

**Caucus Meeting of the
Mayor and Common Council of Gloucester City
Monday, February 13, 2023 6:00 P.M.
313 Monmouth Street
Agenda**

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Budesas, 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: Bingo 2-2023, Raffle 5-2023, Raffle 6-2023 and Raffle 7-2023
 - g) Police:
 - h) Public Works/Water Dept:

6. **Resolutions for Discussion:**
 - R Resolution Authorizing Refund of Rental Facility Registration and License Fee
 - R Resolution Authorizing the Mayor of the City of Gloucester City to Execute an Agreement of Sale by and between the City of Gloucester City and Comcast of Wildwood, LLC, a Delaware Limited Liability Company, to Purchase Property Located at 534 Nicholson Road, Gloucester City, New Jersey, Identified on the City Tax Map as Block 224, Lot 6, Subject to Certain Terms and Conditions
 - R Resolution Designating Handicapped Parking Space: Removing 314 Sherman Street
 - R Resolution Authorizing Senior and Veteran Deductions
 - R Resolution to Correct Billing Charges on Utility Records

- R Resolution Authorizing the Appointment of Chief Financial Officer for the City of Gloucester City
- R Resolution Designating Handicapped Parking Spaces: 525 Bergen Street
- R Resolution Authorizing a Contract to Root 24, Inc. for the Combined Sewer Video on Ellis & King Streets
- R Resolution Authorizing and Directing the City of Gloucester City Planning and Zoning Board to Review a Proposed Redevelopment Plan Amendment for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, County of Camden, State of New Jersey
- R Resolution Authorizing a Contract to Think Pavers for the Johnson Park Jogging Trail Reconstruction

7. **Ordinances for Second Reading Next Week:**

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

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

Ordinances for First Reading Next Week:

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

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

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

8. **Correspondence:**

- a) From Jack Murphy, Holy City Volunteers – requesting to hold their annual Fall Festival on Saturday, September 30, 2023 from 2-8 p.m. at the Softball Complex.
- b) From Ken Wallace – requesting to reinstate his rental registration permit for 23 N. Harley Ave.
- c) From Tina Clements – requesting Freedom Pier for a wedding ceremony on June 3, 2023 at 4:00 p.m.

9. **Adjournment:**

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

**RESOLUTION AUTHORIZING REFUND OF RENTAL FACILITY REGISTRATION
AND LICENSE FEE**

WHEREAS, Realty Solutions LLC, the Management Company, has applied for a 2023 Rental Facility Registration and License for 206 N Broadway, Units 1 and 2; and

WHEREAS, Gloucester City received duplicate payments from Realty Solutions LLC for the 2023 fee.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that a refund be issued to Realty Solutions LLC in the amount of \$325.00 for the 2023 Rental Facility Registration and License Fee.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23rd day of February, 2023.

Vanessa L. Little, City Clerk

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

**RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF
GLOUCESTER CITY TO EXECUTE AN AGREEMENT OF SALE BY AND BETWEEN THE
CITY OF GLOUCESTER CITY AND COMCAST OF WILDWOOD, L.L.C., a DELAWARE
LIMITED LIABILITY COMPANY, TO PURCHASE PROPERTY LOCATED AT 534
NICHOLSON ROAD, GLOUCESTER CITY, NEW JERSEY, IDENTIFIED ON THE CITY TAX
MAP AS BLOCK 224, LOT 6, SUBJECT TO CERTAIN TERMS AND CONDITIONS**

WHEREAS, the City of Gloucester City (“Buyer”) desires to purchase certain property located at 534 Nicholson Road, Gloucester City, New Jersey 08030 (Block 224, Lot 6) for the sum of \$17,500.00, subject to certain specific terms and conditions; and

WHEREAS, Comcast of Wildwood, L.L.C., a Delaware Limited Liability Company, wishes to sell said property to the City of Gloucester City which must comply with the Local Lands and Building Law, N.J.S.A. 40A:12-1 et seq.; and

WHEREAS, the Mayor and Common Council of the City of Gloucester City believe the acquisition of said property is required by the City of Gloucester City Water Department for storage of equipment to assist in day-to-day activities.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Common Council of the City of Gloucester City as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Mayor and Common Council hereby formally authorize the Mayor, Administrator and/or City Clerk, to sign and execute an Agreement of Sale and carry out all other actions necessary to effectuate said purpose of this purchase with Comcast of Wildwood, L.L.C., a Delaware Limited Liability Company, in a form reviewed, approved and recommended by the City Solicitor.
3. A copy of this Resolution and final Agreement of Sale to be executed shall remain on file with the City Clerk for public inspection.
4. This Resolution shall take effect immediately.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of the City of Gloucester this 23rd day of February, 2023.

