

**Caucus Meeting of the
Mayor and Common Council of Gloucester City
Monday, July 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. **Resolutions for Discussion:**
 - R Resolution Designating Handicapped Parking Space Adding: 734 Hunter Street
 - R Resolution to Correct Billing Charges on Utility Records
 - R Resolution Authorizing Execution of a Shared Services Agreement with the Township of Harrison to Provide and Perform Mechanical Services to Fire Apparatus Vehicles for the City of Gloucester City
 - R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2023 Budget of the City of Gloucester City Pursuant to 40A:4-87 (Chapter 159, P.L.1948) Small Cities Division Street

- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2023 Budget of the City of Gloucester City Pursuant to 40A:4-87 (Chapter 159, P.L.1948) State Body Armor Program
- R Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2023 Budget of the City of Gloucester City Pursuant to 40A:4-87 (Chapter 159, P.L.1948) Clean Communities
- R Resolution Awarding a Contract to Pennoni Associates for Johnson Park Green Acres Improvements
- R Resolution Authorizing Purchase of Enviosight Rovverx Sewer Camera for the Utilities Department

7. **Ordinance for Second Reading/Public Hearing:**

O 20-2023 Ordinance Adopting a Redevelopment Plan Amendment for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, Camden County, State of New Jersey

Motion By: _____ **Second By:** _____

Roll Call: Baus, Berglund, Budes, Johnson, Page, Timm and Mayor Baile

Ordinances for Next Week: Second Reading/Public Hearing on July 24, 2023:

- O Ordinance for Adoption of the Flood Plain Management Regulations of the City of Gloucester City, Camden County, State of New Jersey
- O Ordinance Amending Chapter 87 Vehicles and Traffic Article XX Prohibited Vehicles
- O Ordinance Amending Chapter 47 Firearms Section XX Prohibited in Certain Places

8. **Correspondence:**

- a) From St. Mary's Parish – 175th Anniversary Celebrations Committee
- b) From Diane Palmer – requesting use of Proprietor's Park for a Dance Fitness class on July 20th starting at 7pm
- c) From Sara O'Brien-Community Rocks – block party request for July 27, 2023 from 5-10 pm on N. Burlington Street between Monmouth & Bergen

9. **Adjournment:**

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

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE
ADDING: 734 HUNTER STREET

WHEREAS, it is necessary to designate a handicapped parking space.

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

Georgeann Schrider

734 Hunter Street

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 24th day of July, 2023.

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	Address	Amount	Issue
20/3.02	988	232 Essex	164.00	Property demolished, no connection to main
66/7	9469	424 Ridgeway	239.76	Online payment returned, payment removed
233/17.01	34137	63 Oxford	313.54	Bank return, uncollected fund hold, payment removed

; 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 24th day in July, 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 EXECUTION OF A SHARED SERVICES
AGREEMENT WITH THE TOWNSHIP OF HARRISON TO PROVIDE AND
PERFORM MECHANICAL SERVICES TO FIRE APPARATUS VEHICLES FOR
THE CITY OF GLOUCESTER CITY**

WHEREAS, the City of Gloucester City wishes to enter into an agreement for Mechanical Services to the Gloucester City Fire Department's Fleet for the purpose of Fleet Maintenance; and

WHEREAS, The Township of Harrison agrees to provide a qualified mechanic/lube person to perform simple to complex mechanical services to the Gloucester City Fire Department Fleet; and

WHEREAS, Gloucester City agrees to pay the Township of Harrison \$100.00 per hour regular time and \$115.00 per hour for holiday or overtime. A minimum two (2) hour call-in time will be billed.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Gloucester City hereby agrees and accepts the Shared Services Agreement with the Township of Harrison as stated above.

BE IT FURTHER RESOLVED, that this agreement shall be effective July 1, 2023 through June 30, 2026.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute a Shared Services Agreement with Township of Harrison to provide for this service.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 24th day of July, 2023.

Vanessa L. Little, City Clerk

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

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN
THE 2023 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 Small Cities Division Street Program; and

WHEREAS, the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2023 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 2023 in the sum of \$400,000.00 which item is now available as a revenue from a Small Cities Division Street; and

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

BE IT FURTHER RESOLVED that the above is the result of a grant awarded by the Small Cities Division Street.

Dayl R. Baile, Mayor

Passed by Mayor and Common Council this 24th day of July, 2023.

