

**Caucus Meeting of the
Mayor and Common Council of Gloucester City
Monday, October 16, 2023, 6:00 P.M.
313 Monmouth Street**

Agenda

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Budesca, 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: St. Mary Raffle License #9-2023
 - g) Police:
 - h) Public Works/Water Dept:

6. **Resolution:**
R205 Resolution Authorizing the Sale at Public Auction of City-Owned Vehicles and Equipment

Resolutions for Discussion:

- R Resolution Certifying the Annual Audit
- R Resolution Authorizing Corrective Action Plan for 2022 Audit
- R Resolution Designating Handicapped Parking Space Adding: 533 Market St, Apt. A
- R Resolution Designating Handicapped Parking Space Adding: 323 S. Broadway
- R Resolution Designating Handicapped Parking Space Adding: 334 Ridgeway St.

- R Resolution to Correct Billing Charges on Utility Records
- R Resolution Authorizing Senior and Veteran Deductions
- R Resolution to Adjustments to Various Tax Records
- R Resolution Supporting Brownfield Site Investigation and Remedial Investigation of 851 Water Street, Gloucester City, Camden County
- R Resolution Authorizing the Award of a Non-Fair and Open Contract for Purchase of a Leaf Collector for the Gloucester City Public Works Department
- 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) Security Assistance Project (Cameras)
- R Resolution Approving a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs for Application #2022-08008-1742 to Create Two Municipal Parking Lots in the Gloucester City Urban Enterprise Zone Corridor
- R Resolution Awarding a Contract to Utility Service Group Water Solutions, LLC
- R Resolution Authorizing a Loan to Scarlett Sienna Properties, LLC through the Urban Development Action Grant (UDAG) Program

7. **Ordinances to be voted on October 23, 2023:**

O -2023 Ordinance Amending and Supplementing Certain Fees for Uniform Construction Code Under 37-4 of the Code of the City of Gloucester City, County of Camden and State of New Jersey

O -2023 Ordinance Confirming and Authorizing the Sale of Lands in Accordance with the Local Lands and Building Law for Block 54, Lots 5, 11, and 13 (28 South King Street); Block 59.01, Lot 15 (223 Ridgeway Street); Block 59.01, Lot 17 (219 Ridgeway Street); and Block 59.01, Lot 20 (213 Ridgeway Street) in the City of Gloucester City, County of Camden, State of New Jersey

8. **Correspondence:**

9. **Adjournment:**

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

**RESOLUTION AUTHORIZING THE SALE AT PUBLIC AUCTION OF
CITY-OWNED VEHICLES AND EQUIPMENT**

WHEREAS, the City of Gloucester City has ownership of the equipment described below:

WHEREAS, N.J.S.A. 40A:12-13 permits a municipality to dispose of equipment no longer needed for public use by way of public sale to the highest bidder; and

WHEREAS, Gloucester City and Bellmawr will be joining together to conduct this public auction with said auction taking place at the Borough of Bellmawr, 1040 Creek Rd., Bellmawr, NJ; and

WHEREAS, the Mayor and Common Council wish to authorize such a sale with respect to the aforesaid equipment;

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

1. The equipment/vehicles identified above, which are owned by the City of Gloucester City and no longer needed for public use may be sold at public sale to the highest bidder pursuant to N.J.S.A. 40A:-12-13.
2. The date of the sale shall be November 4, 2023 at 10:00 AM at the Borough of Bellmawr, 1040 Creek Rd., Bellmawr, NJ 08031. The Clerk shall advertise the sale in the Gloucester City News.
3. Upon completion of the bidding, the highest bid may be accepted or all the bids may be rejected. The terms are cash, local check w/ bank letter of credit. Everything sold as is where is.
4. The Clerk shall make note of the governing body's right to reject all bids in the public advertisement and at the time of the sale.
5. Inspection of the equipment may be arranged by contacting the Public Works Department at 856-456-0781.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 16th day of October, 2023.

