside Waste Services, Inc. in the City of Gloucester City, County of Camden, State of New Jersey
- R Resolution Approving Coin Toss for Gloucester Memorial A.A.

### **8. Ordinances to be voted on next week (June 23, 2022):**

- O 10-2022 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 Conditionally Permitted Use Overlay Zone

- O 11-2022** 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, Chapter 80 Taxation, Article III, 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
- O 12-2022** Ordinance Amending the Ordinance Regulating the Salaries of the Employees of the City of Gloucester City, County of Camden, State of New Jersey (Non-Rep)
- O 13-2022** Ordinance Authorizing Adjustment to Certain Sewer Use Charges Set forth in Chapter §71-6A of the Code of the City of Gloucester City, County of Camden, State of New Jersey (Title Only)
- O 14-2022** Ordinance Regulating Airbnb in the City of Gloucester City, County of Camden, State of New Jersey
- O 15-2022** Ordinance Adopting a Redevelopment Plan for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, County of Camden, State of New Jersey
- O 16-2022** Ordinance Approving the Application and Financial Agreement for a Long-Term Tax Exemption with Meridia Gloucester City 101, Urban Renewal, LLC for a 2.1 Acre Portion of Block 48, Lot 2.01 on the Official City Tax Map of the City of Gloucester City
- O 17-2022** Ordinance Amending Chapter 87, Vehicles and Traffic, Article I, Entitled Street Traffic and Parking, 87-9, Schedule B: Stop Intersections, of the Code of the City of Gloucester City, County of Camden, State of New Jersey
- O 18-2022** Ordinance Amending the Department of Municipal Court, Article XII, adding title (Deputy Municipal Court Administrator)

**9. Correspondence:**

- a) From Meredith Bayer – requesting Proprietor’s Park for a wedding ceremony on October 1, 2022 from 12-6pm
- b) From Holt Logistics Corp. – requesting use of grassy area and parking lot next to Coast Guard Building on July 15, 2022 from 9am-6:30pm for a corporate picnic

**10. Adjournment:**

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R           - 2022**

**RESOLUTION AWARDING A CONTRACT TO A.C. SCHULTES, INC.**

**WHEREAS**, the City of Gloucester City received a quotes for the Maintenance of Well #42 from A.C. Schultes, Inc.; and

**WHEREAS**, the quotes are not to exceed Sixty Thousand Dollars (\$60,000.00); and

**WHEREAS**, funds are available for this project as evidenced by the attached Certificate of Availability of Funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Gloucester City, County of Camden, State of New Jersey that a contract be awarded to A.C. Schultes, Inc., 664 S. Evergreen Ave., Woodbury Heights, NJ 08097.

**BE IT FURTHER RESOLVED**, that the Mayor and City Clerk are hereby directed to execute all documents necessary to effectuate this contract

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Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 16<sup>th</sup> day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#           -2022**

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$15,146.19 from the Recycle Tonnage Grant 2019 Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$15,146.19 which item is now available as a revenue from a Recycle Tonnage Grant 2019, and

**BE IT FURTHER RESOLVED** that the like sum of \$15,146.19 is hereby appropriated under the caption of Recycle Tonnage Grant 2019, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey Recycle Tonnage Grant 2019 Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#       -2022**

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GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$8,750.00 from the DHTS Distracted Driving Grant Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$8,750.00 which item is now available as a revenue from a DHTS Distracted Driving Grant, and

**BE IT FURTHER RESOLVED** that the like sum of \$8,750.00 is hereby appropriated under the caption of DHTS Distracted Driving Grant, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey DHTS Distracted Driving Grant Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#       -2022**

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$21,675.33 from the Clean Communities Grant Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$21,675.33 which item is now available as a revenue from a Clean Communities Grant, and

**BE IT FURTHER RESOLVED** that the like sum of \$21,675.33 is hereby appropriated under the caption of Clean Communities Grant, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey Clean Communities Grant Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#       -2022**

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$75,000.00 from the DCA Local Recreation Improvement Grant Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$75,000.00 which item is now available as a revenue from a DCA Local Recreation Improvement Grant, and

**BE IT FURTHER RESOLVED** that the like sum of \$75,000.00 is hereby appropriated under the caption of DCA Local Recreation Improvement Grant, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey DCA Local Recreation Improvement Grant Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk



**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#       -2022**

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$1,698.33 from the 2021 Body Armor Replacement Grant Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$1,698.33 which item is now available as a revenue from a 2021 Body Armor Replacement Grant, and

**BE IT FURTHER RESOLVED** that the like sum of \$1,698.33 is hereby appropriated under the caption of 2021 Body Armor Replacement Grant, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey 2021 Body Armor Replacement Grant Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#       -2022**

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
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THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$14,278.86 from the Recycle Tonnage CY2018 Grant Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$14,278.86 which item is now available as a revenue from a Recycle Tonnage CY2018 Grant, and

**BE IT FURTHER RESOLVED** that the like sum of \$14,278.86 is hereby appropriated under the caption of Recycle Tonnage CY2018 Grant, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey Recycle Tonnage CY2018 Grant Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#       -2022**

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$400,000.00 from the CDBG Small Cities Sussex Street Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$400,000.00 which item is now available as a revenue from a CDBG Small Cities Sussex Street, and

**BE IT FURTHER RESOLVED** that the like sum of \$400,000.00 is hereby appropriated under the caption of CDBG Small Cities Sussex Street, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey CDBG Small Cities Sussex Street Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**R#       -2022**

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2022 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$25,088.59 from the DVRPC-PASS THRU FHA TCDI GRANT Program; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2022 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$25,088.59 which item is now available as a revenue from a DVRPC-PASS THRU FHA TCDI GRANT, and

**BE IT FURTHER RESOLVED** that the like sum of \$25,088.59 is hereby appropriated under the caption of DVRPC-PASS THRU FHA TCDI GRANT, and

**BE IT FURTHER RESOLVED** that the above is the result of a grant awarded by the New Jersey DVRPC-PASS THRU FHA TCDI GRANT Fund.

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Dayl Baile, Mayor

Passed by Mayor and Common Council this 23rd day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R - 2022**

**RESOLUTION AUTHORIZING PURCHASE OF FUEL DISPENSERS FOR THE  
GLOUCESTER CITY PUBLIC WORKS DEPARTMENT**

**WHEREAS**, the City of Gloucester City wishes to purchase two (2) fuel dispensers for the gas pumps at the City of Gloucester City Public Works Department from an authorized vendor; and

**WHEREAS**, the purchase of goods and services by a local contracting unit is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-12; and

**WHEREAS**, Auroro Environmental, Inc. has been awarded New Jersey State Contract No. A42274; and

**WHEREAS**, the Gloucester City Public Works Department recommends the utilization of this contract on the grounds that it represents the best price available; and

**WHEREAS**, the actual cost for the purchase of the below listed fuel pumps is expected not to exceed \$25,750.00

Two (2) Wayne Fuel Dispensers

**WHEREAS**, the Chief Financial Officer has certified the availability of funds for this contract, as evidenced by the attached certificate.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of Gloucester City, Camden County, New Jersey that:

Aurora Environmental Inc.  
1102 Union Avenue  
Union Beach, New Jersey 07735

be awarded a contract not to exceed \$25,750.00 for the acquisition of fuel dispensers listed above.

**BE IT FURTHER RESOLVED** that the Mayor and City Clerk are hereby directed to execute all documents necessary to effectuate this contract.

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Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022.

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Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R           -2022**

**RESOLUTION DESIGNATING HANDICAPPED PARKING SPACES:**  
**ADDING: 336 BERGEN STREET**

**WHEREAS**, it is necessary to designate handicapped parking spaces; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City, pursuant to the authority granted to this municipality by N.J.S.A. 39:4-197.5, and other statutory authority that the location designated on the attached Schedule A is hereby designated as a restrictive parking space for use by any person who has been issued a special vehicle identification card by the Division of Motor Vehicles.

No other person shall be permitted to park in these spaces. Any person parking a motor vehicle in a restricted parking space without a special vehicle identification card shall be subject to penalty pursuant to N.J.S.A. 39:4-197 (3)(c). This resolution is passed in conformance with the provisions of N.J.S.A. 39:4-197 (3)(c). Proper signs are to be erected regarding the said spaces.