Vanessa L. Little, City Clerk,

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

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACES:
REMOVING: 314 SHERMAN 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 locations designated on the attached Schedule A are hereby designated removed as restrictive parking spaces.

This resolution is passed in conformance with the provisions of N.J.S.A. 39:4-97(3)(c). Proper signs are to be removed regarding the said spaces.

SCHEDULE A

Dolores Whilleson

314 Sherman Street

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 23rd day of February, 2023.

Vanessa L. Little, City Clerk

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

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):

Block/Lot	Address	Amount	Type	Year
None at this time				

Deductions that need to be removed (disallowed):

Block/Lot	Address	Amount	Type	Year
271.01/7	1374 Oriental	250.00	Senior	2022

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 23rd day of February 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 - 2023

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, the adjustments to be made include the following:

Block/Lot	ID	Prop Location	Amount	Issue
233/7.01	33969	36 Princeton	200.00	Bank returned check, payment removed
123/25	17580	520 S Broadway	730.00	Computer Over Estimated Prior Billing
37/32	4069	109 N Broadway	956.25	Computer Over Estimated Prior Billing
244/1	35860	347 Highland	20.50	Computer Over Estimated Prior Billing
147.01/3	31480	700 Monmouth	1198.50	Per Ordinance 13-2022

and;

WHEREAS these billing adjustments were reviewed by the Finance Committee, and they have recommended the 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 23rd day in February, 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 - 2023

**RESOLUTION AUTHORIZING THE APPOINTMENT OF
CHIEF FINANCIAL OFFICER FOR THE CITY OF GLOUCESTER CITY**

WHEREAS, the Mayor and Common Council of Gloucester City recommend the appointment of Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City, that James V. Davis is hereby appointed Chief Financial Officer.

BE IT FURTHER RESOLVED that this resolution shall take effect January 1, 2023.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 23rd day of February, 2023.

Vanessa L. Little, City Clerk

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

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE
ADDING: 525 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

George Moffett

525 Bergen Street

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23rd day of February, 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 ROOT 24 FOR THE GLOUCESTER CITY COMBINED SEWER VIDEO

WHEREAS, Pennoni Associates is working on the Gloucester City Flood Mitigation project; and

WHEREAS, in connection with the referenced project, and in accordance with “Task II-C” of their proposal, they requested three (3) quotes from three (3) closed-circuit television companies to perform the clean and jet combined sewer services within Ellis and King Street; and

WHEREAS, Pennoni Associates recommends that a contract be awarded to:
Root 24 Inc., 130 Ferry Ave., Ste B, Camden, NJ 08014 in the amount of \$21,671.53
(plus disposal)

WHEREAS, the plans and specifications developed by Pennoni may be found in the City Clerk’s Office; 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:

Root 24 Inc., 130 Ferry Ave., Ste B, Camden, NJ 08104

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 23rd day of February, 2023.

Vanessa L. Little, City Clerk

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

**RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF GLOUCESTER
CITY PLANNING & ZONING BOARD TO REVIEW A PROPOSED
REDEVELOPMENT PLAN AMENDMENT FOR BLOCK 48, LOTS 2, 2.01 AND 2.02
WITHIN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF
NEW JERSEY**

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, in order to facilitate the development and rehabilitation of the City, the City 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 26, 2022 (the “Redevelopment Plan”); and

WHEREAS, on June 23, 2022, pursuant to Ordinance #15-2022, the Redevelopment Plan was adopted by the City Council; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the City, the City prepared an amendment to the Redevelopment Plan for the Property entitled “Freedom Pier Amended Redevelopment Plan” for the City of Gloucester City, dated January 16, 2023 (the “Amended Redevelopment Plan”); and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the City Council hereby refers the Amended Redevelopment Plan to the City of Gloucester City Planning & Zoning Board for review and a determination of the Amended Redevelopment Plan’s consistency with the City’s Master Plan.

