

**Regular Monthly Meeting of the  
Mayor and Common Council of Gloucester City  
Thursday, February 23, 2023, 7:00 P.M.  
313 Monmouth Street**

**Agenda**

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Budesas, Johnson, Page, Timm and Mayor Baile
4. **Open Public Meetings Act Notice:** This meeting is being held in accordance with the New Jersey Open Public Meetings Act, otherwise known as the "Sunshine Law." It has been legally noticed in accordance with the law and copies have been given to those requesting the same.
5. **Oath of Office:** Jake Bennett, Police Officer
6. **Minutes:** January 19, 2023 Caucus Meeting with Executive Session and January 23, 2023 Monthly Meeting

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

7. **Resolutions R041 through R049:**
  - R041** Resolution Authorizing Refund of Rental Facility Registration and License Fee
  - R042** Resolution Authorizing the Mayor of the City of Gloucester City to Execute an Agreement of Sale by and between the City of Gloucester City and Comcast of Wildwood, LLC, a Delaware Limited Liability Company, to Purchase Property Located at 534 Nicholson Road, Gloucester City, New Jersey, Identified on the City Tax Map as Block 224, Lot 6, Subject to Certain Terms and Conditions
  - R043** Resolution Designating Handicapped Parking Space: Removing 314 Sherman Street
  - R044** Resolution Authorizing Senior and Veteran Deductions
  - R045** Resolution to Correct Billing Charges on Utility Records
  - R046** Resolution Authorizing the Appointment of Chief Financial Officer for the City of Gloucester City
  - R047** Resolution Authorizing a Contract to Root 24, Inc. for the Combined Sewer Video on Ellis & King Streets
  - R048** Resolution Authorizing and Directing the City of Gloucester City Planning and Zoning Board to Review a Proposed Redevelopment Plan Amendment for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, County of Camden, State of New Jersey
  - R049** Resolution Authorizing a Contract to Think Pavers for the Johnson Park Jogging Trail Reconstruction

**Motion By:** \_\_\_\_\_ **Second By:** \_\_\_\_\_

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

**Individual Resolutions:**

- R050** Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs for Welcome to Gloucester City UEZ Program
- R051** Resolution Designating Handicapped Parking Space: Removing 804 Hunter Street
- R052** Resolution Authorizing the Mayor of the City of Gloucester City to Execute an Agreement for a Gloucester City Public Information System at Gloucester Towne
- R053** Resolution Authorizing the Filing of an Application to the New Jersey Department of Environmental Protection to Fund Improvements to Johnson Park

**Motion By:** \_\_\_\_\_ **Second By:** \_\_\_\_\_

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

**8. Ordinances for Second Reading and Public Hearing ( March 27, 2023 ):**

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

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

**Ordinances for First Reading this Evening and Second Reading ( March 27, 2023 ):**

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

**Motion By:** \_\_\_\_\_ **Second By:** \_\_\_\_\_

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

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

**Motion By:** \_\_\_\_\_ **Second By:** \_\_\_\_\_

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

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

**Motion By:** \_\_\_\_\_ **Second By:** \_\_\_\_\_

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

**O 06-2023** Ordinance Authorizing the Execution of an Operation and Easement Agreement

**Motion By:** \_\_\_\_\_ **Second By:** \_\_\_\_\_

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

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

a) Bills Paid from Jan. 24, 2023 to Feb. 9, 2023	\$ 1,749,856.62
Bills Approved Feb. 23, 2023	\$ 315,472.53
<b>Total amount being approved:</b>	<b>\$ 2,065,329.15</b>

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

- b) From Epiphany Church – requesting to host their annual Easter Egg Hunt at Proprietor’s Park on April 8, 2023 from 2:30 p.m. to 5:30 p.m.

10. **Open Public Forum on any topic:**

The Governing Body has approved the following rules governing the procedures of the Open (General) Public Forum:

- Any citizen or taxpayer wishing to address the Governing Body may do so after approaching the rail, stating his or her name and address and being recognized by the chair. Said citizen or taxpayer will then be permitted to address the Governing Body for five minutes. After all persons wishing to address the Governing Body have had the opportunity, persons may approach the rail for a second and final five-minute interval during this session. 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.