SCHEDULE A

Dolores Conover

336 Bergen Street

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Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022.

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Vanessa L. Little, City Clerk



**RESOLUTION OF THE CITY OF GLOUCESTER CITY  
RESOLUTION AUTHORIZING THE AWARD OF THE CONTRACT FOR THE SOLID  
WASTE AND RECYCLABLE MATERIALS COLLECTION TO SEASIDE WASTE  
SERVICES, INC.  
County of Camden, State of New Jersey**

**WHEREAS**, the City of Gloucester City (“City”) advertised for public bids for the contract for Solid Waste and Recyclable Materials Collection; and

**WHEREAS**, the City furnished detailed Bid Specifications to potential bidders; and

**WHEREAS**, three (3) bids for the contract for the Solid Waste and Recyclable Materials Collection were received and opened on April 20, 2022, as follows:

| <u>VENDOR</u>     | <u>SOLID WASTE – BASE “A”</u> | <u>SINGLE STREAM – BASE “B”</u> | <u>TOTAL</u>   |
|-------------------|-------------------------------|---------------------------------|----------------|
| 1. Seaside Waste  | \$1,748,600.96                | \$873,654.64                    | \$2,622,255.60 |
| 2. Central Jersey | \$1,796,222.08                | \$1,197,943.52                  | \$2,994,165.60 |

**WHEREAS**, the apparent low bidder for this contract is Seaside Waste Services, Inc. (“Seaside”); and

**WHEREAS**, the City Solicitor has rendered a legal opinion dated April 28, 2022, recommending the award of the contract to Seaside as they are the lowest responsible bidder; and

**WHEREAS**, the Mayor and Common Council of the City of Gloucester City concur with the above recommendation and desire to award the contract to Seaside.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City, County of Camden, State of New Jersey as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The contract for Solid Waste and Recyclable Materials Collection is hereby awarded to Seaside Waste Services, Inc.
3. The Mayor, City Administrator and/or their designees are hereby directed to take any and all steps necessary to effectuate the award and execution of the aforementioned contract.
4. Funds are available for payment of this Contract.

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R - 2022**

**RESOLUTION APPROVING COIN TOSS FOR**  
**GLOUCESTER MEMORIAL A.A.**

**WHEREAS**, it has been requested by the Gloucester Memorial A.A. to hold a Coin Toss on September 16, 2022 for the benefit of their organization; and

**WHEREAS**, Gloucester Memorial A.A. has completed the proper application forms in their entirety and submitted the proper insurance certificate.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City, in the County of Camden, that the Gloucester Memorial A.A. be approved for a coin toss to be held on September 16, 2022 (locations attached).

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Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022.

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Vanessa L. Little, City Clerk



**ORDINANCE OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
#O 10 - 2022**

**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**

**WHEREAS**, the City of Gloucester City (City) is a municipal entity organized and existing under the laws of the State of New Jersey and located in Camden County; and

**WHEREAS**, in 2020 New Jersey voters approved Public Question No.1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age; and

**WHEREAS**, on February 22, 2021, Governor Murphy signed into law, P.L. 2021, c.16 known as the "New Jersey Cannabis Regulatory, Enforcement Assistance and Marketplace Modernization Act" ("CREAMMA"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

**WHEREAS**, the law establishes six specific types of cannabis related businesses that may be licensed by the state and allows each municipality to determine whether or not each of these types of businesses shall be permitted within their municipal boundaries; and

**WHEREAS**, CREAMMA authorizes municipalities to adopt by ordinance, regulations governing the number of Cannabis Establishments, Cannabis Distributors and Cannabis Delivery Services, except for the delivery of Cannabis items and related supplies by a cannabis delivery service based and initiated from outside of the municipality; and

**WHEREAS**, the law establishes six specific types of cannabis related businesses that may be licensed by the state and allows each municipality to determine whether or not each of these types of businesses shall be permitted within their jurisdictional boundaries as follows:

- Class 1: Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2: Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3: Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4: Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5: Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6: Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

**WHEREAS**, the Mayor and Council of the City of Gloucester City has determined that in light of the foregoing it is in the best interest of the City to adopt and implement this Ordinance that is in keeping with the goals of the Master Plan and is in the best interest of the City and the health, safety and welfare of its residents and visitors;

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Common Council of the City of Gloucester City, County of Camden and State of New Jersey as follows:

**Section 1:** Cannabis licensed businesses in Class 1 – 6 shall be conditionally permitted in the Business Industrial, Port Cargo Handling and Planned Port Industrial Development Zones of Gloucester City. These businesses may include Cannabis Cultivator, Cannabis Manufacturer, Cannabis Wholesaler, Cannabis Distributor, Cannabis Retailer and Cannabis Delivery as set forth and incorporated on the Zoning Maps attached hereto and made a part hereof.

**SECTION 2:** Article III, §93-16, entitled Definitions are amended to add the following:

Amend Section 3 – Definitions to include:

C-\_: Cannabis - All parts of the plant *Cannabis sativa* and *Cannabis indica*, whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L.2021, c.16 (C.24:61-31 et al.) for use in cannabis products, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other products.

C-\_: Cannabis Business - Any person or entity that holds any of the six Classes of licenses established under P.L. 2021, c. 16, the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act." (CREAMMA)

C-\_: Cannabis Cultivator - Any licensed person or entity that grows, cultivates, or produces cannabis, sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity shall hold a Class 1 Cannabis Cultivator license.

C-\_: Cannabis Delivery Service - Any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer. This person or entity shall hold a Class 6 Cannabis Delivery license.

C-\_: Cannabis Distributor - Any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities. This person or entity shall hold a Class 4 Cannabis Distributor license.

C-\_: Cannabis Establishment - A cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

C-\_: Cannabis Establishment License- An establishment with one (1) or many of the licenses to operate as defined by the CREAMMA Act:

- Class 1: Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2: Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3: Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4: Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;

Class 5: Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and

Class 6: Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

C\_\_ : Cannabis Manufacturer - Any licensed person or entity that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity shall hold a Class 2 Cannabis Manufacturer license.

C-\_: Cannabis Product - A product containing usable cannabis, cannabis extract, or any other cannabis resin and other ingredients intended for human consumption or use, including a product intended to be applied to the skin or hair, edible cannabis products, ointments, and tinctures. "Cannabis product" does not include: (1) usable cannabis by itself; or (2) cannabis extract by itself; or (3) any other cannabis resin by itself.

C-\_: Cannabis Retailer - Any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer. This person or entity shall hold a Class 5 Cannabis Retailer license.

C-\_: Cannabis Wholesaler - Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers. This person or entity shall hold a Class 3 Cannabis Wholesaler license.

**SECTION 3:** Article IV, District Regulations is hereby amended to include the following:

C. The Area and Bulk requirements specified in Article IV Section 1 for the Business Industrial, Port Cargo Handling and Planned Port Industrial Development Zones of Gloucester City shall apply to all new construction for licensed Cannabis Businesses (Cannabis Cultivator, Cannabis Manufacturer, Cannabis Wholesaler, Cannabis Distributor, Cannabis Retailer and Cannabis Delivery) located in that zone.

Pre-existing, non-conforming lots for area and bulk requirements in these zones shall be evaluated on a case-by-case basis. The evaluation process requires site plan approval by the Gloucester City Planning Board. During the evaluation process, the Planning Board will consider the suitability of the site for class of the licensed cannabis business, as well as, the prerequisite site requirements to ensure that the location of the facility does not adversely impact surrounding properties. Due consideration shall be given to buffering and landscaping techniques as a means to accomplish this task.

No Cannabis Business shall be permitted within 250 feet of any church, school or day care facility.

**SECTION 4:** Article IV, District Regulations. “BI - Business Industrial”, § 93-25; Article V, NOTE 11, Planned Port Industrial Development District, §93-23 and Article V, NOTE 12, Port Cargo Handling Zone, §93-22 are hereby amended to include all Cannabis Businesses as a Conditional Use of in the aforesaid zones, including all license types, subject to specific terms and conditions:

**SECTION 5:** Article \_\_\_\_, § \_\_\_\_\_ of the Land Use Ordinance of the City of Gloucester City is amended to add the following:

**A. Purpose and Intent**

The purpose and intent of the conditionally permitted cannabis businesses is to provide the appropriate type of facility in the appropriate location within the city while promoting economic growth that will preserve and maintain the health, safety and welfare of the city and its residents.