Vanessa L. Little, City Clerk

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

RESOLUTION CERTIFYING 2022 ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2021 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Findings and Questioned Costs" or "Findings and Recommendations"; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Findings and Questioned Costs" or "Findings and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five (45) days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid, and have subscribed to the affidavit as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

R.S. 52:27BB-52 - A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than One Thousand Dollars (\$1,000.00) or imprisoned for not more than one year, or both, and in addition, shall forfeit his/her office."

NOW, THEREFORE BE IT RESOLVED, that the Governing Body of the **City of Gloucester City**, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

Dayl R. Baile, Mayor

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

Vanessa L. Little, City Clerk

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

RESOLUTION AUTHORIZING CORRECTIVE ACTION PLAN FOR 2022 AUDIT

WHEREAS, the City of Gloucester City has received a Report of Audit for the year 2022; and

WHEREAS, the State of New Jersey requires that the Chief Financial Officer submit a Corrective Action Plan for all findings in the audit; and

WHEREAS, the Chief Financial Officer has completed a **Corrective Action Plan relating to the findings of the 2022 Report of Audit;**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Gloucester City, that the Corrective Action Plan be approved.

BE IT FURTHER RESOLVED that a copy of this Corrective Action Plan shall be filed with the Director of the Division of Local Government Services.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City 23rd day of October, 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: 533 MARKET STREET, APT. A

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

Dorothea Chisholm

533 Market Street, Apt. A

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23rd day of October, 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: 323 S. BROADWAY

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

Zaylynn R. Cushion

323 S. Broadway

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23rd day of October, 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: 334 RIDGEWAY

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

Marilyn Russell

334 Ridgeway

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23rd day of October, 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, these adjustments to be made include the following:

Block/Lot	ID	Address	Amount	Issue
166/43	25238	901 Bergen	75.00	Final read fee billed in error
30/19	2706	302 Mercer	75.00	Final read fee billed in error
262/8	38220	929 Highland	190.25	Computer overestimated prior billing
161.01/11	24202	516 Paul	282.25	Computer overestimated prior billing
46/4	5626	330 Bergen	282.25	Computer overestimated prior billing
173/13	25936	512 Chambers	30.00	Computer overestimated prior 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 23rd day in October, 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 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	Property Location	Amount	Deduction Type	Year
276/2.01	433 Walnut	250.00	Surviving Spouse	2023

Deductions that need to be removed (disallowed):

Block/Lot	Property Location	Amount	Deduction Type	Year
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 23rd day of October, 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 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:

Block/Lot	Address	Amount	Issue
227/1.02	17 Swarthmore	2664.76	TD Bank returned check, payment removed

; 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 23rd day of October, 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 SUPPORTING BROWNFIELD SITE INVESTIGATION AND
REMEDIAL INVESTIGATION OF 851 WATER STREET, GLOUCESTER CITY,
CAMDEN COUNTY**

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the City of Gloucester has determined that the site known as 851 Water Street, including Block 110 Lots 1,10-13, 18,19 and Block 120 Lot 1, is an area in need of redevelopment according to the criteria set forth in N.J.S.A.40A:12A-5 and is within the Southport Brownfield Development Area; and

WHEREAS, the Common Council has determined that there has been, or it suspects that there has been, a discharge of hazardous substances or a hazardous waste on the Property; and,

WHEREAS, the City of Gloucester is applying for the Hazardous Discharge Site Remediation Fund for funding the preliminary assessment, site investigation and remedial investigation of 851 Water Street located within the Southport Brownfield Development Area; and,

WHEREAS, the City of Gloucester owns the property in furtherance of development of the Southport Brownfield Development Area.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Gloucester, County of Camden, State of New Jersey, that the City of Gloucester is committed to the redevelopment of 851 Water Street, and finds that a realistic opportunity exists for the redevelopment of 851 Water Street within a three-year period after the completion of remediation of this site through the Southport Brownfield Development Area.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 23rd day of October, 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 AWARD OF A NON-FAIR AND OPEN
CONTRACT FOR PURCHASE OF A LEAF COLLECTOR FOR THE GLOUCESTER
CITY PUBLIC WORKS DEPARTMENT**

