

**Caucus Meeting of the  
Mayor and Common Council of Gloucester City  
Monday, April 17, 2023 6:00 P.M.  
313 Monmouth Street**

**Agenda**

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Budesa, 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. **Resolution:**  
**R083** Resolution Authorizing Execution of an Agreement with the Commissioner of Transportation

**Resolutions for Discussion:**

- R Resolution Authorizing Change Order No. 1 to the Contract Between CTX Infrastructure for Barnard Ave. Utility Improvements
- R Resolution to Award a Contract to Caravella for 51 South Brown Street Building Demolition
- R Resolution Authorizing Senior and Veteran Deductions
- R Resolution to Adjustments to Various Tax Records
- R Resolution to Correct Billing Charges on Utility Records

7. **Ordinances for discussion:**

**O 13-2023** Ordinance for Adoption of the Flood Plain Management Regulations of the City of Gloucester City, Camden County, State of New Jersey

**O 14-2023** Ordinance Authorizing the Acceptance of a Limited Billboard Easement by the City of Gloucester City Subject to Certain Conditions

**O 15-2023** Ordinance Amending Police Policy Rules and Regulations

**O 16-2023** Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank Pursuant to N.J.S.A.40A:4-45.14

8. **Correspondence:**

a) From the Bells of St. Mary's Church – requesting use of Proprietor's Park on June 17<sup>th</sup> & 18<sup>th</sup>

9. **Adjournment:**

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R            - 2023**

**RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH  
THE COMMISSIONER OF TRANSPORTATION**

**WHEREAS**, the City of Gloucester City is desirous of entering into an agreement with the Commissioner of Transportation, acting for and in the name of the State of New Jersey; and

**WHEREAS**, the State is undertaking the design and construction of Routes 295 & 42/I-76 Direct Connection by providing a new alignment to carry Route 295 mainline through the interchange, located in the Borough of Bellmawr and Mt. Ephraim, and the City of Gloucester City; and

**WHEREAS**, this project may require the construction of new, and/or the protection, relocation and/or adjustment of facilities of the existing water and sewer systems which are owned by Gloucester City and this agreement authorizes such.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Gloucester City that the above referenced agreement is hereby accepted and the Mayor or Donna Domico is hereby authorized to execute documents as an authorized representative thereunder, for the City of Gloucester City.

---

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 24<sup>th</sup> day of April, 2023.

---

Vanessa L. Little, City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R - 2023**

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO THE CONTRACT**  
**BETWEEN CTX INFRASTRUCTURE FOR BARNARD AVE. UTILITY**  
**IMPROVEMENTS**

**WHEREAS**, a contract exists between CTX Infrastructure and the City of Gloucester City for the Barnard Ave. Utility Improvements; and

**WHEREAS**, the cost of the original contract as awarded, needs to be amended for final adjustment of as-built quantities.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of Gloucester City, County of Camden, and State of New Jersey that the contract between CTX Infrastructure and the City of Gloucester City for the Barnard Ave. Utility Improvements be amended:

Original Contract Amount:	\$543,534.00
Change Order #1 Decrease	\$16,786.94
Adjusted Amount based on Change Order #1 Final	\$526,747.06

---

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 24<sup>th</sup> day of April, 2023.

---

Vanessa L. Little City Clerk

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R            - 2023**

**RESOLUTION TO AWARD A CONTRACT TO CARAVELLA FOR 51 SOUTH  
BROWN STREET BUILDING DEMOLITION**

**WHEREAS**, the City of Gloucester City has duly advertised for public bids for 51 South Brown Street Building Demolition; and

**WHEREAS**, plans and specifications were prepared by Pennoni Associates Inc. and may be found in the City Clerk's Office; and

**WHEREAS**, bids were taken on March 15, 2023 from six (6) bidders; and

**WHEREAS**, Pennoni Associates Inc. have reviewed the bids and recommends that a contract be awarded to:

Caravella- 40 Deforest Ave., E. Hanover, NJ 07936 for Base Bid & Alt. 1 in the amount of \$324,265.00; and

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

**WHEREAS**, this contract is contingent upon review by the City Solicitor.

**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: Caravella, 40 Deforest Ave., E. Hanover, NJ 07936 for \$324,265.00.