11. **Adjournment:**

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

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

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

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

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

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Dayl R. Baile, Mayor

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

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Vanessa L. Little, City Clerk

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

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

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

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

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

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

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

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

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

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

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

**RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE:**  
**REMOVING: 314 SHERMAN STREET**

**WHEREAS**, it is necessary to designate handicapped parking spaces; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City, pursuant to the authority granted to this municipality by N.J.S.A. 39:4-197.5, and other statutory authority that the locations designated on the attached Schedule A are hereby designated removed as restrictive parking spaces.

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

SCHEDULE A

Dolores Whilleson

314 Sherman Street

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Dayl R. Baile, Mayor

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

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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):

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

Deductions that need to be removed (disallowed):

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

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

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

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

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

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

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

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

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

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

; and

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

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

Adopted by the Mayor and Common Council of Gloucester City, this 23<sup>rd</sup> day in February, 2023.

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

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



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

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

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

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

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

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Dayl R. Baile, Mayor

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

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Vanessa L. Little, City Clerk

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

**RESOLUTION TO AWARD A CONTRACT TO ROOT 24 FOR THE GLOUCESTER CITY COMBINED SEWER VIDEO**

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Gloucester City, County of Camden, State of New Jersey that a contract be awarded to:

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

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

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

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

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

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

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

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**WHEREAS**, in order to facilitate the development, redevelopment, and rehabilitation of the City of Gloucester City (the “City”), the Mayor and Council of the City of Gloucester City (the “City Council”) designated certain property identified on the City’s Official Tax Map as Block 48, Lots 2, 2.01 and 2.02 (formerly Block 48, Lot 2) and Block 48, Lot 4 as an “Area in Need of Redevelopment” (the “Redevelopment Area”) (see Resolution #091-96) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “Redevelopment Law”); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the City, the City prepared an amended redevelopment plan for a portion of the Redevelopment Area identified as Block 48, Lots 2, 2.01 and 2.02 (the “Property”) entitled “Freedom Pier Redevelopment Plan” for the City of Gloucester City, dated May 26, 2022 (the “Redevelopment Plan”); and

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

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

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

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

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

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

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

3. This Resolution shall take effect immediately.

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Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of February, 2023.

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Vanessa L. Little, City Clerk

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

**RESOLUTION TO AWARD A CONTRACT TO THINK PAVERS HARDSCAPING,  
LLC FOR JOHNSON PARK JOGGING TRAIL RECONSTRUCTION**

**WHEREAS**, the City of Gloucester City has duly advertised for public bids for Johnson Park Jogging Trail Reconstruction Rebid; and

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

**WHEREAS**, bids were taken on February 9, 2023 from four (4) bidders; and

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Gloucester City, County of Camden, State of New Jersey that a contract be awarded to: Think Pavers Hardscaping, LLC-125 Kings Highway, Mount Royal, NJ 08061 for \$95,020.00.

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

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Dayl R. Baile, Mayor

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

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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 WELCOME TO GLOUCESTER CITY UEZ PROGRAM**

**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 an amount not to exceed \$129,973.00 for Welcome to Gloucester City UEZ Program;

**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 authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

(signature)	(signature)
Dayl R. Baile	Vanessa L. Little
Mayor	City Clerk

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**CERTIFICATION**

I hereby certify this is a true and exact copy of a Resolution adopted by the Mayor and Common Council of the City of Gloucester this February 23, 2023.

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

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

**RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE:**  
**REMOVING: 804 HUNTER STREET**

**WHEREAS**, it is necessary to designate handicapped parking spaces; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City, pursuant to the authority granted to this municipality by N.J.S.A. 39:4-197.5, and other statutory authority that the locations designated on the attached Schedule A are hereby designated removed as restrictive parking spaces.

