

**Regular Monthly Meeting of the
Mayor and Common Council of Gloucester City
Monday, January 22, 2024, 7:00 P.M.
313 Monmouth Street**

Agenda

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Cilurso, 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: Gloucester City LL Bingo #3-2024 & Raffle #4-2024
 - g) Police:
 - h) Public Works/Water Dept:
6. **Minutes:** December 18, 2023 Caucus, December 28, 2023 Monthly Meeting with Closed Session and January 4, 2024 Re-Organization Meeting

Public Comment for Resolutions Only: (Mayor to Open and Close after Public Comment)

7. **Resolutions:**
 - R024 Resolution Adopting Neighborhood Preservation Program to Implement and Administer Plan for Year Three
 - R025 Resolution to Provide for Budget Transfers
 - R026 Resolution Authorizing the use of Procurement Cards

- R027** Resolution Authorizing Disposal of City-Owned Equipment (IT)
- R028** Resolution Designating Handicapped Parking Space: Removing 324 Morris Street
- R029** Resolution Designating Handicapped Parking Space: Removing 232 3rd Street
- R030** Resolution Designating Handicapped Parking Space: Adding 144 S. Burlington Street
- R031** Resolution of Appointment to the Gloucester City Housing Authority
- R032** Resolution Appointing Thomas E. Hassett as Qualified Purchasing Agent
- R033** Resolution Authorizing Refund of Lead-Based Paint Fee
- R034** Resolution Authorizing Refund of Lead-Based Paint Fee
- R035** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R036** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R037** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R038** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R039** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R040** Resolution to Adjustments to Various Tax Records
- R041** Resolution to Correct Billing Charges on Utility Records
- R042** Resolution Authorizing Refund of Key Deposits for Gloucester City Marina
- R043** Resolution of the Mayor and Common Council of Gloucester City, County of Camden, State of New Jersey, to Authorize the Planning Board to Undertake a Preliminary Investigation to Determine Whether Conditions Exist to Designate Various Properties within the City of Gloucester City as a Non-Condemnation Redevelopment Area Pursuant to the Local Redevelopment and Housing Law
- R044** Resolution Authorizing the Expenditure of Funds without Competitive Bidding in Accordance with N.J.S.A. 40A:11-6 to Permit Emergency Repair Services for the Well #41 Pump Equipment
- R045** Resolution Supporting the Application of Organic Remedies NJ Inc. to the State of New Jersey Cannabis Regulatory Commission for a Class 5 Retail Cannabis License Within Gloucester City, New Jersey
- R046** Resolution Authorizing an Amount Not to Exceed for Certain Professionals for the City of Gloucester City Calendar Year 2024

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

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

8. Ordinances for First Reading this Evening and Second Reading on February 26, 2024:

- O** Ordinance of the City of Gloucester City, County of Camden, State of New Jersey Amending and Supplementing Chapter 93-74 of the Land Use Code to Amend Fees Associated with Banners

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

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

- O** Ordinance Confirming and Authorizing the Sale of Lands in Accordance with the Requirements of the Local Lands and Buildings Law for Block 16, Lot 9 (301 Essex Street); Block 59.01, Lot 21 (211 Ridgeway Street); and Block 59.01, Lot 22 (209 Ridgeway Street) in the City of Gloucester City, County of Camden and State of New Jersey

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

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

9. **Old Business/New Business:**

a) Bills Paid Week of December 21, 2023	\$191,620.92
Bills Paid from Dec. 28, 2023 to Jan. 18, 2024	\$1,103,917.99
Bills Approved January 22, 2024	\$202,666.33
Total amount being approved:	\$1,498,205.24

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

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

10. **Adjournment:**

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

**RESOLUTION ADOPTING NEIGHBORHOOD PRESERVATION PROGRAM
TO IMPLEMENT AND ADMINISTER PLAN FOR YEAR THREE**

WHEREAS, the City of Gloucester City desires to apply for, obtain and accept a grant from the NJ Department of Community Affairs (NJDCA) for approximately \$125,000.00, to administer and implement a DCA approved Year Three Neighborhood Preservation Program (NPP) implementation plan; and