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

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

2. That, pursuant to N.J.S.A. 40A:12A-7, the City Council does hereby authorize the City of Gloucester City Planning & Zoning Board to review the Amended Redevelopment Plan and to report its findings to the City Council within forty-five (45) days hereof.

3. This Resolution shall take effect immediately.

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23rd day of February, 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 THINK PAVERS HARDSCAPING,
LLC FOR JOHNSON PARK JOGGING TRAIL RECONSTRUCTION**

WHEREAS, the City of Gloucester City has duly advertised for public bids for Johnson Park Jogging Trail Reconstruction Rebid; 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 February 9, 2023 from four (4) bidders; and

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

Think Pavers Hardscaping, LLC– 125 Kings Highway, Mount Royal, NJ 08061
for base bid in the amount of \$95,020.00; 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; 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:
Think Pavers Hardscaping, LLC– 125 Kings Highway, Mount Royal,
NJ 08061 for \$95,020.00

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 23rd day of February, 2023.

Vanessa L. Little, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY
COUNTY OF CAMDEN, STATE OF NEW JERSEY
#0 01 - 2023**

**AN 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 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. This 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; and

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 goals of the Master Plan and is in the best interest of the City and 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. Furthermore, Cannabis licensed businesses in Class 5 shall be conditionally permitted in the RC & S – Retail Commercial and Service zone.

SECTION 2: Article III, §_____, entitled Definitions are amended to add the following:

Amend Section 3 – Definitions to include:

C-_: Cannabis - All parts of the plant *Cannabis saliva* 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, produces cannabis, and sells, 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. This service would 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 CREAMMA:

- 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. This 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, packaging cannabis items, 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; (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, Retail Commercial and Service Zone, 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.

The minimum square footage for structures for Cannabis Retailers located in the RCS zone shall be 2,500 square feet. 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 the 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, day care facility or recreation facility (?).

SECTION 4: Article IV, District Regulations. "BI - Business Industrial", § _____; Article V, NOTE 11, Planned Port Industrial Development District, § _____ and Article V, NOTE 12, Port Cargo Handling Zone, § _____ are hereby amended to include all Cannabis Businesses as a Conditional Use in the aforesaid zones, including all license types, subject to specific terms and conditions. The RC & S - Retail Commercial and Service District is hereby amended to include all Cannabis Retail Businesses as a Conditional Use in the aforesaid zone subject to specific terms and conditions.

SECTION 5: Article IV §_____, District Regulations 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 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 10:00 a.m. to 7:00 p.m., seven days a week.
- (5) No Drive-Thru Facilities shall be permitted.
- (6) No outside exchange of product between the seller and the purchaser.
- (7) For each Cannabis Business located within Gloucester City a security plan, to be approved by 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,
 - 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 of on-site security team and armed guard on premises.
- (8) No more than two (2) licenses shall be issued for each individual six (6) cannabis categories.

C. Conditions of Performance Standards:

- (1) All Cannabis Businesses, Class 1, 2, 3, 4, 5 & 6, 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 only 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 a minimum lot area of 2.5 acres and shall be limited to two (2) licenses for each category.
- (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 §_____, except that all lots in the RCS district must have a minimum 2,500 square foot structure along with the required on-site parking.
- (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 – one (1) per every 1,000 square feet of gross floor area or one (1) per two (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 one (1) parking space for every delivery driver or fleet vehicle, except that there shall be no fewer than four spaces.
 - c. Cannabis Distributor – one (1) per every 1,000 square feet of gross floor area, except that there shall be no fewer than four spaces.
 - d. Cannabis Manufacturer – one (1) per every 1,000 square feet of gross floor area or one (1) per two (2) employees at maximum shift, except that there shall be no fewer than four spaces.
 - e. Cannabis Retailer - 6 per every 1000 square feet of gross floor area plus one space for each employee. No on-street parking will be considered for the cannabis retail operations in the RC & S District.

- f. Cannabis Wholesaler – one (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 zones other than the RCS Zone 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: The attached zoning maps shall be filed in accordance with the Municipal Law 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 7: 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 8: 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 9: This ordinance shall take effect upon its passage and publication as provided for by law.