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

---

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 24<sup>th</sup> day of April, 2023.

---

Vanessa L. Little, City Clerk

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

**RESOLUTION AUTHORIZING SENIOR AND VETERANS DEDUCTIONS**

**WHEREAS**, the assessor's tax list book is closed for the current year; and

**WHEREAS**, after closing the records, the applications for several other property owners became complete and the assessor subsequently deemed them eligible and/or ineligible under the senior and veteran deductions; and

**WHEREAS**, these adjustments are due to income eligibility, death or moving into or out of the City of Gloucester, and

**WHEREAS**, these adjustments are noted as follows:

Deductions that need to be added (allowed):

<b>Block/Lot</b>	<b>Address</b>	<b>Amount</b>	<b>Type</b>	<b>Year</b>
267.01/4	151 Park Ave	\$250.00	Veteran	2023

Deductions that need to be removed (disallowed):

<b>Block/Lot</b>	<b>Address</b>	<b>Amount</b>	<b>Type</b>	<b>Year</b>
None at this time				

**NOW, THEREFORE, BE IT RESOLVED** that the Tax Collector of the City of Gloucester City is authorized to make the adjustments to the tax records as noted and file the proper documentation accordingly.

Adopted by the Mayor and Common Council of Gloucester City, this 24<sup>th</sup> day of April, 2023.

---

Dayl R Baile, Mayor

---

Vanessa L. Little, City Clerk

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

**RESOLUTION TO ADJUSTMENTS TO VARIOUS TAX RECORDS**

**WHEREAS**, there is a need to make necessary various billing adjustments on Tax Records; and

**WHEREAS**, the adjustments to be made include the following:

<b>Block/Lot</b>	<b>Amount</b>	<b>Address</b>	<b>Issue</b>
160/1	\$1235.38	14 N Broadway	Online payment returned, payment removed
57/14	\$1215.38	406 Somerset	TD bank returned check, payment removed
21/26	\$1411.50	232 N Burlington	Transferred to 21/15.01, lots combined together
21/27	\$1576.18	234 N Burlington	Transferred to 21/15.01, lots combined together

; and

**WHEREAS**, these billing adjustments were reviewed by the Finance Committee and they have recommended that these adjustments be approved.

**NOW, THEREFORE, BE IT RESOLVED** that the Tax Collector of the City of Gloucester City is authorized to make the adjustments to the tax records as noted and file the proper documentation accordingly.

Adopted by the Mayor and Common Council of Gloucester City, this 24<sup>th</sup> day of April, 2023.

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

\_\_\_\_\_  
Vanessa L. Little, City Clerk

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

**RESOLUTION TO CORRECT BILLING CHARGES ON UTILITY RECORDS**

**WHEREAS**, there is a need to make necessary adjustments for various billing adjustments on Utility Records; and

**WHEREAS**, these adjustments to be made include the following:

<b>Block/Lot</b>	<b>ID</b>	<b>Address</b>	<b>Amount</b>	<b>Issue</b>
233/18.04	34183	47 Oxford	<b>\$164.88</b>	Online payment returned, payment removed
170/5	25460	830 Paul	<b>\$165.16</b>	Online payment returned, payment removed
230/10	33327	524 Jefferson	<b>\$175.00</b>	Computer over estimated billing
37/16	3940	421 Hudson	<b>\$65.00</b>	Delinquent fee charged in error
237/2	35099	108 Harvard	<b>\$65.00</b>	Delinquent fee charged in error
66/29	9719	419 Market	<b>\$65.00</b>	Delinquent fee charged in error
235.01/1	34962	15 Yale	<b>\$65.00</b>	Delinquent fee charged in error
214/4.01	30742	8 ½ N Stinson	<b>\$165.46</b>	TD bank returned check, payment removed
250/1	36945	354 Greenwood	<b>\$497.90</b>	Online payment returned, payment removed
266.03/17	39417	132 Weston	<b>\$71.00</b>	Computer over estimated billing
241/4	35660	108 Yale	<b>\$200.75</b>	Computer over estimated billing

; and

**WHEREAS**, these billing adjustments were reviewed by the Finance Committee, and they have recommended these adjustments be approved.