**B. Conditions of Operation for Cannabis Businesses:**

- (1) All Cannabis Businesses Class 1 through 6, located within Gloucester City shall meet all requirements for licensure and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.
- (2) No Cannabis Business shall permit on-site consumption of Cannabis or Cannabis related products including no on-site sales and consumption of alcohol or tobacco products.
- (3) No outside storage of any Cannabis, Cannabis products or Cannabis related materials shall be permitted.
- (4) Hours of operation of any Cannabis Retail Facility shall be limited from 8:00 am to 7:00 pm, seven days a week.
- (5) For each Cannabis Business located within Gloucester City a security plan to be approved by the Gloucester City Police Department shall be provided to demonstrate how the facility will maintain effective security and control of the operations. The plan should include but not limited to the following:
  - Type of security systems to be installed.
  - Installation, operation and maintenance of security cameras covering all interior and exterior parking lots, loading areas and other such areas of the business
  - Tracking and record keeping of products and materials.
  - Type of lighting provided in and around the establishments.
  - Location on site security team and an armed guard on premises.

**C. Conditions of Performance Standards:**

- (1) All Cannabis Businesses, particularly Class 1, 2, 3, 4 & 5, shall provide detail information on Odor Control from these sites. This shall include air treatment systems with sufficient odor absorbing ventilation at exhaust systems such that any odors generated inside the facility are not detectable by a person of reasonable sensitivity anywhere on adjacent property, within public rights of way, or within

any other unit located in the same building if the use occupies a portion of a building.

- (2) All Cannabis Businesses shall provide for noise mitigation features designed to minimize disturbance from machinery, processing and or packaging operations, loading and other noise generating equipment or machinery. All licensed facilities must operate within applicable State decibel requirements.
- (3) Loitering, disruption to and/ or obstruction of the free passage of persons or vehicles in immediate vicinity of the property shall be considered unlawful.

D. Conditions of Site Development Standards

- (1) All Cannabis Business operations such as cultivation, manufacturing, wholesale packaging and retail shall be conducted within a building. No operations shall be conducted outside.
- (2) Class 1, Class 2, Class 3 & Class 4 shall have minimum lot area of 2.5 acres.
- (3) No Cannabis Business shall be located within 250 feet of a house of worship, school, or day care.
- (4) Other than the minimum lot area requirements for Class 1, Class 2, Class 3 & Class 4 cannabis operations as required under this Section, all lot and bulk regulations shall comply with Article IV (93-22.23 and 25).
- (5) Parking: Each Cannabis Business shall comply with the following parking schedule which shall be used to calculate the required number of off-street parking spaces per use. Where the calculation results in a fraction of a space, the required number of parking spaces shall be rounded up to the nearest whole number.
  - a. Cannabis Cultivator - 1 per every 1,000 square feet of gross floor area or 1 per 2 employees at maximum shift, except that there shall be no fewer than four spaces.
  - b. Cannabis Delivery Service - 1 per every 1,000 square feet of gross floor area, plus 1 parking space for every delivery driver or fleet vehicle, except that there shall be no fewer than four spaces.
  - c. Cannabis Distributor - 1 per every 1,000 square feet of gross floor area, except that there shall be no fewer than four spaces.
  - d. Cannabis Manufacturer - 1 per every 1,000 square feet of gross floor area or 1 per 2 employees at maximum shift, except that there shall be no fewer than four spaces.
  - e. Cannabis Retailer - 1 per every 250 square feet of gross floor area
  - f. Cannabis Wholesaler - 1 per every 1,000 square feet of gross floor area, except that there shall be no fewer than four spaces.
- (6) Pre-existing, non-conforming lots for area and bulk requirements in these zones shall be evaluated on a case-by-case basis. The evaluation process requires site

plan approval by the Gloucester City Planning Board. During the evaluation process, the Planning Board will consider the suitability of the site for class of the licensed cannabis business, as well as, the prerequisite site requirements to ensure that the location of the facility does not adversely impact surrounding properties. Due consideration shall be given to buffering and landscaping techniques as a means to accomplish this task.

**SECTION 6:** Cannabis Establishments are a prohibited use in the following zones:

Under Article \_\_, \_\_\_\_\_ District A, adding Cannabis Establishment as a prohibited use under § \_\_\_\_\_ Prohibited uses.

Under Article \_\_, \_\_\_\_\_ District A, adding Cannabis Establishment as a prohibited use under § \_\_\_\_\_ Prohibited uses.

Under Article \_\_, \_\_\_\_\_ District A, adding Cannabis Establishment as a prohibited use under § \_\_\_\_\_ Prohibited uses.

Under Article \_\_, \_\_\_\_\_ District A, adding Cannabis Establishment as a prohibited use under § \_\_\_\_\_ Prohibited uses.

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Under Article \_\_, \_\_\_\_\_ District A, adding Cannabis Establishment as a prohibited use under § \_\_\_\_\_ Prohibited uses.

Under Article \_\_, \_\_\_\_\_ District A, adding Cannabis Establishment as a prohibited use under § \_\_\_\_\_ Prohibited uses.

**SECTION 7:** The attached zoning maps shall be filed in accordance with the Municipal Land Use Law including the Camden County Planning Board. The zoning map of the City of Gloucester shall likewise be amended consistent with the maps attached hereto.

**SECTION 8:** Any article, section, paragraph, subsection, clause, or other provision of the Code of the City of Gloucester City inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

**SECTION 9:** If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**SECTION 10:** This ordinance shall take effect upon its passage and publication as provided for by law.

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Dayl R. Baile, Mayor

Passed on First Reading: April 28, 2022

Adopted by the Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022.

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Vanessa L. Little, RMC,  
Certified Municipal Registrar



**ORDINANCE OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
#O 11 - 2022**

**CITY OF GLOUCESTER CITY**

**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, CHAPTER 80. TAXATION, ARTICLE III, 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**

**WHEREAS**, the City of Gloucester City, ("City"), is a municipal entity organized and existing under the laws of the State of New Jersey and located in Camden County; and

**WHEREAS**, on February 21, 2021, the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMMA") was signed into law; and

**WHEREAS**, CREAMMA both legalizes and decriminalizes adult use cannabis within New Jersey; and

**WHEREAS**, the law establishes six (6) specific classes of cannabis businesses that may be licensed by the State and allows each municipality to determine whether or not each of these types of businesses shall be permitted within their municipal boundaries; and

**WHEREAS**, the City is concurrently amending its zoning ordinance to permit Class I through VI licensed cannabis businesses to operate within the City in certain locations; and

**WHEREAS**, Section 40 of CREAMMA authorizes the imposition of a municipal tax on the lawful sale of cannabis; and

**WHEREAS**, the City desires to impose a two percent (2%) municipal transfer tax on revenues generated by the lawful sale of cannabis by Class I, II and V license holders, and a one percent (1%) municipal tax on revenues generated by the lawful sale of cannabis by Class III license holders;

**NOW, THEREFORE BE IT ORDAINED**, by the Mayor and Common Council of the City of Gloucester City, County of Camden, and State of New Jersey as follows:

**SECTION 1.** Chapter 80. Taxation, Article III, shall be entitled “Cannabis Municipal Tax”, of the Code of the City of Gloucester City, is amended to include the following:

**§ 80-19. Cannabis Municipal Tax.**

Pursuant to Section 40 of the New Jersey Cannabis Regulatory, Enforcement and Marketplace Modernization Act (CREAMMA), the following municipal tax shall be collected from the following cannabis license holders:

- A. A two percent (2%) municipal transfer tax shall be imposed on the lawful sale of cannabis produced by any Class I, II and V license holder.
- B. A one percent (1%) municipal transfer tax shall be imposed on the lawful sale of cannabis produced by any Class III license holder.

**SECTION 2.** All Ordinances contrary to the provisions of this section of the Ordinance are hereby repealed to the extent that they are inconsistent herewith.

**SECTION 3.** This Ordinance shall take effect upon final passage and publication in accordance with law.

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Dayl R. Baile, Mayor

Passed on First Reading: April 28, 2022

Adopted by the Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022.