WHEREAS, the NPP Program has subsequently provided certain guidelines regarding assembling a policies and procedures manual for the management of the NPP funding; and

WHEREAS, the NPP Program has subsequently provided that Lori Ryan will be designated the NPP coordinator to represent the City of Gloucester City, at an amount of \$12,000.00; and

WHEREAS, the City created a Neighborhood Preservation Program (NPP) Stakeholder's Committee to determine projects for this Year Three and in consideration of the five-year implementation plan as submitted in Year 1; and

WHEREAS, the City hereby authorizes Year Three application implementation plan related to the grant and has taken objectives as noted in the application and combined them with recommendations from the NPP Stakeholder's Committee subject to the terms and conditions set forth in the grant guidance, and thereafter accept all awarded funds and technical assistance.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that the Mayor, Chief Financial Officer, Business Administrator and NPP Coordinator are authorized and directed to execute any documents, inclusive of the subsequent Grant Agreement, and/or undertake any and all such actions necessary to effectuate the purpose of this Resolution.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY

County of Camden, State of New Jersey

#R - 2024

RESOLUTION TO PROVIDE FOR BUDGET TRANSFERS

WHEREAS, the Chief Financial Officer of the City of Gloucester City has determined that certain 2023 budget appropriations for the year are insufficient; and

WHEREAS, certain other 2023 budget appropriations have sufficient balances;

NOW, THEREFORE BE IT RESOLVED, by the mayor and Common Council of the City of Gloucester City, in the County of Camden and the State of New Jersey, that in accordance with the provisions of N.J.S.A. 40A:5-59 the Chief Financial Officer be and is hereby authorized to make the following transfers between budget appropriation accounts for the year 2023:

See Exhibit A

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

Sch A

Transfers Jan-24

From	Police O/E	20,500.00	
	Fin S/W	4,410.00	
	Tax S/W	2,310.00	
	Tax O/E	5,210.00	
	Assessor S/W	3,000.00	
	Fire S/W	8,500.00	
	Electric other	9,570.00	
To	Manager O/E		22,500.00
	Electric Bldgs		31,000.00

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION AUTHORIZING THE USE OF PROCUREMENT CARDS

WHEREAS, N.J.S.A. 40A:5-16 permits the use of Procurement Cards (“P-Cards”) by local units for specific circumstances to be used for certain payments; and

WHEREAS, the statute permits a municipality to adopt policies that permit specifically named employees to use P-Cards for the acquisition of goods and services under certain circumstances set forth in the statute; and

WHEREAS, TD Bank, the City’s primary banking services provider, does provide Procurement Card Services; and

WHEREAS, transactions must comply with provisions of the Local Public Contracts Law and the use of a Procurement Card will not change or eliminate any provisions of that law; and

WHEREAS, internal controls that ensure compliance with the statutory authorization and the Local Finance Board’s rules will be in place and amended to the City’s Purchasing Manual.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City, in the County of Camden and State of New Jersey that the use of Procurement Cards in accordance with N.J.S.A. 40A:5-16 and N.J.A.C. 5:30-9A, is hereby authorized; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer shall hereby be authorized to engage TD Bank for Procurement Card Services.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

**RESOLUTION AUTHORIZING DISPOSAL OF
CITY-OWNED EQUIPMENT (IT)**

WHEREAS, the City of Gloucester City is the owner of certain pieces of equipment that are no longer needed for public use and are of no value; and

WHEREAS, it is deemed to be in the best interest of the City of Gloucester City to dispose of such equipment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City that the below pieces of equipment shall be disposed of by destruction