Dayl R. Baile, Mayor

Passed on First Reading: January 19, 2023

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

Vanessa L. Little, RMC, CMR

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

AN ORDINANCE OF THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT THE CODE OF THE CITY OF GLOUCESTER CITY, ENTITLED "CANNABIS MUNICIPAL TAX" TO COLLECT A STATUTORILY AUTHORIZED TWO PERCENT (2%) MUNICIPAL TRANSFER TAX ON CANNABIS SALES BY CLASS I, II AND V LICENSE HOLDERS AND ONE PERCENT (1%) MUNICIPAL TRANSFER TAX ON CANNABIS SALES BY CLASS III LICENSE HOLDERS

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 a Cannabis Overlay Zone within the City; 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. Title II: General Legislation, Chapter _____ of the Code of the City of Gloucester City, is amended to include a provision entitled: "Cannabis Municipal Tax" with a new Section ____ as follows:

§ _____ 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: 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 3: 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 4: This ordinance shall take effect upon its passage and publication as provided for by law.

Dayl R. Baile, Mayor

Passed on First Reading: January 19, 2023

Adopted by the Mayor and Common Council of Gloucester City this _^d day of _____, 2023.

Vanessa L. Little, RMC, CMR

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O 03 - 2023

**ORDINANCE AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY
LOCATED AT 534 NICHOLSON ROAD, IN THE CITY OF GLOUCESTER CITY,
IDENTIFIED ON THE CITY TAX MAP AS BLOCK 224, LOT 6, SUBJECT TO
CERTAIN TERMS AND CONDITIONS, IN ACCORDANCE WITH THE NEW JERSEY
LOCAL LANDS AND BUILDING LAW, N.J.S.A. 40A:12-1 ET SEQ.**

WHEREAS, on _____2023 (Resolution ____-2023), the Mayor and Common Council of the City of Gloucester City approved a Resolution authorizing the execution of an Agreement of Sale to purchase property located at 534 Nicholson Road, shown on the Municipal Tax Map as Block 224, Lot 6, subject to certain terms and conditions; and

WHEREAS, the City of Gloucester City intends to conduct its due diligence prior to purchasing the property, which includes, but is not limited to: Phase 1 Environmental Feasibility Study, an appraisal certifying the value of the property which comports to the sale price and adoption of this authorizing Ordinance; and

WHEREAS, the Mayor and Common Council have determined that upon completion of its due diligence, that subject to certain conditions, the purchase of the property is in the best interests of the citizens of the City of Gloucester City.

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 provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.

SECTION 2: The City of Gloucester City hereby authorizes the purchase of 534 Nicholson Road, Gloucester City, New Jersey 08030, identified on the City Tax Map as Block 224, Lot 6, subject to certain terms and conditions.

SECTION 3: The Mayor, Administrator/Clerk and/or Solicitor are hereby authorized to take all actions necessary to conclude the sale in accordance with the requirements of the New Jersey Local Lands and Buildings Law (N.J.S.A. 40A:12-1 et seq.) including the execution of all legal documents necessary to conclude the subject transaction.

SECTION 4: All other Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to such extent of such inconsistency.

SECTION 5: If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such section, paragraph, clause or provision and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 6: This Ordinance shall take effect immediately upon final passage and publication as provided by law.

Dayl R. Baile, Mayor

Passed on First Reading:

Adopted by the Mayor and Common Council of Gloucester City this ____ day of
_____, 2023.

Vanessa L. Little, RMC

ORDINANCE NO. 04 -2023

AN ORDINANCE AMENDING ORDINANCE 22-2019 AND REPLACING CHAPTER 86B, "VACANT PROPERTY REGISTRATION" OF THE CITY CODE REGARDING THE REGISTRATION AND MAINTENANCE OF CERTAIN PROPERTIES

WHEREAS, the City Council of the City of Gloucester City ("City Council") is authorized pursuant to N.J.S.A. 40:48-2 to enact and amend ordinances, and to amend the Code of the City of Gloucester City, as deemed necessary for the preservation of the public health, safety and welfare of the City and its residents; and

WHEREAS, the City Council is authorized to enact an ordinance requiring registration of commercial and residential properties within the municipality by owners of said property who do not reside in nor operate a business at their properties pursuant to N.J.S.A. 40:48-2.53; and