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

**SCHEDULE A**

Suzanne W. Crowell

804 Hunter Street

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Dayl R. Baile, Mayor

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

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Vanessa L. Little, City Clerk

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

**RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF GLOUCESTER CITY TO EXECUTE AN AGREEMENT FOR A GLOUCESTER CITY PUBLIC INFORMATION SYSTEM AT GLOUCESTER TOWNE**

**WHEREAS**, the City of Gloucester City, with offices located at 512 Monmouth Street, Gloucester City, New Jersey (“City”) and the Gloucester City Housing Authority, with office located at 101 Market Street, Gloucester City, New (“GCHA”) desire to enter into an Agreement for the display of public information; and

**WHEREAS**, the City has requested permission to display public information on equipment listed in Schedule A annexed hereto and made a part hereof at the GCHA facilities; and

**WHEREAS**, the GCHA is willing to permit the City to install said equipment and display public information subject to the terms and conditions set forth in the Agreement attached hereto and made a part hereof;

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

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Mayor and Common Council hereby formally authorizes the Mayor, Administrator and or City Clerk, to sign and execute an Agreement for Gloucester City Public Information System at Gloucester Towne by and between the City and the GCHA and carry out all other actions necessary to effectuate said purpose of the Agreement, in a form substantially similar to that attached hereto and made a part hereof.
3. A copy of this Resolution and the final executed Agreement shall remain on file with the City Clerk for public inspection.
4. This Resolution shall take effect immediately.

CITY OF GLOUCESTER CITY

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

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

\_\_\_\_\_  
Vanessa L. Parent, RMC, City Clerk



**CITY OF GLOUCESTER CITY**  
**Camden County, New Jersey**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF GLOUCESTER CITY AUTHORIZING THE FILING  
OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TO FUND  
IMPROVEMENTS TO JOHNSON PARK**

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, desires to further the public interest by obtaining funding in the amount of \$622,500, in the form of a \$622,500 matching grant and, if available, a \$207,500 loan, from the State to fund the following project(s): Improvements to Johnson Park, at a cost of \$830,000; and

**WHEREAS**, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

**WHEREAS**, the applicant is willing to use the State's funds in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

**NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GLOUCESTER CITY RESOLVES THAT:**

Dayl Baile or the successor to the office of Mayor is hereby authorized to:

- a) make application for such a loan and/or such a grant,
- b) provide additional application information and furnish such documents as may be required, and
- c) act as the authorized correspondent of the above-named applicant;

The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$207,500;

In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;

The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

This resolution shall take effect immediately.

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Dayl Baile  
Mayor

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Vanessa Little  
City Clerk

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

**AN ORDINANCE OF THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND  
STATE OF NEW JERSEY AMENDING THE GLOUCESTER CITY LAND DEVELOPMENT  
ORDINANCE §36-96 TO PROVIDE FOR A CANNABIS ESTABLISHMENT AS A  
CONDITIONALLY PERMITTED USE OVERLAY ZONE**

WHEREAS, the City of Gloucester City ("City") is a municipal entity organized and existing under the laws of the State of New Jersey and located in Camden County; and

WHEREAS, in 2020 New Jersey voters approved Public Question No.1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law, P.L. 2021, c.16 known as the "New Jersey Cannabis Regulatory, Enforcement Assistance and Marketplace Modernization Act" ("CREAMMA"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the law establishes six specific types of cannabis related businesses that may be licensed by the state and allows each municipality to determine whether or not each of these types of businesses shall be permitted within their municipal boundaries; and

WHEREAS, CREAMMA authorizes municipalities to adopt ordinance regulations governing the number of Cannabis Establishments, Cannabis Distributors and Cannabis Delivery services, except for the delivery of Cannabis items and related supplies by a Cannabis delivery service based and initiated from outside of the municipality; and

WHEREAS, the law establishes six specific types of cannabis related businesses that may be licensed by the state and allows each municipality to determine whether or not each of these types of businesses shall be permitted within their jurisdictional boundaries as follows:

- Class 1: Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2: Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3: Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4: Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5: Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6: Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer. This service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer; and

WHEREAS, the Mayor and Council of the City of Gloucester City has determined that in light of the foregoing it is in the best interest of the City to adopt and implement this Ordinance that is in keeping with goals of the Master Plan and is in the best interest of the City and health, safety and welfare of its residents and visitors.