WHEREAS, THE City of Gloucester City has a need for a leaf collector as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Gran Turk Equipment Company, Inc. has submitted a proposal indicating the will provide the Leaf Collector for a price of \$96,400.00; and

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

WHEREAS, Gran Turk Equipment Company, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Gran Turk Equipment Company, Inc. has not made any reportable contributions to a political or candidate committee in the City of Gloucester City in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City authorizes a contract with Gran Turk Equipment Company, Inc. for the acquisition of the equipment listed above.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23rd day of October, 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 \$200,000.00 from the Security Assistance Project; 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 \$15,000.00 which item is now available as a revenue from the Security Assistance Project, and

BE IT FURTHER RESOLVED that the like sum of \$200,000.00 is hereby appropriated under the caption of Security Assistance Project (Cameras), and

BE IT FURTHER RESOLVED that the above is the result of a grant awarded by the Division of Community Affairs.

Dayl R. Baile, Mayor

Passed by Mayor and Common Council this 23rd day of October, 2023.

Vanessa L. Little, City Clerk

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

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT
WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
FOR APPLICATION #2022-08008-1742 TO CREATE TWO MUNICIPAL PARKING LOTS IN
THE GLOUCESTER CITY URBAN ENTERPRISE ZONE CORRIDOR

SCHEDULE I: RESOLUTION

WHEREAS, the City of Gloucester City desires to apply for and obtain a grant from the New Jersey Department of Community Affairs, for application #2022-08008-1742 in an amount not to exceed \$200,000 for two existing municipal owned properties to be made parking lots to allow for additional parking in the corridor and therefore better access to Urban Enterprise Zone businesses;

BE IT THEREFORE, RESOLVED,

- 1) the City of Gloucester City does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Gloucester City and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are

Dayl R. Baile

Vanessa L. Little

Mayor

City Clerk

Dayl R. Baile, Mayor

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

Vanessa L. Little, City Clerk

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

RESOLUTION AUTHORIZING LOAN TO
SCARLETT SIENNA PROPERTIES, LLC THROUGH THE
URBAN DEVELOPMENT ACTION GRANT (UDAG) PROGRAM

WHEREAS, Scarlett Sienna Properties, LLC has requested a UDAG loan in the amount of \$200,000 through The City of Gloucester (“**City**”) (the “**Loan**”), pertaining to the property located at 10 S. King Street, Gloucester City, New Jersey; and

WHEREAS, the City has determined that the \$200,000 loan requested by Scarlett Sienna Properties is justified.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Gloucester City, County of Camden, and State of New Jersey that it is determined that the said City shall grant the UDAG Loan to Scarlett Sienna Properties, LLC in the amount of \$200,000, and that the City Administrator is hereby authorized to execute any Loan documentation to implement the said Loan.

Dayl R. Baile, Mayor

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

Vanessa L. Little, City Clerk

CERTIFICATION

I, VANESSA L. LITTLE, CLERK, of the City of Gloucester City, in the County of Camden, do hereby certify that the foregoing Resolution was presented and duly adopted by the Common Council, at a meeting of the City of Gloucester City Common Council held on October 23, 2023.

Vanessa L. Little, Clerk

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

**AN ORDINANCE AMENDING AND SUPPLEMENTING CERTAIN FEES FOR UNIFORM
CONSTRUCTION CODE UNDER §37-4 OF THE CODE OF THE CITY OF GLOUCESTER
CITY, COUNTY OF CAMDEN AND STATE OF NEW JERSEY**

WHEREAS, the City of Gloucester City (“City”) is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Governing Body is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the City by law; and

WHEREAS, pursuant to N.J.S.A. 40:41A-28, municipalities under the general law of the State of New Jersey may employ services and facilities for more effective, efficient, and adequate provision of services if and when municipalities may deem it desirable to do so and municipalities are, and shall remain, the broad repository of local police power in terms of the right and power to legislate for the general health, safety and welfare of their residents; and

WHEREAS, pursuant to N.J.S.A. 52:27D-130, the Governing Body is authorized to enact and establish certain Construction Code Fees in accordance with the standards published by the Commissioner of the Department of Community Affairs of the State of New Jersey; and

WHEREAS, the Mayor and City Council of the City of Gloucester City desire to amend certain Construction Code Fees, as authorized.