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Vanessa L. Little, RMC,  
Certified Municipal Registrar

**ORDINANCE OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#O 12 -2022**

**AN ORDINANCE AMENDING THE ORDINANCE REGULATING  
THE SALARIES OF THE EMPLOYEES OF THE CITY OF GLOUCESTER CITY,  
COUNTY OF CAMDEN, STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Mayor and Common Council of the City of Gloucester City, County of Camden and State of New Jersey as follows:

**SECTION 1:** The calendar year 2022 annual salaries for the period January 1, 2022 through and inclusive of December 31, 2022, except as indicated, for the following employees of Gloucester City shall be as follows including any years subject to collective bargaining:

| <u>Salary Schedule</u>                                 | <u>Retroactive to 1/01/22</u>                |  | <u>Minimum</u> | <u>Maximum</u> |
|--|--|--|----------------|----------------|
| <b>Subsection D</b>                                    |  |  |                |                |
| <i>Part Time/Non-Perm hourly employees</i>             |  |  |                |                |
|  | Parking Enf. Officer                         |  | 13.00          | 16.00          |
| <b>Subsection F</b>                                    |  |  |                |                |
| <i>Elected Officials and Unclassified Appointments</i> |  |  |                |                |
| <b>Part II</b>   | <b>Unclassified Employees</b>                |  |                |                |
|  | Chief Financial Officer                      |  | 85,000         | 104,000        |
|  | City Administrator                           |  | 93,000         | 133,000        |
|  | City Clerk                                   |  | 68,000         | 90,000         |
|  | City Treasurer                               |  | 60,000         | 85,000         |
|  | Municipal Dept. Head (Community Dev.)        |  | 55,000         | 75,000         |
|  | Confidential Aide to the Mayor               |  | 30,000         | 50,000         |
|  | Court Administrator                          |  | 61,000         | 86,000         |
|  | Mayor  |  | 2,500          | 2,500          |
|  | Member of Council                            |  | 1,000          | 1,000          |
|  | Municipal Court Judge                        |  | 20,000         | 40,000         |
|  | Municipal Dept. Head (Director Of Utilities) |  | 79,000         | 104,000        |
|  | Prosecutor                                   |  | 18,000         | 25,000         |
|  | Public Defender                              |  | 9,000          | 25,000         |
|  | Tax Assessor                                 |  | 15,000         | 24,000         |
|  | Tax Collector                                |  | 70,000         | 95,000         |
|  | Superintendent of PW                         |  | 71,000         | 100,000        |
| <b>Part III</b>  | <b>Classified Employees</b>                  |  |                |                |
| <i>Section A</i>                                       | Secretary Planning Board                     |  | 2,500          | 6,000          |
| <i>Section B</i>                                       |  |  |                |                |
|  | Chief Housing Inspector                      |  | 60,000         | 90,000         |
|  | Code Enforcement Off.                        |  | 32,000         | 60,000         |

|  |  |         |         |
|--|--|---------|---------|
|  | Construction Official                        | 10,000  | 30,000  |
|  | Building Subcode Official/Inspector<br>HHS   | 5,000   | 22,000  |
|  | Electrical Subcode Official/Inspector<br>HHS | 5,000   | 22,000  |
|  | Employee Benefits Clerk Typing               | 2,500   | 5,000   |
|  | Field Rep Housing Inspection                 | 52,000  | 67,000  |
|  | Fire Subcode Official/Inspector HHS          | 5,000   | 22,000  |
|  | Plumbing Subcode Official/Inspector<br>HHS   | 5,000   | 22,000  |
|  | Registrar of Vital Statistics                | 5,000   | 10,000  |
|  | Deputy Registrar of Vital Statistics         | 1,500   | 5,000   |
|  | Alt. Deputy Registrar of Vital Statistics    | 500     | 1,500   |
| <b>Subsection G</b>                    |  |         |         |
| <i>Uniformed Police/Fire Employees</i> |  |         |         |
| <b>Part II</b>                         | Chief of Police                              | 100,000 | 205,000 |
|  | Chief of Fire                                | 89,000  | 130,000 |

Section B. Municipal Employees

The individuals appointed to these positions are appointed as provided in the statutes of the State of New Jersey to terms and specified for the position and are not covered under the provision of the New Jersey Civil Service Commission as regular appointments. They are entitled to benefits as contained in the ordinance of the City covering non-represented employees and full time employees. Those who are full time employees are entitled to health benefits as provided to the non-represented city employees. These salaries shall be effective on January 1, 2022. No employee may be paid above the maximum and the Governing Body, by Resolution, shall set the amount of annual salary at a rate within the range.

**SECTION 2.** The salaries specified in Section One (1) of the Ordinance shall be paid in lieu of any salary, bonus, or additional pay for any or all holidays heretofore granted.

**SECTION 3.** All Ordinances or Resolutions or parts thereof, inconsistent with the provisions of this ordinance shall be and the same are hereby repealed, but only to the extent of such inconsistency.

**SECTION 4.** All salaries specified in this ordinance shall take effect as of final adoption and shall continue in effect until and amendment to this ordinance or passage of any ordinance inconsistent with this ordinance.

Introduced and Passed on First Reading: May 26, 2022

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Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022

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Vanessa L. Little, City Clerk

**AN ORDINANCE AMENDING CHAPTERS 71, 86 AND 90 OF THE CODE  
OF THE CITY OF GLOUCESTER**

**WHEREAS**, it has become necessary to implement increased water and sewer rents by the Gloucester City Utilities Division of the Public Works Department.

**NOW, THEREFORE, BE IT ORDAINED** that the Code of the City of Gloucester City be amended thus:

**SECTION 1.** §71-6A entitled "Schedule of Rents: definitions" shall be deleted in its entirety and replaced with the following language:

"The following schedule quarterly, annual and per item charges shall become effective on October 1, 2017, commencing with the first billing in 2018":

**Sewer Rate Schedule**

| <u>Use</u>   | <u>Current<br/>Quarterly<br/>Rate</u> | <u>New<br/>Quarterly<br/>Rate</u> |
|--|---------------------------------------|-----------------------------------|
| Dwelling, individual   | \$68.40                               | \$81.00                           |
| Dwelling, multiple per unit  | \$68.40                               | \$81.00                           |
| Rooming house, renting not more than two rooms   | \$68.40                               | \$81.00                           |
| Rooming house, renting 3 to 6 rooms  | \$108.00                              | \$127.00                          |
| Rooming house, renting 7 to 10 rooms   | \$133.20                              | \$157.00                          |
| Swim club  | \$210.00                              | \$247.00                          |
| Stores and commercial establishments:  |                                       |                                   |
| -Establishments with facilities other than in private dwelling attached, staff not more than 10  | \$108.00                              | \$127.00                          |
| -Each additional 10 on staff or fraction thereof fraction thereof                                | \$108.00                              | \$127.00                          |
| Clubs, lodges, and catering halls with bar and kitchen facilities                                | \$255.60*                             | \$301.00*                         |
| Clubs, lodges, and catering halls with no bar but with kitchen facilities                        | \$178.80                              | \$210.00                          |
| Clubs, lodges, and catering halls with neither bar nor kitchen facilities                        | \$108.00                              | \$127.00                          |
| Undertaking establishments with facilities other than in private dwelling attached               | \$108.00                              | \$127.00                          |
| Professional offices, with facilities other than in private dwellings attached                   | \$108.00                              | \$127.00                          |
| Service stations, with car washing   | \$178.80*                             | \$210.00*                         |
| Service station, without car washing   | \$108.00                              | \$127.00                          |
| Theaters, per 200 seats or fraction thereof  | \$92.40                               | \$109.00                          |
| Hotels per room  | \$78.00                               | \$92.00                           |
| Hotels per room with wet bar and/or sink   | \$86.40                               | \$102.00                          |
| Barbershops and beauty parlors:  |                                       |                                   |
| Not over 2 chairs  | \$108.00                              | \$127.00                          |
| Each additional chair  | \$70.80                               | \$83.00                           |
| Automatic laundry service, each 3 fixtures (machine and other)                                   | \$108.00                              | \$127.00                          |
| Taprooms, bars and restaurants:  |                                       |                                   |
| With 3 fixtures  | \$108.00                              | \$127.00                          |
| Each additional 3 fixtures or fraction thereof   | \$108.00                              | \$127.00                          |
| Trailer camps, each trailer  | \$86.40                               | \$102.00                          |
| *Without grease traps or sand traps add 10%  |                                       |                                   |
| Public building, other than owned by the City of Gloucester, each 3 fixtures or fraction thereof | \$108.00                              | \$127.00                          |
| Churches   | \$70.80                               | \$83.00                           |

|   |  |  |
|---|--|--|
| Rates for schools: for each student, faculty member and employee (annually)   | \$2.40   | \$3.00   |
| Rate based on water consumption: including but not limited to car washes, laundries, dairies, industrial uses, commercial training or trade schools, port related uses, warehousing, refrigerated warehousing, laboratories, manufacturing facilities, industrial bakeries, water furnished by meter per 1,000 gallons: minimum rate (for accounts using 20,000 gallons of water or less) | \$108.00   | \$127.00   |
| Water usage rate (in addition to the minimum rate for accounts using more Than 20,000 gallons of water per quarter  | \$4.08 per 1,000 gallons or part thereof over 20,000 gallons Thereof | \$4.75 per 1,000 gallons or part thereof over 20,000 gallons Thereof |