SERIAL NUMBER PRODUCT

Dell / PowerEdge R420 / 9F4ZDZ1

Dell / PowerEdge R420 / 9F50FZ1

Dell / PowerEdge R420 / 9F5ZDZ1

Dell / Precision 5820 / 23M38B3

Dell / OptiPlex 3060 / 22BFBZ2

BE IT FURTHER RESOLVED that the Mayor and Common Council of the City of Gloucester City hereby authorize the disposal of the above pieces of equipment.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE:
REMOVING: 324 MORRIS STREET

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

SCHEDULE A

Constance Pratt

324 Morris Street

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE:
REMOVING: 232 3rd STREET

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

SCHEDULE A

Patricia Arrera

232 3rd Street

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2024

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE
ADDING: 144 S. BURLINGTON 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

Diane Shoemaker

144 S. Burlington Street

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION OF APPOINTMENT TO THE
GLOUCESTER CITY HOUSING AUTHORITY

WHEREAS, under the provisions of the “Local Housing Authority’s Law”, (N.J.S.A. 55:14-A-1 et seq.) of the State of New Jersey, the Gloucester City Housing Authority was created by Ordinance of the City of Gloucester City; and

WHEREAS, the Local Housing Authority’s Law has subsequently been repealed and replaced with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., which provides that five (5) persons shall be appointed by Resolution of the governing body, which five (5) persons along with two (2) other appointees shall constitute the membership of a local Housing Authority; and

WHEREAS, under the provisions of said Local Redevelopment and Housing Law, the resolution of appointment shall designate the members and the terms for which said members shall serve.

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 the following persons be and are hereby appointed a member or commissioner of the Gloucester City Housing Authority for the term set forth:

Charles Pacifico
5 Year Term: March 1, 2024 – February 28, 2029

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2024

RESOLUTION APPOINTING THOMAS E. HASSETT AS QUALIFIED PURCHASING AGENT

WHEREAS, the City desires to designate an individual to serve as the City's purchasing agent and engage such individual to be appointed as a part-time independent contractor as permitted by State Law; and

WHEREAS, initially the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) provided municipalities without a Qualified Purchasing Agent a maximum bid threshold of \$17,500.00 and municipalities with a Qualified Purchasing Agent a maximum bid threshold of \$44,000.00; and

WHEREAS, Thomas E. Hassett possesses all the necessary qualifications to serve the City in the capacity of a part-time, independent contractor Qualified Purchasing Agent, which will save the City considerable costs associated with an archaic and bureaucratically restricted procurement process established by State Law.

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:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The position of Thomas E. Hassett, QPA, shall be part-time in nature and he shall be designated specifically as an independent contractor and perform all services for a yearly stipend in the amount of \$1,500.00.
3. The Chief Financial Officer has hereby certified the availability of funds for the actions taken herein.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of the City of Gloucester this 22nd day of January, 2024.

Vanessa L. Little, City Clerk,

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION AUTHORIZING REFUND OF LEAD-BASED PAINT FEE

WHEREAS, Danny Zheng pulled a permit for lead-based paint inspection for 828 Cumberland Street; and

WHEREAS, Danny Zheng rescinded his application.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that a refund be issued to Danny Zheng in the amount of \$950.00 for lead-based paint application fee.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION AUTHORIZING REFUND OF LEAD-BASED PAINT FEE

WHEREAS, Summer Davis pulled a permit for lead-based paint inspection for 238 Cumberland Street; and

WHEREAS, Summer Davis rescinded their application.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that a refund be issued to Summer Davis in the amount of \$250.00 for lead-based paint application fee.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

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

WHEREAS, Terra Vestra Property Management LLC, applied for 2024 Rental Facility Registration and License for 338 Bergen Street; and

WHEREAS, Terra Vestra Property Management LLC paid the 2024 fee twice.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that a refund be issued to Terra Vestra Property Management LLC in the amount of \$175.00 for Rental Facility Registration and License Fee.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

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

WHEREAS, Terra Vestra Property Management LLC, applied for 2024 Rental Facility Registration and License for 138 Joy Street; and