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

SECTION 1: Chapter 37, specifically, §37-4, entitled Fees, is hereby amended as follows:

The following fees are hereby established and shall be charged by the Gloucester City Construction Enforcement Office in accordance with the standards published by the Commissioner of the Department of Community Affairs of the State of New Jersey and N.J.S.A. 52:27D-130. Fees shall be rounded up to the nearest dollar amount. There shall be no fees for municipal construction projects concerning building, plumbing, fire or electrical permits.

- A. Plan Review Fee. The fee for plan review shall be 25% of the amount that would be charged for the construction permit. Plan review fees are nonrefundable.
[Amended 5-18-2017 by Ord. No. O13-2017]

B. The basic construction fee shall be the sum of the parts computed on a basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates provided herein, plus any special fees. The minimum fee for a basic construction permit covering any or all of building, electrical, plumbing or fire protection work shall be \$70.
[Amended 9-5-2002 by Ord. No. 19-2002; 4-25-2019 by Ord. No. O05-2019]

C. Building Subcode Fees:
[Amended 5-27-2010 by Ord. No. O10-2010]

- (1) Minimum fee: \$70.
[Amended 9-5-2002 by Ord. No. 19-2002]
- (2) New construction and addition fees: \$0.05 times cubic feet of volume.
- (3) The fees for renovations, alterations and repairs shall be based upon the total cost of the work. The fee shall be computed as a unit rate of \$45 per \$1,000 of estimated cost.
[Amended 11-25-2014 by Ord. No. O24-2014; 4-23-2015 by Ord. No. O05-2015]
 - (a) The minimum fee for solar panels shall be \$275 per building.
[Added 5-18-2017 by Ord. No. O13-2017]
- (4) Demolition:
[Amended 4-25-2013 by Ord. No. O05-2013]
 - (a) Residential \$275.
 - (b) All other use groups: Computed as alteration \$45 per \$1,000 of estimated cost.
- (5) Signs: square foot surface area times \$6. (A double-sided sign shall be calculated based on one side.)
- (6) Pools: in-ground \$175; above-ground \$85.
- (7) All other types of construction will be computed as alterations.
- (8) There shall be no fees for residential ramps in R3 and R5 uses.
[Added 3-16-2011 by Ord. No. O04-2011]
- (9) Asbestos abatement:
[Added 4-25-2013 by Ord. No. O05-2013]
 - (a) Residential \$300.
 - (b) All other use groups: Computed as alteration \$45 per \$1,000 of estimated cost.
- (10) Fences:
[Added 5-22-2014 by Ord. No. O08-2014]
 - (a) Commercial building fences shall be calculated by linear foot times \$1.75 with a minimum fee of \$70.
 - (b) Residential pool barrier with a four-foot minimum height and residential fences over six feet shall be the minimum permit fee of \$70.
- (11) The fee for a permit for lead hazard abatement work shall be \$200.
[Added 11-25-2014 by Ord. No. O24-2014]

D. Plumbing Subcode Fees:
[Amended 5-27-2010 by Ord. No. O10-2010]

- (1) Minimum fee: \$70.
[Amended 4-6-2000 by Ord. No. 7-2000; 9-5-2002 by Ord. No. 19-2002]

- (2) Fixtures and appliances connected to the plumbing system as listed: Water closet/bidet/urinals, bathtub, lavatory/sink, shower/floor drain, washing machine, dishwasher, commercial dishwasher, water heater, hose bibs, water cooler, garbage disposal, indirect connection, vent stack, and drinking fountain: \$25 per fixture or appliance.
- (3) Special devices as listed: Grease traps, oil separators, water-cooled air conditioners, refrigeration units, water utility connection, sewer utility connection, backflow preventers, steam boilers, gas piping/gas service entrance, active solar systems, sewer pumps, interceptors, fuel oil piping: \$100 per special device.
- (4) For cross connections and backflow preventers that are subject to annual retesting, the fee shall be \$70 for each device.
[Added 11-25-2014 by Ord. No. O24-2014]