**NO CHANGES MADE TO THIS SECTION:**

**CSO-Combined Sewer Overflow**

In accordance with Federal and NJDEP certain rules and regulations, the City of Gloucester owns and operates a combined sewer system. The additional cost to operate and maintain said system shall be added to the regular sewer bill. Increased charges shall be residential - \$24.00/year, commercial - \$45.00/year

**NO CHANGES WILL BE MADE TO THIS SECTION**

**SECTION 2.**

**§71-21**

**Storm Sewer**

As per required by NJDEP certain rules and regulations have been imposed and must be adopted, as well as, enforced by each owner of a storm water system. The annual sum of cost per household shall be \$24.00 or \$6.00/quarter. Commercial rate shall be calculated at a rate of \$28.00 annual or \$7.00/quarter.

**NO CHANGES WILL BE MADE TO THIS SECTION**

**SECTION 3. §86A-4., 'Water, Sewer, hourly employee and equipment rates'**

**§86A-4.A. Water fees.**

|     |   |                     |
|-----|---|---------------------|
| (1) | Water connection fee – per Equivalent Domestic Consumer Unit (EDCU).  | <u>Current Rate</u> |
|     | 3/4"  | \$4,000.00          |
|     | 1"  | \$4,200.00          |
|     | 2"  | \$4,400.00          |
|     | 3"  | \$5,200.00          |
|     | 4"  | \$7,000.00          |
|     | 6"  | \$8,000.00          |
|     | 8"  | \$9,000.00          |
|     | 10"   | \$13,000.00         |
| (2) | Irrigation connection fee.  |                     |
|     | 1"  | \$5,000.00          |
|     | 2"  | \$6,000.00          |
|     | 3"  | \$9,000.00          |
|     | 4"  | \$10,000.00         |
| (3) | Fire service connection fee.  |                     |
|     | 2"  | \$5,000.00          |
|     | 3"  | \$6,000.00          |
|     | 4"  | \$6,500.00          |
|     | 6"  | \$8,500.00          |
|     | 8"  | \$11,000.00         |
|     | 10"   | \$12,000.00         |
| (4) | Service fees.   |                     |
|     | a) Service report call out*   | \$45.00/hr.         |
|     | *Answer any complaint or need of service, other than<br>Water quality, for time only. Materials are at additional costs |                     |
|     | b) Utility Inspections  |                     |
|     | [1]. Plan review  | \$120.00/HR         |
|     | [2]. Installation/Inspection  | \$60.00/HR          |
|     | [3]. Account review   | \$96.00/HR          |

**NO CHANGES TO THIS SECTION**

|     |                  |                     |
|-----|------------------|---------------------|
| (5) | Meter test.      | <u>Current Rate</u> |
|     | 5/8", 3/4" or 1" | \$175.00            |
|     | 2"               | \$250.00            |
|     | 3" and larger    | Quote               |
| (6) | Meter            |                     |
|     | 5/8" x 3/4"      | \$510.00            |
|     | 3/4"             | \$530.00            |
|     | 1"               | \$575.00            |
|     | 2"               | \$1,500.00          |

|               |             |
|---------------|-------------|
| 3" and larger | \$1,800.00  |
| 4"            | \$3,450.00  |
| 6"            | \$4,800.00  |
| 8"            | \$7,100.00  |
| 10"           | \$10,450.00 |

(7) Hardware.

|                  |        |          |
|------------------|--------|----------|
| 3/4" Spuds/Set 3 | Bronze | \$54.00  |
| 1" Spuds         |        | \$62.00  |
| 2" Flanges       |        | \$75.00  |
| 3" Flanges       |        | \$235.00 |
| 4" Flanges       |        | \$450.00 |
| 6" Flanges       |        | \$750.00 |
| 8" Flanges       |        | \$800.00 |

**NO CHANGES TO BE MADE TO THIS SECTION**

The following hardware will be charged to the customer at 25% over the market price:

|                     |          |          |          |
|---------------------|----------|----------|----------|
|                     | 3/4"     | 1"       | 2"       |
| Corporation         | \$70.00  | \$104.00 | \$160.00 |
| Curb valve          | \$50.00  | \$75.00  | \$180.00 |
| Curb box            | \$52.00  |          |          |
| Street box          | \$110.00 |          |          |
| Back flow preventer | Quote    |          |          |
| Water pipe          | Quote    |          |          |
| Sewer pipe          | Quote    |          |          |
| MXU                 | \$205.00 |          |          |
| Risers              | Quote    |          |          |
| Lids                | Quote    |          |          |
| Repair Cap          | \$15.00  |          |          |
| Phila Stylevent     | \$32.00  |          |          |

(8) Water sample request.

|                       |          |
|-----------------------|----------|
| Primary               | \$148.00 |
| Secondary             | \$148.00 |
| Bacteria              | \$24.00  |
| Volatile organic scan | \$150.00 |
| Gross alpha 226/228   | \$575.00 |
| Sample                | \$40.00  |
| Nitrate/Nitrite       | \$24.00  |
| PH                    | \$15.00  |
| Chlorine              | \$15.00  |
| Iron                  | \$15.00  |

**NO CHANGES TO BE MADE TO THIS SECTION**

§86A-4.B. Sewer fees.

(1) Connection fee – Sewer (per EDCU).

|     |                     |
|-----|---------------------|
|     | <u>Current Rate</u> |
| 4"  | \$5,000.00          |
| 6"  | \$6,000.00          |
| 8"  | <b>NO CHANGE</b>    |
| 10" | <b>NO CHANGE</b>    |



**NO CHANGES TO BE MADE TO THIS SECTION**

|                       | <u>Current Rate</u> |
|-----------------------|---------------------|
| (3) Sewer Service.    |                     |
| 4"                    | \$75.00             |
| 6"                    | \$95.00             |
| Trap 4"               | \$150.00            |
| Trap 6"               | \$180.00            |
| Sewer Tap 4" Fee      | \$300.00            |
| Sewer Tap 6" Fee      | \$300.00            |
| Manhole lid and riser | \$700.00            |

**NO CHANGES TO BE MADE TO THIS SECTION**

§86A-4.C. Hourly employee and equipment rates.

|     |                          |         |
|-----|--------------------------|---------|
| (2) | Employee rates per hour. |         |
|     | Operator                 | \$40.00 |

**NO CHANGES TO BE MADE TO THIS SECTION**

|     |                               |             |
|-----|-------------------------------|-------------|
| (1) | Equipment.                    |             |
|     | Blowout                       | \$35.00     |
|     | Backhoe                       | \$45.00     |
|     | Compressor                    | \$25.00     |
|     | Pump                          | \$25.00     |
|     | Power tools                   | \$20.00     |
|     | Utility truck                 | \$25.00     |
|     | Dump truck                    | \$25.00     |
|     | Generator                     | \$25.00     |
|     | Confine space entry equipment | \$50.00/day |
|     | Markout                       | \$25.00     |
|     | Traffic control               | \$45.00     |
|     | Road repair – cold patch      | \$75.00/ton |
|     | Vac truck                     | \$100.00    |
|     | Jetter truck                  | \$110.00    |

**NO CHANGES TO BE MADE TO THIS SECTION**

**SECTION 4. §90-28 entitled 'Testing of meters; cost; advertisement of bids' :**

**§90-28**

**A. Water Meter Certification**

1. Large diameter water meters greater than 2" shall be tested and repaired or replaced every 10 years.
2. At properties where 2" meter or larger are installed. The city will have the meters inspected and tested by a qualified meter testing company. If a meter is not functioning or if the meter is found to register inaccurately by more than 1.5%. It shall be removed and a new meter installed and retested within 15 days of install.
3. If any inoperative equipment is found it must be repaired, replaced and inspected and approved by the city.
4. The owner of the metered premises shall pay all costs incurred for inspection, testing, replacement installation, repairs, maintenance and any related costs. The city at its expense may test and inspect any meter it believes may not be functioning properly. If the test reveals any malfunctions a new or reconditioned certified meter must be installed as well as all required equipment, the owner shall be held responsible for improvements and cost.
5. The city will supply replacement meters to its customers meters 2" and larger and they shall be paid for by owner of the premises.