WHEREAS, the City Council is empowered pursuant to adopt an ordinance to regulate buildings and structures, and their use and occupancy, and to prevent and abate conditions detrimental to the health safety and welfare of the general public pursuant to N.J.S.A. 40:48-2.12a and N.J.S.A. 40:48-2.12f; and

WHEREAS, the City Council is empowered to adopt an ordinance to regulate the care, maintenance, security and upkeep of vacant and abandoned commercial and residential buildings in which a foreclosure action has been filed pursuant to N.J.S.A. 40:48-2.12s1 to N.J.S.A. 40:48-2.12s3 and N.J.S.A. 46:10B-51; and

WHEREAS, the City is empowered to adopt ordinances regulating the removal and elimination of graffiti, debris, brush, weeds and other obnoxious growths pursuant to N.J.S.A. 40:48-2.13, N.J.S.A. 40:48-2.14 and N.J.S.A. 40:48-2.59; and

WHEREAS, vacant and abandoned properties create a wide range of problems for the City, including public health risks, the potential for increased criminal activity through arson and vandalism, negative impacts on the aesthetic value of neighboring properties, and discouragement of neighborhood stability and revitalization; and

WHEREAS, vacant and abandoned properties are presumptively considered to be nuisances, in view of their negative effects on nearby properties and the residents or users of those properties; and

WHEREAS, it is in the best interest of the City to maintain a registration system to identify, monitor and enforce the maintenance of vacant and abandoned properties; and

WHEREAS, it is in the best interest of the City to ensure that all vacant and abandoned properties within the City of Gloucester City are properly registered and maintained; and

WHEREAS, in order to achieve this purpose, amendments to Chapter 86B are necessary.

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

1. Chapter 86B of the City Code be hereby amended, supplemented, revised and replaced with Exhibit A attached hereto.
2. All other Chapters of the City Code shall remain valid and in effect, and are not amended by this Ordinance.
3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
4. Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.
5. This Ordinance shall take effect after final passage, approval, and publication, as provided by law.

CITY OF GLOUCESTER CITY

Dayl Baile, Mayor

Vanessa L. Little, City Clerk

ORDINANCE OF THE CITY OF GLOUCESTER CITY

County of Camden, State of New Jersey

#0 05 - 2023

**ORDINANCE RESCINDING ORDINANCE 26-2022 AND ADOPTING A
REDEVELOPMENT PLAN AMENDMENT FOR BLOCK 48, LOTS 2, 2.01 AND 2.02
WITHIN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF
NEW JERSEY**

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 rescinding

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 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 26, 2022 (the “Redevelopment Plan”); and

WHEREAS, on June 23, 2022, pursuant to Ordinance #15-2022, the Redevelopment Plan was adopted by the City Council; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the City, the City prepared an amendment to the Redevelopment Plan for the Property entitled “Freedom Pier Amended Redevelopment Plan” for the City of Gloucester City, dated January 16, 2023 (the “Amended Redevelopment Plan”); and

WHEREAS, the Amended Redevelopment Plan provides a broad overview for the planning development, redevelopment, and rehabilitation of the Property 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 Amended 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 Amended 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 Amended 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 Amended Redevelopment Plan to effectuate redevelopment and rehabilitation within the City and specifically the Property, Block 48, Lots 2, 2.01 and 2.02; and

WHEREAS, the City Council is desirous to rescind Ordinance #26-2022 which, at the time, sought to amend the Redevelopment Plan; however, the Planning & Zoning Board did not conduct a review of the amendment and made no finding as to the amendment's consistency with the master plan; and

WHEREAS, on December 22, 2022, Ordinance #26-2022 was inadvertently adopted despite the lack of the Planning & Zoning Board's review.

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 Amended Redevelopment Plan" for the City of Gloucester City, dated January 16, 2023, ("Amended 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 Amended 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 Amended Redevelopment Plan.

Section 5. The Amended Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Amended Redevelopment Plan and the City Zoning Map is hereby amended to conform with the provisions of the Amended Redevelopment Plan. The Amended Redevelopment Plan zoning 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. Ordinance #26-2022 is hereby rescinded.

Section 7. 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 8. 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 9. This Ordinance shall take effect immediately after final adoption and publication according to law.

Dayl R. Baile, Mayor

Passed on First Reading:

Adopted by the Mayor and Common Council of Gloucester City this ____ day of

_____, 2023.

Vanessa L. Little, RMC