E. Electrical Subcode Fees:

[Amended 5-27-2010 by Ord. No. O10-2010]

- (1) Minimum fee: \$70.
[Amended 9-5-2002 by Ord. No. 19-2002]
- (2) Switching, lighting and receptacle outlets:
 - (a) 1 to 50: \$75.
 - (b) Each additional 25: \$15.
- (3) Electrical devices/generators/transformers:
 - (a) Over 1 kilowatt to 10 kilowatts: \$25 each.
 - (b) Over 10 kilowatts to 45 kilowatts: \$75 each.
 - (c) Over 45 kilowatts to 112.5 kilowatts: \$145 each.
 - (d) Over 112 kilowatts: \$650 each.
- (4) Motors:^[1]
 - (a) Over 1 horsepower to 10 horsepower: \$25 each.
 - (b) Over 10 horsepower to 50 horsepower: \$75 each.
 - (c) Over 50 horsepower to 100 horsepower: \$145 each.
 - (d) Over 100 horsepower: \$650 each.

[1]Editor's Note: For the purpose of computing these fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

- (5) Service panels/service entrance/sub panels^[2]
 - (a) 0 to 200 amperes: \$75 each.
 - (b) 201 to 1,000 amperes: \$145 each.
 - (c) Over 1,000 amperes: \$650 each.

[2]Editor's Note: For the purpose of computing these fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

- (6) For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovoltaic system as follows:
[Added 3-16-2011 by Ord. No. O04-2011]
 - (a) One to 50 kilowatts, the fee shall be \$275;
 - (b) Fifty-one to 100 kilowatts, the fee shall be \$350; and
 - (c) Greater than 100 kilowatts shall be \$1,000.

F. Fire Subcode Fees.

[Amended 5-27-2010 by Ord. No. O10-2010]

- (1) Minimum fee: \$70.
[Amended 9-5-2002 by Ord. No. 19-2002]
- (2) Alarms/supervisory/signaling:

- (a) First 20: \$100.
 - (b) Each additional 80: \$100.
 - (3) Wet and dry sprinkler heads:
 - (a) 1 to 20: \$100.
 - (b) 21 to 100: \$200.
 - (c) 101 to 200: \$300.
 - (d) 201 to 400: \$800.
 - (e) 401 to 1,000: \$1,200.
 - (f) Over 1,000: \$1500.
 - (4) Standpipes: \$300.
 - (5) Pre-engineered systems:
 - (a) Wet chemical: \$145.
 - (b) Dry chemical: \$145.
 - (c) CO₂ suppression: \$145.
 - (d) Foam suppression: \$145.
 - (e) Halon suppression: \$145.
 - (6) Kitchen hood exhaust system: \$75.
 - (7) Smoke control system: \$75.
 - (8) Gas-or oil-fired appliance: \$75.
 - (9) Incinerator or crematorium: \$600.
 - (10) Solar System \$70.
- G. Mechanical Subcode Fees.
 [Added 4-25-2019 by Ord. No. O05-2019³¹; amended 6-18-2020 by Ord. No. O05-2020]
- (1) Minimum fee: \$70.
 - (2) \$25 per fixture for gas piping connections and fuel oil piping connections.
 - (3) Special devices as listed: steam boilers, hot water boilers, hot air furnace, oil tank, LPG tank, fireplace, generator, gas piping, fuel oil piping, central air conditioning, chimney liner, \$100 per special device.

[3] *Editor's Note: This ordinance also provided for the renumbering of the remaining subsections in this section.*

- H. Certificate of occupancy:
 [Amended 5-27-2010 by Ord. No. O10-2010; 3-16-2011 by Ord. No. O04-2011]
 - (1) For new construction: \$150 R3, R5 — all others 10% of cost of permit with a \$150 minimum.
 - (2) Continued certificate of occupancy: \$190.
- I. Variations.
 [Amended 5-27-2010 by Ord. No. O10-2010]
 - (1) Variation/application fee.
 - (a) Class I structure: \$85.
 - (b) Class II structure: \$45.
 - (c) Class III structure: \$25.
 - (2) Variation application resubmission fee.
 - (a) Class I structure: \$45.
 - (b) Class II structure: \$25.
 - (c) Class III structure: \$20

Section 2: All prior ordinances inconsistent with this ordinance are repealed only to the extent of such inconsistency.