Vanessa L. Little, City Clerk

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

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN
THE 2023 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 \$2,272.67 from the State Body Armor Program; and

WHEREAS, the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2023 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 2023 in the sum of \$2,272.67 which item is now available as a revenue from a State Body Armor Grant; and

BE IT FURTHER RESOLVED that the like sum of \$2,272.67 is hereby appropriated under the caption of State Body Armor; and

BE IT FURTHER RESOLVED that the above is the result of a grant awarded by the State Body Armor Program.

Dayl R. Baile, Mayor

Passed by Mayor and Common Council this 24th day of July, 2023.

Vanessa L. Little, City Clerk

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

**RESOLUTION REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN
THE 2023 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 \$24,253.13 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 2023 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 2023 in the sum of \$24,253,13 which item is now available as a revenue from a Clean Communities Grant, and

BE IT FURTHER RESOLVED that the like sum of \$24,253.13 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.

Dayl R. Baile, Mayor

Passed by Mayor and Common Council this 24th day of July, 2023.

Vanessa L. Little, City Clerk

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

RESOLUTION AWARDING A CONTRACT TO
PENNONI ASSOCIATES INC. FOR JOHNSON PARK GREEN ACRES
IMPROVEMENTS

WHEREAS, the City of Gloucester City is desirous of obtaining professional services to provide design, contract administration, inspection and construction management for the Johnson Park Green Acres Improvements; and

WHEREAS, the City of Gloucester City has previously publicly solicited qualifications and proposals in a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq. for the appointment of an Engineer pursuant to Resolution R001-2023; and

WHEREAS, Pennoni Associates Inc. is a reputable firm possessing expertise and specialty in the field of engineering services as required by the City; and

WHEREAS, Pennoni Associates Inc. has submitted a proposal for an amount not to exceed Ninety Eight Thousand Dollars (\$98,000.00).

WHEREAS, contract is awarded contingent upon certification of funds from Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City, in the County of Camden, that Pennoni Associates Inc. be awarded a contract for the above mentioned.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 24th day of July, 2023.

Vanessa L. Little, City Clerk

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

**RESOLUTION AUTHORIZING PURCHASE OF ENVIOSIGHT ROVVERX SEWER
CAMERA FOR THE UTILITIES DEPARTMENT GLOUCESTER CITY**

WHEREAS, the City of Gloucester City wishes to purchase Enviosight RovverX Sewer Camera from an authorized vendor under the Sourcewell Co-Op Contract 120721-EVS; 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, Jet Vac Equipment, LLC has been awarded a contract through the Sourcewell Contract; and

WHEREAS, the Utilities 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 equipment is expected not to exceed \$59,000.00; and

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:

Jet Vac Equipment, LLC
1590 Dutch Road
Dixon, IL 61021

be awarded a contract not to exceed \$59,000.00 for the acquisition of the equipment listed above.

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

Adopted by the Mayor and Common Council of Gloucester City this 24th day of July, 2023.

Vanessa L. Little, City Clerk

ORDINANCE OF THE CITY OF GLOUCESTER CITY

COUNTY OF CAMDEN, STATE OF NEW JERSEY

O -2023

ORDINANCE 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(e), 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 Redevelopment Plan” for the City of Gloucester City, dated January 16, 2023 (the “Amended Redevelopment Plan”); and

WHEREAS, on June 23, 2022, pursuant to Ordinance #05-2023, the Amended 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 Planning & Zoning Board (“Planning Board”) prepared a second amendment to the Redevelopment Plan for the Property entitled “Freedom Pier Redevelopment Plan” for the City of Gloucester City, dated June 13, 2023 (the “Second Amended Redevelopment Plan”); and

WHEREAS, the Second Amended Redevelopment Plan requires a redevelopment agreement as a condition of site plan approval in furtherance of the planning development, redevelopment, and rehabilitation of the Property; and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Planning Board was directed to prepare the attached Second Amended Redevelopment Plan; and

WHEREAS, on June 21, 2023, the Planning Board found the Second Amended Redevelopment Plan to be consistent with the Master Plan and recommended its adoption; 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 Second 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

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 Second Amended Redevelopment Plan” for the City of Gloucester City, dated June 13, 2023, (“Second 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 Second 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 Second Amended Redevelopment Plan.

Section 5. The Second 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 Second Amended Redevelopment Plan. The Second 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 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.

CITY OF GLOUCESTER CITY

Dayl Baile, Mayor

Vanessa L. Little, City Clerk