**SECTION 5. §90-31, entitled 'Schedule of water rents.'** shall be amended in its entirety by deleting the current language and replacing it with the following language:

"The following schedule of quarterly charges shall become effective on Oct. 1, 2017, commencing with first billing in 2018":

**Water Rate Schedule**

| Meter Size<br>(inches) | Minimum Charge<br>Per Quarter |            | Allowance<br>in Gallons |
|------------------------|-------------------------------|------------|-------------------------|
|                        | Current Rate                  | New Rate   |                         |
| 5/8" x 3/4"            | \$62.40                       | \$71.00    | 10,000                  |
| 3/4"                   | \$87.60                       | \$100.00   | 10,000                  |
| 1"                     | \$138.00                      | \$157.00   | 10,000                  |
| 1 1/2"                 | \$248.40                      | \$283.00   | 10,000                  |
| 2"                     | \$386.40                      | \$440.00   | 30,000                  |
| 3"                     | \$627.40                      | \$714.00   | 40,000                  |
| 4"                     | \$862.80                      | \$982.00   | 70,000                  |
| 6"                     | \$1,725.60                    | \$1,964.00 | 80,000                  |
| 8"                     | \$2,208.00                    | \$2,513.00 | 150,000                 |
| 10"                    | \$2,760.00                    | \$3,141.00 | 160,000                 |

**Excess Usage Rates**

Any additional metered amounts over the allowance per quarter as follows:

**Gallons –Charge per 1,000 gallons**

|                  | Current Rate |         | New Rate |         |
|------------------|--------------|---------|----------|---------|
|                  | RES.         | COM.    | RES.     | COM.    |
| 0 to 5,000       | \$5.75       | \$6.00  | \$6.50   | \$6.75  |
| 6,000 to 10,000  | \$6.50       | \$7.00  | \$7.25   | \$7.75  |
| 11,000 to 15,000 | \$7.25       | \$8.00  | \$8.00   | \$8.75  |
| 16,000 to 20,000 | \$8.50       | \$9.00  | \$9.25   | \$10.25 |
| 21,000 to 30,000 | \$9.00       | \$10.00 | \$10.00  | \$11.00 |
| Over 31,000      | \$10.00      | \$10.00 | \$11.00  | \$11.00 |

**NO CHANGES HAVE BEEN MADE TO THIS SECTION**

**SECTION 6. §90-31.1., entitled "Schedule of miscellaneous fees",**

| <b>Service</b>  | <b><u>Current Rate</u></b> |
|---|----------------------------|
| Administration fee  | \$42.00                    |
| Water turn on or off (normal hours)   | \$24.00                    |
| Water turn on or off (after hours/holidays)                                   | \$60.00                    |
| Reprocessing charges (check cashing)  | \$100.00                   |
| Collection fee – city personnel posting of notice<br>on property for shut off | \$25.00                    |
| Final read/Utility Inspection   | \$75.00                    |
| Reread of meter   | \$35.00                    |
| Charge for missed appointments (after 1 <sup>st</sup> miss)                   | \$35.00                    |

**BE IT FURTHER ORDAINED** that all prior ordinances inconsistent with this ordinance are repealed only to the extent of such inconsistency.

**BE IT FURTHER ORDAINED** that if any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

**BE IT FURTHER ORDAINED** this Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

**ORDINANCE OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
#O 14- 2022**

**ORDINANCE OF THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND STATE OF  
NEW JERSEY “SHORT TERM RENTAL PROPERTY PROHIBITION” OF THE REVISED  
GENERAL ORDINANCES OF THE CITY OF GLOUCESTER CITY**

**WHEREAS**, the New Jersey Legislature has, pursuant to N.J.S.A. 40:52-1(d) and (n), specifically authorized municipal corporations, including the City of Gloucester City (“City”) to regulate “furnished and unfurnished rented housing or living units and all other places and buildings used for sleeping and lodging purposes and the occupancy thereof” and the “rental of real property for a term of less than one hundred seventy-five (175) consecutive days for residential purposes by a person having a permanent place of residence elsewhere”; and

**WHEREAS**, in recent years, there has arisen a proliferation of interest and other media advertising often on websites dedicated to the rental of Dwelling Units for short terms and for a period of less than thirty (30) days (“Short Term Rental”); and

**WHEREAS**, the City’s experience, as well as common experiences, dictates the conclusion that Short Term Rentals frequently result in public nuisance, noise complaints, sanitation issues, overcrowding and illegal parking within the residential neighborhoods of the City, and essentially convert residential dwelling units into illegal de-facto hotels, motels, boarding houses and other commercial enterprises in violation of the City’s Zoning and other Codes as well as state statutes; and

**WHEREAS**, the City wishes to deter the cyber-social phenomenon of any Owner renting his/her residential Dwelling Unit(s) on various websites as well as the listing of Short Terms Rental(s) by website businesses, of any Dwelling Unit(s), that constitutes an illegal business operating in violation of the City’s Zoning Code and other public nuisance ordinances; and

**WHEREAS**, the City additionally wishes to prevent overcrowding which can result when the City’s occupancy limits are exceeded; and

**WHEREAS**, problems also frequently associated with such Short-Term Rental(s) can result when the City’s overcrowding, excessive noise, unruly behavior, obscene language, fighting, littering, parking

of vehicles on lawns, public urination, sanitation issues, poor maintenance of the property and grounds, and violation of trash collection ordinances;

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Common Council of the City of Gloucester City, in the County of Camden and State of New Jersey hereby creates Ordinance 2002-\_\_\_\_ entitled "Short Term Rental Property Prohibition," of the Code of the City of Gloucester City, is hereby established and adopted as follows:

**SECTION 1:** Findings.

The Mayor and Common Council hereby find and adopt, as if set forth more fully herein, the fact assertions of the "Whereas" clauses of this Ordinance, as their findings of fact.

**SECTION 2:** Short Term Rental Property Prohibited Uses.

- A: Notwithstanding anything to the contrary contained in the City Code, it shall be unlawful for an Owner, lessor, sub-lessor, any other person(s) or entity(ies) with possessory or use right(s) in a Dwelling Unit, their principals, partner or shareholders, or their agents, employees, representatives and other person(s) or entity(ies), acting in concert or a combination thereof, to receive or obtain actual or anticipated consideration for soliciting, advertising, offering and /or permitting, allowing or failing to discontinue the use or occupancy of any Dwelling Unit, as defined herein, for a period of thirty (30) days or less.
- B. Nothing in this Ordinance will prevent formation of an otherwise lawful occupancy of a Dwelling Unit for a rental period of more than thirty (30) days.

**SECTION 3:** Definitions.

**ADVERTISE or ADVERTISING:**

Any form of solicitation, promotion, and communication for marketing, used to solicit, encourage, persuade, or manipulate viewers, readers, or listeners into contracting for goods and/or services in violation of this Ordinance, as same may be viewed through various media including but not limited to, newspapers, magazines, flyers, handbills, pamphlets, commercials, radio, direct mail, internet websites, or text or other electronic messages for the purpose of establishing occupancies or uses of rental property, for Consideration, which are prohibited by this Ordinance.

**CONSIDERATION**

Soliciting, charging, demanding, receiving or accepting any legally recognized form of consideration including a promise or benefit, a quid-pro-quo, rent, fees, other form of payment, or thing of value.