Section 3: If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of

this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

Section 4: This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

Dayl Baile, Mayor

Passed on First Reading: September 25, 2023.

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

Vanessa L. Little, RMC, City Clerk

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

ORDINANCE CONFIRMING AND AUTHORIZING THE SALE OF LANDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW FOR BLOCK 54, LOTS 5, 11, 12 and 13 (28 SOUTH KING STREET); BLOCK 59.01, LOT 15 (223 RIDGEWAY STREET); BLOCK 59.01, LOT 17 (219 RIDGEWAY STREET); AND BLOCK 59.01, LOT 20 (213 RIDGEWAY STREET) IN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND STATE OF NEW JERSEY

WHEREAS, on June 26, 2023 (Resolution #R114-2023), the Mayor and Common Council of the City of Gloucester City approved a Resolution authorizing the advertisement of the sale of Block 54, Lots 5,11,12 and 13, also known as 28 South King Street, Gloucester City, New Jersey; Block 59.01, Lot 15, also known as 223 Ridgeway Street, Gloucester City, New Jersey; Block 59.01, Lot 17, also known as 219 Ridgeway Street, Gloucester City, New Jersey; and Block 59.01, Lot 20, also known as 213 Ridgeway Street; and

WHEREAS, an auction was conducted on August 15, 2023, wherein the minimum bid price was offered as follows: **\$20,000.00** and was bid by CPC Aquista, LLC, 201 S. Wood Avenue, Linden, New Jersey 07036 for the purchase of said property; **\$6,500.00** and was bid by Maria Artiaga, 415 Jefferson Avenue, Apt. A-4, Elizabeth, New Jersey 07201, for the purchase of said property; **\$6,500.00** and was bid by Maria Artiaga, 415 Jefferson Avenue, Apt. A-4, Elizabeth, New Jersey 07201 for the purchase of said property; and **\$6,500.00** and was bid by Maria Artiaga, 415 Jefferson Avenue, Apt. A-4, Elizabeth, New Jersey 07201 for the purchase of said property; and

WHEREAS, the Mayor and Common Council of the City of Gloucester City desires to confirm the sale to the successful bidder as follows:

<u>Location</u>	<u>Amount</u>	<u>Successful Bidder</u>
28 S. King Street	\$20,000.00	CPC Aquista, LLC
223 Ridgeway Street	\$6,500.00	Maria Artiaga
219 Ridgeway Street	\$6,500.00	Maria Artiaga
213 Ridgeway Street	\$6,500.00	Maria Artiaga

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 and Common Council of the City of Gloucester City, County of Camden, State of New Jersey, that the sale of property located at Block 54, Lots 5,11,12 and 13, also known as 28 South King Street, Gloucester City, New Jersey; Block 59.01, Lot 15, also known as 223 Ridgeway Street, Gloucester City, New Jersey; Block 59.01, Lot 17, also known as 219 Ridgeway Street, Gloucester City; and Block 59.01, Lot 20, also known as 213 Ridgeway Street, Gloucester City, New Jersey are hereby confirmed and ratified.

Section 2: The Mayor and Common Council hereby authorizes the sale of said properties subject to an express condition that the premises be owner occupied, which shall be a condition of the deed of transfer.

Section 3: The Mayor and Common Council hereby authorize the City Solicitor to take all actions necessary to conclude the sale in accordance with the Local Lands and Buildings Law (N.J.S.A. 40A:12-1 et seq.) and authorizes the Mayor, Administrator and/or City Clerk to execute 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 the extent of such inconsistency.

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

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

Dayl Baile, Mayor

Passed on First Reading: September 25, 2023.

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

Vanessa L. Little, RMC, City Clerk