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

Section 1: Cannabis licensed businesses in Class 1 – 6 shall be conditionally permitted in the Business Industrial, Port Cargo Handling and Planned Port Industrial Development Zones of Gloucester City. These businesses may include Cannabis Cultivator, Cannabis Manufacturer, Cannabis Wholesaler, Cannabis Distributor, Cannabis Retailer and Cannabis Delivery as set forth and incorporated on the Zoning Maps attached hereto and made a part hereof. Furthermore, Cannabis licensed businesses in Class 5 shall be conditionally permitted in the RC & S – Retail Commercial and Service zone.

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

Amend Section 3 – Definitions to include:

C-\_: Cannabis - All parts of the plant *Cannabis sativa* and *Cannabis indica*, whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L.2021, c.16 (C.24:61-31 et al.) for use in cannabis products, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other products.

C-\_: Cannabis Business - Any person or entity that holds any of the six classes of licenses established under P.L. 2021, c. 16, the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act." (CREAMMA)

C-\_: Cannabis Cultivator - Any licensed person or entity that grows, cultivates, produces cannabis, and sells, may transport this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity shall hold a Class 1 Cannabis Cultivator license.

C-\_: Cannabis Delivery Service - Any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer. This service would include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer. This person or entity shall hold a Class 6 Cannabis Delivery license.

C-\_: Cannabis Distributor - Any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities. This person or entity shall hold a Class 4 Cannabis Distributor license.

C-\_: Cannabis Establishment - A cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

C-\_: Cannabis Establishment License- An establishment with one (1) or many of the licenses to operate as defined by CREAMMA:

- Class 1: Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2: Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3: Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4: Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5: Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6: Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer. This service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

C\_\_ : Cannabis Manufacturer - Any licensed person or entity that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, packaging cannabis items, selling and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity shall hold a Class 2 Cannabis Manufacturer license.

C- : Cannabis Product - A product containing usable cannabis, cannabis extract or any other cannabis resin and other ingredients intended for human consumption or use, including a product intended to be applied to the skin or hair, edible cannabis products, ointments, and tinctures. "Cannabis product" does not include: (1) usable cannabis by itself; (2) cannabis extract by itself; or (3) any other cannabis resin by itself.

C- : Cannabis Retailer - Any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer. This person or entity shall hold a Class 5 Cannabis Retailer license.

C- : Cannabis Wholesaler - Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers. This person or entity shall hold a Class 3 Cannabis Wholesaler license.

SECTION 3: Article IV, District Regulations, § \_\_\_\_\_, is hereby amended to include the following:

C. The Area and Bulk requirements specified in Article IV Section 1 for the Business Industrial, Retail Commercial and Service Zone, Port Cargo Handling and Planned Port Industrial Development zones of Gloucester City shall apply to all new construction for licensed Cannabis Businesses (Cannabis Cultivator, Cannabis Manufacturer, Cannabis Wholesaler, Cannabis Distributor, Cannabis Retailer and Cannabis Delivery) located in that zone.

The minimum square footage for structures for Cannabis Retailers located in the RCS zone shall be 2,500 square feet. Pre-existing, non-conforming lots for area and bulk requirements in these zones shall be evaluated on a case-by-case basis. The evaluation process requires site plan approval by the Gloucester City Planning Board. During the evaluation process, the Planning Board will consider the suitability of the site for the class of the licensed cannabis business, as well as, the prerequisite site requirements to ensure that the location of the facility does not adversely impact surrounding properties. Due consideration shall be given to buffering and landscaping techniques as a means to accomplish this task.

No Cannabis Business shall be permitted within 250 feet of any church, school, day care facility or recreation facility (?).

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

SECTION 5: Article IV §\_\_\_\_\_, District Regulations of the Land Use Ordinance of the City of Gloucester City is amended to add the following:

A. Purpose and Intent

The purpose and intent of the conditionally permitted cannabis businesses is to provide the appropriate type of facility in the appropriate location within the City while promoting economic growth that will preserve and maintain health, safety and welfare of the City and its residents.