WHEREAS, Terra Vestra Property Management LLC paid the 2024 fee twice.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that a refund be issued to Terra Vestra Property Management LLC in the amount of \$175.00 for Rental Facility Registration and License Fee.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

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

WHEREAS, Terra Vestra Property Management LLC, applied for 2024 Rental Facility Registration and License for 218 Warren Street; and

WHEREAS, Terra Vestra Property Management LLC paid the 2024 fee twice.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that a refund be issued to Terra Vestra Property Management LLC in the amount of \$175.00 for Rental Facility Registration and License Fee.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

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

WHEREAS, Terra Vestra Property Management LLC, applied for 2024 Rental Facility Registration and License for 726 Hunter Street, Units 1 & 2; and

WHEREAS, Terra Vestra Property Management LLC paid the 2024 fee twice.

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

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

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
201/23	312 Warren	1358.89	Online payment returned, payment removed
160/24	535 Monmouth	2529.07	Online payment returned, payment removed
256.04/1	47 Springdale	2809.26	Online payment returned, 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 22nd day of January, 2024.

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	Address	Amount	Issue
67/41	21593-0	701 Cumberland	\$378.12	Online payment returned, payment removed
215/14	31094-0	15 Thompson	\$671.69	Online payment returned, payment removed
274/5	42113-0	1516 Market	\$188.16	Online payment returned, payment removed
56/40	7327-0	319 Cumberland	\$656.73	Online payment returned, payment removed
234/19.02	34458-0	27 Princeton	\$337.00	TD Bank returned check, payment removed
256.04/1	12831-0	47 Springdale	\$488.50	Online payment returned, 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 22nd day in January, 2024.

Dayl R Baile, Mayor

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION AUTHORIZING REFUND OF KEY DEPOSITS FOR
GLOUCESTER CITY MARINA

WHEREAS, the following were provided keys to the Gloucester City Marina as part of their agreement for a marina slip:

Bryan Conway 115 5th St., Brooklawn, NJ 08030 - \$20 refund

Kurt Dillon 542 Walnut St., Audubon, NJ 08106 - \$20 refund

Keith O'Donnell 415 N. Brown St Gloucester City, NJ 08030 \$20 refund

Josh Mastrando 153 Red Bank Ave. W. Deptford, NJ 08096 \$20 refund

Travis West 7328 School House Lane Elkins Park, PA 19027 \$20 refund

Dan McDonald 313 Jersey Ave. Gloucester City, NJ 08030 \$20 refund

Billie McMillan 412 Debra Drive Williamstown, NJ 08094 \$20 refund

Rich Gimbel 315 Lowfill Ave Mt Ephraim, NJ 08059 \$20 refund

Nate Quarante 1506 Glass Road Wenonah, NJ 08090 \$20 refund

Dan Riley 195 Fries Mills Rd. Blackwood, NJ 08102 \$20 refund

Marus Freeman 1454 Wildwood Ave., Camden, NJ 08103 - \$20 refund

William Johnson 902 Chambers Ave. Gloucester City, NJ 08030 - \$20 refund

Frank Rivera 500 N. Evergreen Ave Woodbury, NJ 08096

Tom Miseses 942 Everett Street Camden, NJ 08104

Larry O'Donnell 872 Old White Horse Pike, Waterford Township, NJ 08089 - \$20 refund

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of Gloucester City that refunds referenced above be refunded as the keys have been returned.

Dayl Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of January 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2024

RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF NEW JERSEY, TO AUTHORIZE THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CONDITIONS EXIST TO DESIGNATE VARIOUS PROPERTIES WITHIN THE CITY OF GLOUCESTER CITY AS A NON-CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW.