**DWELLING UNIT**

Any structure, or portion thereof, whether furnished or unfurnished, which is occupied in whole or in part, or intended, arranged, or designed to be occupied, for sleeping, dwelling, cooking, gathering and/or entertaining, as a residential occupancy, by one or more persons. This definition includes an apartment,

condominium, building, co-operative, converted space, or portions thereof, that is offered to use, made available for use, or is used for accommodations, lodging, cooking, sleeping, gathering and/or entertaining of Occupants and/or guest(s) for Consideration, for a period of thirty (30) days or less.

### **HOUSEKEEPING UNIT**

Constitutes a family-type situation, involving one or more persons, living together that exhibit the kind of stability, permanency and functional lifestyle equivalent to that of a traditional family unit, as further described in the applicable reported and unreported decisions of the New Jersey Superior Court.

### **OCCUPANT**

Any individual using, inhabiting, living, gathering, entertaining, being entertained as a guest, or sleeping in a Dwelling Unit, or portion thereof, or having other permission or possessory right(s) within a Dwelling Unit.

### **OWNER**

Any person(s) or entity(ies), association, limited liability company, corporation, or partnership, or any combination, who legally use, possess, own, lease, sub-lease or license (including an operator, principal, shareholder, director, agent or employee, individually or collectively) that has charge, care, control, or participates in the expenses and/or profit of a Dwelling Unit pursuant to a written or unwritten agreement, rental, lease, license, use, occupancy agreement or any other agreement.

### **PERSON**

An individual, firm, corporation, association, partnership, limited liability company, association, entity, and any person(s) and/or entity(ies) acting in concert or any combination therewith.

### **RESIDENTIAL OCCUPANCY**

The use of a Dwelling Unit by an Occupant(s).

#### **SECTION 4: Permitted Uses.**

The residential occupancy of an otherwise lawful and lawfully occupied Dwelling Unit for a period of thirty (30) days or less by any person who is a member of the Housekeeping Unit of the Owner, without Consideration, such as house guests, is permitted.

#### **SECTION 5: Advertising Prohibited.**

A. It shall be unlawful to advertise, solicit or promote by any means actions in violation of this Ordinance.

**SECTION 6:** Enforcement; Violations and Penalties.

A. The provisions of this Ordinance shall be enforced by the Housing Office, Zoning Official, Building Code Official, Fire Official, Health Department, other Sub-Code or Code Official, as their jurisdiction may arise, including legal counsel for the City or other persons designated by the City Council, to issue municipal civil infractions directing alleged violators of this Ordinance and/or to appear in court or file civil complaints.

B. A violation of this Ordinance is hereby declared to be a public nuisance, a nuisance per se, and is hereby further found and declared to be offensive to the public health, safety and welfare.

C. Any person found to have violated any provision of this Ordinance, without regard to intent or knowledge, shall be liable for the maximum civil penalty, upon adjudicated violation or admission, of a fine not exceeding \$2,000.00. Each day of such violation shall be a new and separate violation of this Ordinance.

D. The penalty imposed herein shall be in addition to any and all other remedies that may accrue under any other law, including, but not limited to, eviction proceedings and/or injunction, reasonable attorney's fees or other fees and costs, in the City's Municipal Court or the Superior Court of New Jersey in the vicinage of Camden County, or in such other Court or tribunal of competent jurisdiction, by either summary disposition or by zoning or construction code municipal proceeding.

**SECTION 7:** Validity.

If any section, provisions, or clause of this Ordinance or the application thereof to any person or circumstance is judicially held invalid, a reviewing court may "blue pencil" the Ordinance to correct such invalidity and carry out the intent of this Ordinance. Such invalidity shall not affect any remaining portions or application of this Ordinance which can be given effect, without the invalid portion or application.

**SECTIONS 8:** Effect of this Ordinance on Other Laws.

This Ordinance shall supersede and replace any other provisions of the Code of the City of Gloucester City, now or later enacted, which have or may be construed to have differing or contrary terms or conditions relating to the subject of this Ordinance. This Ordinance is not intended to alter the current or later enacted amendments to the City's Zoning Code.

**SECTION 9:** Any article, section, paragraph, subsection, clause, or other provision of the Code of the City of Gloucester City inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

**SECTION 10:** If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**SECTION 11:** This Ordinance shall take effect upon its passage and publication as provided for by law.

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Dayl Baile, Mayor

Passed on First Reading: May 26, 2022

Adopted by the Mayor and Common Council of Gloucester City this \_\_\_\_ day of June, 2022.

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Vanessa L. Little, RMC, City Clerk  
Certified Municipal Registrar



**ORDINANCE OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#O 15 -2022**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 48, LOTS 2,  
2.01 AND 2.02 WITHIN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN,  
STATE OF NEW JERSEY**

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**WHEREAS**, in order to facilitate the development, redevelopment, and rehabilitation of the City of Gloucester City (the "City"), the Mayor and Council of the City of Gloucester City (the "City Council") designated certain property identified on the City's Official Tax Map as Block 48, Lots 2, 2.01 and 2.02 (formerly Block 48, Lot 2) and Block 48, Lot 4 as an "Area in Need of Redevelopment" (the "Redevelopment Area") (see Resolution #091-96) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the "Redevelopment Law"); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan for the Redevelopment Area was adopted pursuant to Ordinance #16-96; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the City, the City has prepared an amended redevelopment plan for a portion of the Redevelopment Area identified as Block 48, Lots 2, 2.01 and 2.02 (the "Property") entitled "Freedom Pier Redevelopment Plan" for the City of Gloucester City, dated May \_\_, 2022 (the "Redevelopment Plan"); and

**WHEREAS**, the Redevelopment Plan is intended to replace and supersede any previous redevelopment plan adopted for the Property; and

**WHEREAS**, the Redevelopment Plan provides a broad overview for the planning development, redevelopment, and rehabilitation of the City for purposes of improving conditions within the City; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the City; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the governing body referred the attached Redevelopment Plan to the Planning & Zoning Board ("Planning Board") for review and approval following introduction and first reading; and

**WHEREAS**, the Planning Board approved and recommended adoption of the Redevelopment Plan by the City Council which shall be considered the report of the Planning Board to the City Council as required by N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, the City Council has reviewed and accepted the recommendations of the Planning Board and determined it to be in the best interest of the City to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the City and specifically the Property, Block 48, Lots 2, 2.01 and 2.02; and

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Council of the City of Gloucester City as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The City Council declares and determines that the redevelopment plan entitled "Freedom Pier Redevelopment Plan" for the City of Gloucester City, dated May \_\_\_\_, 2022, ("Redevelopment Plan") meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the City and specifically the Property within the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

Section 3. The City Council hereby accepts the recommendations of the Planning Board and adopts the attached Redevelopment Plan for the City of Gloucester City and specifically Block 48, Lots 2, 2.01 and 2.02.

Section 4. The City Council of the City of Gloucester City shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 5. The Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Redevelopment Plan and the City Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan. The Redevelopment Plan shall only be available to an applicant, property owner, developer or redeveloper that has an executed Redevelopment Agreement with the City to the extent set forth therein.

Section 6. All prior redevelopment plans governing the Property are hereby repealed and ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of this Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

Section 8. This Ordinance shall take effect immediately after final adoption and publication according to law.