B. Conditions of Operation for Cannabis Businesses:

- (1) All Cannabis Businesses Class 1 through 6, located within Gloucester City shall meet all requirements for licensure and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.
- (2) No Cannabis Business shall permit on-site consumption of Cannabis or Cannabis related products including no on-site sales and consumption of alcohol or tobacco products.
- (3) No outside storage of any Cannabis, Cannabis products or Cannabis related materials shall be permitted.
- (4) Hours of operation of any Cannabis Retail Facility shall be limited from 10:00 a.m. to 7:00 p.m., seven days a week.
- (5) No Drive-Thru Facilities shall be permitted.
- (6) No outside exchange of product between the seller and the purchaser.
- (7) For each Cannabis Business located within Gloucester City a security plan, to be approved by Gloucester City Police Department, shall be provided to demonstrate how the facility will maintain effective security and control of the operations. The plan should include, but not limited to,
  - Type of security systems to be installed.
  - Installation, operation and maintenance of security cameras covering all interior and exterior parking lots, loading areas and other such areas of the business
  - Tracking and record keeping of products and materials.
  - Type of lighting provided in and around the establishments.
  - Location of on-site security team and armed guard on premises.
- (8) No more than two (2) licenses shall be issued for each individual six (6) cannabis categories.

C. Conditions of Performance Standards:

- (1) All Cannabis Businesses, Class 1, 2, 3, 4, 5 & 6, shall provide detail information on Odor Control from these sites. This shall include air treatment systems with sufficient odor absorbing ventilation at exhaust systems such that any odors generated inside the facility are not detectable by a person of reasonable sensitivity

anywhere on adjacent property, within public rights of way, or within any other unit located in the same building if the use occupies only a portion of a building.

- (2) All Cannabis Businesses shall provide for noise mitigation features designed to minimize disturbance from machinery, processing and/or packaging operations, loading and other noise generating equipment or machinery. All licensed facilities must operate within applicable State decibel requirements.
- (3) Loitering, disruption to and/ or obstruction of the free passage of persons or vehicles in immediate vicinity of the property shall be considered unlawful.

**D. Conditions of Site Development Standards**

- (1) All Cannabis Business operations such as cultivation, manufacturing, wholesale packaging and retail shall be conducted within a building. No operations shall be conducted outside.
- (2) Class 1, Class 2, Class 3 & Class 4 shall have a minimum lot area of 2.5 acres and shall be limited to two (2) licenses for each category.
- (3) No Cannabis Business shall be located within 250 feet of a house of worship, school, or day care.
- (4) Other than the minimum lot area requirements for Class 1, Class 2, Class 3 & Class 4 cannabis operations as required under this Section, all lot and bulk regulations shall comply with Article IV §\_\_\_\_\_, except that all lots in the RCS district must have a minimum 2,500 square foot structure along with the required on-site parking.
- (5) Parking: Each Cannabis Business shall comply with the following parking schedule which shall be used to calculate the required number of off-street parking spaces per use. Where the calculation results in a fraction of a space, the required number of parking spaces shall be rounded up to the nearest whole number.
  - a. Cannabis Cultivator – one (1) per every 1,000 square feet of gross floor area or one (1) per two (2) employees at maximum shift, except that there shall be no fewer than four spaces.
  - b. Cannabis Delivery Service - 1 per every 1,000 square feet of gross floor area, plus one (1) parking space for every delivery driver or fleet vehicle, except that there shall be no fewer than four spaces.
  - c. Cannabis Distributor – one (1) per every 1,000 square feet of gross floor area, except that there shall be no fewer than four spaces.
  - d. Cannabis Manufacturer – one (1) per every 1,000 square feet of gross floor area or one (1) per two (2) employees at maximum shift, except that there shall be no fewer than four spaces.
  - e. Cannabis Retailer - 6 per every 1000 square feet of gross floor area plus one space for each employee. No on-street parking will be considered for the cannabis retail operations in the RC & S District.

- f. Cannabis Wholesaler – one (1) per every 1,000 square feet of gross floor area, except that there shall be no fewer than four spaces.
- (6) Pre-existing, non-conforming lots for area and bulk requirements in zones other than the RCS Zone shall be evaluated on a case-by-case basis. The evaluation process requires site plan approval by the Gloucester City Planning Board. During the evaluation process, the Planning Board will consider the suitability of the site for class of the licensed cannabis business, as well as, the prerequisite site requirements to ensure that the location of the facility does not adversely impact surrounding properties. Due consideration shall be given to buffering and landscaping techniques as a means to accomplish this task.