WHEREAS, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) provides a legal framework for establishing a redevelopment area and for comprehensively planning for the revitalization of such an area; and

WHEREAS, the City of Gloucester City is desirous of undertaking a planning analysis to determine if Block 50, Lot 1 meets the criteria outlined in N.J.S.A. 40A:12A-5 so that it may be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Mayor and Common Council of Gloucester City, under the authority of N.J.S.A. 40A:12A-6, can direct the Gloucester City Planning Board to undertake a preliminary investigation to determine whether Block 50, Lot 1 meets the statutory criteria for redevelopment as a non-condemnation redevelopment area.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Common Council of the City of Gloucester City hereby directs the Gloucester City Planning Board pursuant to N.J.S.A. 40A:12A-6(a) to undertake a preliminary investigation to determine whether Block 50, Lot 1 meets the criteria specified in N.J.S.A. 40A:12A-5 so that it should be designated in need of redevelopment as a non-condemnation redevelopment area; and

BE IT FURTHER RESOLVED that the Gloucester City Planning Board is hereby directed to study Block 50, Lot 1, to develop a map showing its boundaries, to provide public notice, and conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to report its findings; and

BE IT FURTHER RESOLVED that, pursuant to N.J.S.A. 40A:12A-6, the redevelopment area determination shall authorize the municipality to use all those powers provided by the legislature for use in a redevelopment area, other than the use of eminent domain as to Block 50, Lot 1; and

BE IT FURTHER RESOLVED that, as provided by law, the Planning Board shall, after giving public notice and notice to affected property owners, conduct a public hearing at which all persons who are interested in or are affected by the proposed redevelopment designation are given an opportunity to be heard; and

BE IT FURTHER RESOLVED that after completing its hearing, the Planning Board shall report its recommendations to the Mayor and Common Council for their review and approval in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

BE IT FURTHER RESOLVED that a copy of the Resolution assigning conduct of the investigation and public hearing on the proposed redevelopment area to the Planning Board will be transmitted to the Planning Board by the City Clerk upon its adoption.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of the City of Gloucester City this 22nd day of January 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

RESOLUTION CITY OF GLOUCESTER CITY
AUTHORIZING THE EXPENDITURE OF FUNDS WITHOUT COMPETITIVE
BIDDING IN ACCORDANCE WITH N.J.S.A. 40A:11-6 TO PERMIT EMERGENCY
REPAIR SERVICES FOR THE WELL #41 PUMP EQUIPMENT

WHEREAS, the City of Gloucester City (“City”) received a report of the failure of Well #41 pump equipment where it is assumed that the pump has failed and will need to be pulled from the well, inspected and serviced or replaced prior to the well returning online, leaving the City operating on only two (2) wells (Well #42 and Well #43); and

WHEREAS, in the event of a failure of either one (1) of the two (2) remaining online wells, the City will be in jeopardy of providing sufficient capacity to meet system demand, therefore failure to take immediate and emergent action would have resulted in a public health and safety hazard; and

WHEREAS, Kristin Gault, PE, has issued correspondence dated January 16, 2024, outlining the nature of the emergency, the need for immediate action and has rendered an opinion that the public health safety and welfare of the residents and of the general public would be affected if not repaired immediately; and

WHEREAS, this emergency was not reasonably foreseeable by the City; and

WHEREAS, the authorization to complete the required repair work is limited to meet immediate needs; and

WHEREAS, the City Solicitor has rendered an opinion dated January 17, 2024 that the Award of a Contract is permitted by law as an exception to the Local Public Contracts Law in accordance with N.J.S.A. 40A:11-6; and

WHEREAS, the City is satisfied that an emergency exists.