**NOW, THEREFORE, BE IT RESOLVED** that the Tax Collector of the City of Gloucester City is authorized to make the adjustments to the utility records as noted and file the proper documentation accordingly.

Adopted by the Mayor and Common Council of Gloucester City, this 24<sup>th</sup> day of April, 2023.

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

\_\_\_\_\_  
Vanessa L. Little, City Clerk



**ORDINANCE OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
#O\_\_-2023**

**ORDINANCE AUTHORIZING THE ACCEPTANCE OF A LIMITED BILLBOARD EASEMENT BY  
THE CITY OF GLOUCESTER CITY SUBJECT TO CERTAIN CONDITIONS**

**WHEREAS**, Passaic Properties L.L.C. having a mailing address of 101 S. King Street, Gloucester City, New Jersey 08030, ("Grantor"), desires to grant an easement in favor of City of Gloucester City ("City" and/or "Grantee") a municipal corporation of the State of New Jersey having an address of 512 Monmouth Street, Gloucester City, New Jersey 08030; and

**WHEREAS**, the Grantor is the owner of Block 212, Lot 1, as shown on the Official Tax Map of the City of Gloucester City, Camden County and New Jersey ( "Property");

**WHEREAS**, the Grantor agrees to give and convey this Billboard Easement to Grantee under the conditions set forth in the attached Easement Agreement; and

**WHEREAS**, the purpose of this Agreement of Billboard Easement to the City is to facilitate implementing the Operation and Easement Agreement between Gloucester City Partners Limited Liability Company ("GCP") and the City where the City shares in the revenues generated from the sign built by GCP on the Billboard Easement and three other properties located in the City; and

**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 Mayor, Clerk or their respective designees, are hereby authorized to accept the attached Easement on behalf of the City and take any and all actions necessary to effectuate the purposes of this Ordinance.

**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: March 27, 2023

Adopted by the Mayor and Common Council of Gloucester City this \_\_\_\_ day of April, 2023.

\_\_\_\_\_  
Vanessa Little, RMC, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
O       -2023**

**CALENDAR YEAR 2023**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO  
ESTABLISH A CAP BANK PURSUANT TO N.J.S.A. 40A:4-45.14**

**WHEREAS**, the Local Government "CAP" Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Common Council of the City of Gloucester City in the County of Camden finds it advisable and necessary to increase its CY2023 budget up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Common Council hereby determines that a 2.5% increase in the budget for said year, amounting to \$484,081.03 in excess of the increase in final appropriations otherwise permitted by the Local Government "CAP" Law, is advisable and necessary; and

**WHEREAS**, the Mayor and Common Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE, BE IT ORDAINED**, by the Mayor and Common Council of the City of Gloucester City, in the County of Camden, with a majority of the full authorized membership of this governing body affirmatively concurring, that in the CY2023 budget year, the final appropriations of the City of Gloucester City shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$677,713.44 and that the CY2023 municipal budget for the City of Gloucester City be approved and adopted in accordance with this ordinance; and

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to the final appropriation in either of the next two succeeding years; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced, be filed with the Director of the Division of Local Government Services within five (5) days of introduction; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within five (5) days after such adoption.

\_\_\_\_\_  
Dayl R. Baile, Mayor

Passed on first reading: April 24, 2023.

Adopted by the Mayor and Common Council of Gloucester City, this 22<sup>nd</sup> day of May 2023.

\_\_\_\_\_  
Vanessa L. Little, City Clerk