SECTION 6: The attached zoning maps shall be filed in accordance with the Municipal Law Use Law including the Camden County Planning Board. The zoning map of the City of Gloucester shall likewise be amended consistent with the maps attached hereto.

SECTION 7: Any article, section, paragraph, subsection, clause, or other provision of the Code of the City of Gloucester City inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 8: If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 9: This ordinance shall take effect upon its passage and publication as provided for by law.

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

Passed on First Reading: January 19, 2023

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

\_\_\_\_\_  
Vanessa L. Little, RMC, CMR



**ORDINANCE OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
#O 02 - 2023**

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

**WHEREAS**, the City of Gloucester City ("City") is a municipal entity organized and existing under the laws of the State of New Jersey and located in Camden County; and

**WHEREAS**, on February 21, 2021, the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMMA") was signed into law; and

**WHEREAS**, CREAMMA both legalizes and decriminalizes adult use cannabis within New Jersey; and

**WHEREAS**, the law establishes six (6) specific classes of cannabis businesses that may be licensed by the State and allows each municipality to determine whether or not each of these types of businesses shall be permitted within their municipal boundaries; and

**WHEREAS**, the City is concurrently amending its zoning ordinance to permit Class I through VI licensed cannabis businesses to operate within a Cannabis Overlay Zone within the City; and

**WHEREAS**, Section 40 of CREAMMA authorizes the imposition of a municipal tax on the lawful sale of cannabis; and

**WHEREAS**, the City desires to impose a two percent (2%) municipal transfer tax on revenues generated by the lawful sale of cannabis by Class I, II and V license holders, and a one percent (1%) municipal tax on revenues generated by the lawful sale of cannabis by Class III license holders;

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

**SECTION 1.** Title II: General Legislation, Chapter \_\_\_\_\_ of the Code of the City of Gloucester City, is amended to include a provision entitled: "Cannabis Municipal Tax" with a new Section \_\_\_\_ as follows:

**§ \_\_\_\_\_ Cannabis Municipal Tax.**

Pursuant to Section 40 of the New Jersey Cannabis Regulatory, Enforcement and Marketplace Modernization Act (CREAMMA), the following municipal tax shall be collected from the following cannabis license holders:

- A. A two percent (2%) municipal transfer tax shall be imposed on the lawful sale of cannabis produced by any Class I, II and V license holder.

- B. A one percent (1%) municipal transfer tax shall be imposed on the lawful sale of cannabis produced by any Class III license holder.

SECTION 2: Any article, section, paragraph, subsection, clause, or other provision of the Code of the City of Gloucester City inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 3: If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

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

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Dayl R. Baile, Mayor

Passed on First Reading: January 19, 2023

Adopted by the Mayor and Common Council of Gloucester City this \_<sup>d</sup> day of \_\_\_\_\_, 2023.

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Vanessa L. Little, RMC, CMR

**ORDINANCE OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#0 03 - 2023**

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

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

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

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

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

**SECTION 1:** The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.

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

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

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

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

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

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

Passed on First Reading:

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

\_\_\_\_\_  
Vanessa L. Little, RMC

**ORDINANCE NO. 04 -2023**

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF GLOUCESTER CITY

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Dayl Baile, Mayor

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Vanessa L. Little, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#O 05 - 2023**

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

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**WHEREAS**, in order to facilitate the development, redevelopment, and rehabilitation of the City of Gloucester City (the “City”), the Mayor and Council of the City of Gloucester City (the “City Council”) designated certain property identified on the City’s Official Tax Map as Block 48, Lots 2, 2.01 and 2.02 (formerly Block 48, Lot 2) and Block 48, Lot 4 as an “Area in Need of Redevelopment” (the “Redevelopment Area”) (see Resolution #091-96) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “Redevelopment Law”); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and rescinding

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan for the Redevelopment Area was adopted pursuant to Ordinance #16-96; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the City, the City prepared an amended redevelopment plan for a portion of the Redevelopment Area identified as Block 48, Lots 2, 2.01 and 2.02 (the “Property”) entitled “Freedom Pier Redevelopment Plan” for the City of Gloucester City, dated May 26, 2022 (the “Redevelopment Plan”); and