Introduced and Passed on First Reading: May 26, 2022

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Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022

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Vanessa L. Little, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#O- 16 -2022**

**AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT  
FOR A LONG-TERM TAX EXEMPTION WITH MERIDIA GLOUCESTER CITY 101,  
URBAN RENEWAL, LLC FOR A 2.1 ACRE PORTION OF BLOCK 48, LOT 2.01 ON  
THE OFFICIAL CITY TAX MAP OF THE CITY OF GLOUCESTER CITY**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and/or supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or rehabilitation; and

**WHEREAS**, in order to facilitate the development, redevelopment, and rehabilitation of the City of Gloucester City (the “City”), the Mayor and Council of the City of Gloucester City (the “City Council”) designated certain property identified on the City’s Official Tax Map as Block 48, Lots 2, 2.01 and 2.02 (formerly Block 48, Lot 2) as an “Area in Need of Redevelopment” (the “Redevelopment Area”) (see Resolution #091-96) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “Redevelopment Law”); and

**WHEREAS**, by way of Ordinance # \_\_\_\_\_ adopted on June \_\_\_\_, 2022, the City Council adopted a Redevelopment Plan entitled “Freedom Pier Redevelopment Plan” (“Redevelopment Plan”) for Block 48, Lots 2, 2.01 and 2.02; and

**WHEREAS**, in order to implement the development and renovation of the Redevelopment Area the City Council negotiated and entered into a Redevelopment Agreement dated June \_\_\_\_, 2022 (the “Redevelopment Agreement”) with Meridia Gloucester City 101, Urban Renewal, LLC (the “URE” or “Redeveloper”), which Redevelopment Agreement specifies the rights and responsibilities of the City and Redeveloper with respect to the Project, as defined below; and

**WHEREAS**, Redeveloper submitted a proposal to construct certain improvements to be developed in two (2) phases: Phase 1 to consist of one (1) eleven (11) story building containing a mixed use of residential units (no less than 276 apartment units) and a 5,000 square foot restaurant) together with associated on-site parking (no less than \_\_\_\_ parking stalls, including 85 stacked parking stalls) and appropriate on-site and off-site infrastructure, amenities and related improvements; and Phase 2 to consist of one (1) eleven (11) story building containing a mixed use of residential units (no less than 344 apartment units) and 17,000 square feet of commercial space, together with associated on-site parking (no less than \_\_\_\_ parking stalls) and appropriate on-site and off-site infrastructure, amenities and related improvements (the “Project Improvements”); and

**WHEREAS**, as part of Phase 1 of the Project Improvements, the Redeveloper has or will cause Block 48, Lot 2.01 to be subdivided into three (3) lots, at least one of which shall consist of approximately 4.6 acres which shall be the parcel upon which Phase 1 of the proposed Project Improvements shall be constructed (the "Phase 1 Property"); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the URE has agreed to undertake financing, construction and completion of the Project Improvements, the obtaining of all Governmental Approvals (as defined in the Redevelopment Agreement), the site preparation of the Property and such other obligations as is set forth in the Redevelopment Agreement (the "Project"); and

**WHEREAS**, in order to effectuate the financing of the Project, the Mayor and City Council have agreed to enter into a Financial Agreement (the "Financial Agreement") with the URE, substantially in the form attached hereto as Exhibit "A," authorizing a long-term tax exemption pursuant to the Long-Term Tax Exemption Law ("LTTEL"), N.J.S.A. 40A:20-1, et seq.; and

**WHEREAS**, pursuant to the requirements of the LTTEL, the URE provided the City with the information required by Section 8 of the LTTEL in the form of an application for long-term tax exemption (the "Application"); and

**WHEREAS**, such information provided the City with the basis for determining to execute the Financial Agreement; and

**WHEREAS**, the Mayor and City Council find that the relevant benefits of the redevelopment of the Property outweigh the loss, if any, of property tax revenue in granting the long-term tax-exemption; and

**WHEREAS**, the City Council has determined that the assistance provided to the Project pursuant to the Financial Agreement are a significant inducement for the Redeveloper to proceed with the Project; and

**WHEREAS**, the City and the Redeveloper have agreed to execute a Financial Agreement.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Gloucester City as follows:

**Section 1.** The foregoing recitals are incorporated herein by reference as if fully set forth at length.

**Section 2.** That the Application for long-term tax exemption filed by Meridia Gloucester City 101, Urban Renewal, LLC hereby be granted; and

**Section 3.** That the Financial Agreement be approved and that the Mayor and/or City Administrator and the City Clerk are hereby authorized to execute the Financial Agreement, upon the review and approval of its final form by the City Administrator, City Solicitor and City

Redevelopment Counsel, which such final form will be on file with the City Clerk.

**Section 4.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 5.** In the event any clause, section or paragraph of the ordinance and/or the Financial Agreement is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of the Ordinance and/or Financial Agreement remain in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

**Section 6.** This Ordinance shall take effect immediately after final adoption in accordance with law.

Introduced and Passed on First Reading: May 26, 2022

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Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of June, 2022

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Vanessa L. Little, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
#O17 - 2022**

**ORDINANCE AMENDING CHAPTER 87, VEHICLES AND TRAFFIC, ARTICLE I,  
ENTITLED STREET TRAFFIC AND PARKING, § 87-9. SCHEDULE B: STOP  
INTERSECTIONS, OF THE CODE OF THE CITY OF GLOUCESTER, COUNTY OF  
CAMDEN, STATE OF NEW JERSEY**

**WHEREAS**, this amendment is in the best interest of health, safety and welfare of the citizens of the City of Gloucester City (“City”); and

**WHEREAS**, the City desires to amend Chapter 87, specifically §87-9 by adding and creating an additional Stop Intersection within the City of Gloucester City as recommended by the Gloucester City Police Department; and

**WHEREAS**, New Jersey Statutes provides the City the authority to set certain permissible street regulations on any highway under its jurisdiction, by Ordinance; and

**WHEREAS**, the Mayor and Common Council of the City of Gloucester City desire to amend the Code of the City of Gloucester City, specifically Chapter 87, entitled Stop Intersections, by amending Schedule E as set forth in §87-12.

**NOW, THEREFORE**, be it Ordained by the Mayor and Common Council of the City of Gloucester City, County of Camden and State of New Jersey as follows:

**Section 1:** The following Stop Intersection is hereby added to §87-9:

- (44) Southwest corner to stop traffic traveling west on E. Thompson Ave at Harley Avenue.
- (45) Northeast corner to stop traffic traveling east on E. Thompson Ave at Harley Ave.

**Section 2:** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 3:** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**Section 4:** This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

\_\_\_\_\_  
Dayl Baile, Mayor

Passed on First Reading: May 26, 2022

Adopted by the Mayor and Common Council of Gloucester City this \_\_\_ day of June, 2022.

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Vanessa Little, RMC, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#O18-2022**

**ORDINANCE AMENDING CHAPTER 4, ARTICLE XII, MUNICIPAL COURT, §4-89**

**WHEREAS**, the Mayor and Common Council of the City of Gloucester City desire to amend to the Code of the City of Gloucester City, specifically adding Article XII, Municipal Court, §4-89 B., currently entitled Deputy Municipal Court Administrator; and

**WHEREAS**, this amendment is in the best interest of health, safety and welfare of the citizens of the City of Gloucester City (“City”);

**WHEREAS**, the City desires to amend Article XII, Municipal Court, of Finance, §4-89 B., to allow for consistency with New Jersey Civil Service Titles.

**NOW, THEREFORE**, be it Ordained by the Mayor and Common Council of the City of Gloucester City, County of Camden and State of New Jersey as follows:

**Section 1:** Current §4-89 is hereby amended as follows:

§ 4-89 A. Municipal Court Administrator~~clerk~~: term of office; salary; duties.

The Administrator ~~Clerk~~ of the Municipal Court, heretofore appointed by the Common Council of Gloucester City, shall serve for a term of three years from the time of his appointment and until his successor is appointed and qualified. The Administrator ~~Clerk~~ of the Municipal Court shall receive an annual salary to be determined by the Common Council, which shall be paid in the same manner as the salaries of other municipal officers are paid and which shall be in lieu of all fees, costs and any other allowances whatsoever. He shall perform such functions and duties as shall be prescribed for him by the law, the court rules applicable to municipal courts and the Judge of the Municipal Court.

§ 4-89 B. Deputy Municipal Court Administrator: term of office; salary; duties.

The Deputy Administrator of the Municipal Court, heretofore appointed by the Common Council of Gloucester City, shall serve for a term of three years from the time of his appointment and until his successor is appointed and qualified. The Deputy Administrator of the Municipal Court shall receive an annual salary to be determined by the Common Council, which shall be paid in the same manner as the salaries of other municipal officers are paid and which shall be in lieu of all fees, costs and any other allowances whatsoever. He shall perform such functions and duties as shall be prescribed for him by the law, the court rules applicable to municipal courts and the Judge of the Municipal Court.



**Section 2:** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 3:** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**Section 4:** This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

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Dayl Baile, Mayor

Passed on First Reading: 26<sup>th</sup> Day of May, 2022.

Adopted by the Mayor and Common Council of Gloucester City this \_\_\_\_ day of June, 2022.

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Vanessa Little, City Clerk