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

1. The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof.
2. The expenditure of funds is authorized without competitive bidding in accordance with N.J.S.A. 40A:11-6 which permits emergency repair services for the repair of Well #41 Pump Equipment.
3. The City's Acting Administrator and/or his designee is directed to take any and all actions necessary to effectuate the repair authorized herein.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2024

**RESOLUTION SUPPORTING THE APPLICATION OF, ORGANIC REMEDIES NJ, INC. TO
THE STATE OF NEW JERSEY CANNABIS REGULATORY COMMISSION FOR A CLASS 5
RETAIL CANNABIS LICENSE WITHIN GLOUCESTER CITY, NEW JERSEY**

WHEREAS, Organic Remedies NJ, Inc. (the "Applicant") is registered to do business in the State of New Jersey, and seeks authorization to operate an adult-use cannabis retail facility as a Class 5 Retailer at 400 S Broadway, within the City of Gloucester City, New Jersey (the "City"); and

WHEREAS, the City of Gloucester City adopted a cannabis ordinance that was passed to authorize the type of cannabis business license sought by the Applicant to operate within the jurisdiction of the City of Gloucester City; and

WHEREAS, the cannabis ordinance passed by the City of Gloucester City allows two (2) cannabis retailers in the City of Gloucester City, a limit that will not be exceeded by issuing a license to the Applicant; and

WHEREAS, in applying to the State of New Jersey Cannabis Regulatory Commission, the Applicant is required to provide proof of local support for its application in the form of a resolution of support by the governing body of the City; and

WHEREAS, the Mayor and Common Council have determined it to be in the best interests of the City and its residents to pass such a resolution of support in favor of the Applicant.

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

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The City of Gloucester City supports the application of Organic Remedies, NJ, Inc. to the State of New Jersey Cannabis Regulatory Commission for a Class 5 Retailer License to operate an adult-use cannabis retail facility at 400 S Broadway, within the City of Gloucester City.
3. The subject property is located in the RRC&S Zoning District, which permits Class Five Retail Dispensaries as a conditional use.

4. The City Clerk shall provide the Applicant with a sealed copy of this Resolution to be included as part of the Applicant's application to the State of New Jersey Cannabis Regulatory Commission.

DAYL R. BAILE, Mayor
City of Gloucester City

Passed by the Mayor and Common Council of Gloucester City, this 22nd day of January, 2024.

Vanessa L. Little, RMC
City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2024

**RESOLUTION AUTHORIZING AN AMOUNT NOT TO EXCEED FOR CERTAIN
PROFESSIONALS FOR THE CITY OF GLOUCESTER CITY CALENDAR YEAR 2024**

WHEREAS, there exists a need for various professional services for the City of Gloucester City, County of Camden, and State of New Jersey for the calendar year 2024; and

WHEREAS, the City of Gloucester City has publicly solicited qualifications and proposals in a fair and open process in accordance with N.J.S.A. 19:44A-20.4, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City, in the County of Camden and the State of New Jersey, that in accordance with the Local Public Contracts Law, New Jersey Revised Statutes 40:11 et seq., and the New Jersey Local Unit Pay to Play Law, N.J.S.A. 19:44A-20.4 that:

PM CONSULTANTS, LLC, 852 Hollyberry Lane, Brick, NJ 08724, a Certified Municipal Finance Officer and Related Services for an amount not to exceed \$200,000.00;

GLOUCESTER IT, LLC, 577 Cooper Street, Woodbury, NJ 08096, Specialized Services as Managed Service Provider for an amount not to exceed \$38,000.00;

GLOUCESTER IT, LLC, 577 Cooper Street, Woodbury, NJ 08096, Specialized Services as VOIP Phone System/Services for an amount not to exceed \$60,000.00;

DM REALTY DEVELOPMENT, LLC, 333 Woodbine Avenue, Westville, NJ 08093, Specialized Services for Special Licensed Water/Sewer Operator Service for an amount not to exceed \$102,000.00.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 22nd day of January, 2024.

Vanessa L. Little, City Clerk

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O ___-2024

AN ORDINANCE OF THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 93-74 OF THE LAND USE CODE TO AMEND FEES ASSOCIATED WITH BANNERS

WHEREAS, Chapter 93-74 of the Land Use Ordinance of the City of Gloucester City provides for regulations and fees to provide attractive, coordinated, informative, and efficient signing for uses in the City in including permitted banners; and

WHEREAS, the Mayor and Commo Council of the City of Gloucester have received a recommendation from the Zoning Officer to amend fees associated therewith.