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

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

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

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

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the governing body referred the attached Amended Redevelopment Plan to the Planning & Zoning Board (“Planning Board”) for review and approval following introduction and first reading; and

**WHEREAS**, the Planning Board approved and recommended adoption of the Amended Redevelopment Plan by the City Council which shall be considered the report of the Planning Board to the City Council as required by N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, the City Council has reviewed and accepted the recommendations of the Planning Board and determined it to be in the best interest of the City to adopt the Amended Redevelopment Plan to effectuate redevelopment and rehabilitation within the City and specifically the Property, Block 48, Lots 2, 2.01 and 2.02; and

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

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

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Council of the City of Gloucester City as follows:

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

Section 2. The City Council declares and determines that the redevelopment plan entitled "Freedom Pier Amended Redevelopment Plan" for the City of Gloucester City, dated January 16, 2023, ("Amended Redevelopment Plan") meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the City and specifically the Property within the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

Section 3. The City Council hereby accepts the recommendations of the Planning Board and adopts the attached Amended Redevelopment Plan for the City of Gloucester City and specifically Block 48, Lots 2, 2.01 and 2.02.

Section 4. The City Council of the City of Gloucester City shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Amended Redevelopment Plan.

Section 5. The Amended Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Amended Redevelopment Plan and the City Zoning Map is hereby amended to conform with the provisions of the Amended Redevelopment Plan. The Amended Redevelopment Plan zoning shall only be available to an applicant, property owner, developer or redeveloper that has an executed Redevelopment Agreement with the City to the extent set forth therein.

Section 6. Ordinance #26-2022 is hereby rescinded.



Section 7. All prior redevelopment plans governing the Property are hereby repealed and ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 8. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of this Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

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

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Dayl R. Baile, Mayor

Passed on First Reading:

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

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Vanessa L. Little, RMC

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

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN OPERATION AND EASEMENT AGREEMENT**

**WHEREAS**, City previously issued Request for Proposals dated October 30, 2007, to develop certain City properties adjacent to the Walt Whitman Bridge with commercial advertising billboards; and

**WHEREAS**, the response submitted by Interstate Outdoor Advertising, L.P. was selected as the successful proposal. Interstate and Bridgegate Properties, LLC, a New Jersey limited liability company, thereafter formed GCP to implement, in part, the project contemplated by the RFP.

**WHEREAS**, GCP desires to develop and operate up to four Displays certain real property located along and adjacent to the north and south sides of the Walt Whitman Bridge, subject to obtaining all necessary approvals; and

**WHEREAS**, the project involves obtaining approvals for, developing, and thereafter operating four free-standing double-sided 14' x 48' outdoor advertising Displays for the display of off-premises commercial advertising, with each Display proposed to have one static face and one digital, electronic changeable message face and two of the Displays are proposed to be located on the north side of the Bridge and two on the south side of the Bridge, with commercial advertising thereon showing to motorists on and crossing over the Bridge; and

**WHEREAS**, the proposed locations for the Displays are shown conceptually on the plan attached to the Operation and Easement Agreement; and

**WHEREAS**, the Concept Plan designates and depicts four locations, designated as #1 through #4.

**WHEREAS**, location #4 is legally owned in fee simple by City; and

**WHEREAS**, GCP and City intend and desire to obtain any and all necessary approvals for, develop and operate the Displays in conjunction with each other, as a common project for the mutual benefit of GCP and City, and in order to effectuate the common development, use and operation thereof, the Parties desire to enter into certain covenants and agreements, as to the Location, desires to create, give, grant, bargain,

sell and convey to GCP as Grantee, a permanent easements, such easements being more fully described and defined in the attached Operations and Easement Agreement.

**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 of the City of Gloucester City is hereby authorized to execute the Operation and Easement Agreement attached hereto and made a part hereof.

**Section 2:** All other Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 3:** 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 4:** This Ordinance shall take effect immediately upon final passage and publication as required by law.

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

Passed on First Reading: February 23, 2023

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

\_\_\_\_\_  
Vanessa L. Parent, RMC,  
Certified Municipal Registrar