NOW, THEREFORE, be it ordained by the Mayor and Common Council of the City of Gloucester City as follows:

Section 1: Chapter 93-74, entitled, “Sign Controls”, Section B., “General Regulations”, item (20), is hereby amended to read as follows:

“(20) Banner signs shall be permitted at business or commercial establishments provided that: there shall be no more than one (1) banner signs per establishment at one time up to a maximum four (4) signs per year; such signs shall be erected for no longer than thirty (30) days per sign; the text of these signs shall not be repeated during any calendar year (January 1st to December 31st) at each establishment; the total area of banner signs per establishment shall not exceed thirty (30) square feet; and banner signs shall be affixed to the building facades only. The permit number and expiration date of the sign shall be written in two (2) inch high black letters and located in the lower right-hand corner of the sign. Prior to erection of banner signs, the owners of each establishment must file an application form, prepared and provided by the Building Inspector, and application fee of \$25.00 per sign with the Building Inspector. Failure to submit the required application and fee, or failure to remove a banner sign by the expiration date may result in a fine of \$75.00 per day for each day that the sign is erected illegally.”

Section 2: If any provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph subdivision or clause of this Ordinance.

Section 3: If any ordinances or parts thereof are in conflict with the provisions of this Ordinance, those provisions shall be repealed to the extent of such conflict

Section 4: This Ordinance shall take effect immediately upon final passage and publication in accordance with 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, City Clerk

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O-__-2024

ORDINANCE CONFIRMING AND AUTHORIZING THE SALE OF LANDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW FOR BLOCK 16, LOT 9 (301 ESSEX STREET); BLOCK 59.01, LOT 21 (211 RIDGEWAY STREET); AND BLOCK 59.01, LOT 22 (209 RIDGEWAY STREET) IN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND STATE OF NEW JERSEY

WHEREAS, on November 27, 2023 (Resolution #R238-2023), the Mayor and Common Council of the City of Gloucester City approved a Resolution authorizing the advertisement of the sale of Block 59.01, Lots 21 and 22, also known as 211 Ridgeway Street and 209 Ridgeway Street, Gloucester City, New Jersey, respectively; and

WHEREAS, on December 18, 2023, (Resolution #R275-2023), the Mayor and Common Council of the City of Gloucester City approved a Resolution authorizing the advertisement and sale of Block 16, Lot 9, also known as 301 Essex Street, Gloucester City, New Jersey; and

WHEREAS, an auction was conducted on January 18, 2024, wherein the minimum bid price was offered as follows: **\$5,000.00** and was bid by Sherri Aymes, 314 North Burlington Street, Gloucester City, New Jersey 08030 for the purchase of said property located 301 Essex Street; **\$5,000.00** and was bid by Maria Artiaga, 415 Jefferson Avenue, Apt. A-4, Elizabeth, New Jersey 07201 for the purchase of said property located at 211 Ridgeway Street; and **\$5,000.00** and was bid by Maria Artiaga, 415 Jefferson Avenue, Apt. A-4, Elizabeth, New Jersey 07201 for the purchase of said property located at 209 Ridgeway Street; 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>
301 Essex Street	\$5,000.00	Sherri Aymes
211 Ridgeway Street	\$5,000.00	Maria Artiaga
209 Ridgeway Street	\$5,000.00	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 sales of property located at Block 16, Lot 9, also known as 301 Essex Street, Gloucester City, New Jersey; Block 59.01, Lot 21, also known as 211 Ridgeway Street, Gloucester City, New Jersey; and Block 59.01, Lot 22, also known as 209 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 owned 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 R. Baile, Mayor

Passed on First Reading: _____

Adopted by the Mayor and Common Council of Gloucester City this ____ day of _____,
2024.

Vanessa L. Little, City Clerk