

**Regular Monthly Meeting of the
Mayor and Common Council of Gloucester City
Thursday, May 26, 2022, 7:00 P.M.
313 Monmouth Street**

Agenda

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Hutchinson, 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. **Minutes:** April 21, 2022 Caucus with Executive Session and April 28, 2022 Regular Monthly Meeting

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

6. **Resolutions: R110 through R120**
 - R110 Resolution Supporting Participation in the Sustainable Jersey Municipal Certification Program
 - R111 Resolution Designating Handicapped Parking Spaces: Removing 319 Warren Street
 - R112 Resolution of Support for the New Jersey Department of Transportation Fiscal Year 2023 State Aid Programs
 - R113 Resolution to Adjustments to Various Tax Records
 - R114 Resolution to Correct Billing Charges on Utility Records
 - R115 Resolution to Authorize the Mailing of 2022 Third Quarter Estimated Tax Bills
 - R116 Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs (Wayfinding Signage)
 - R117 Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs (Commercial Property Owners Grant Program)
 - R118 Resolution Designating Handicapped Parking Spaces: Adding 311 Powell Street
 - R119 Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs (Park Improvements)
 - R120 Resolution Authorizing the Appointment of Jarrett M. Ziegler, as Provisional Firefighter, Subject to Terms and Conditions to be Established by Chief Michael Hagan and Other Requirements to Satisfy New Jersey Civil Service Regulations

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

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

Individual Resolutions:

- R121** Resolution Authorizing and Directing the City of Gloucester City Planning & Zoning Board to Review a Proposed Redevelopment Plan for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, County of Camden, State of New Jersey
- R122** Resolution Authorizing the Sale of Certain Surplus Inventory No Longer Needed for Public Use
- R123** Resolution Authorizing the Rejection of All Bids for Pole Barn Project Pursuant to N.J.S.A. 40A:11-13.2(B) and Authorizing Negotiation of the Contract Pursuant to N.J.S.A. 40A:11-5(3) in the County of Camden, State of New Jersey
- R124** Resolution to Award a Contract to Phenix Pro Group, LLC for the Gloucester Heights Fire Association Roof Replacement

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

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

Public Hearing on 2022 Municipal Budget

Motion By: _____, **Second By:** _____ to close public hearing.

- R125** Adopting the 2022 Municipal Budget

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

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

7. Ordinances for Second Reading and Public Hearing this evening:

- O 06-2022** Ordinance Confirming and Authorizing the Sale of Lands in Accordance with the Requirements of the Local Lands and Buildings Law for Block 58, Lot 34.01 (503 Cumberland Street); Block 67, Lot 28.01 (513 Market Street); Block 70, Lot 19 (201-203 Powell Street); Block 67, Lot 30 (507 Market Street); and Block 59, Lot 1 (100 S. King Street) in the City of Gloucester City, County of Camden and State of New Jersey

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

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

- O 07-2022** Ordinance of the City of Gloucester City, County of Camden and State of New Jersey, Amending Chapter 66, Property Maintenance, Article II, "Enumeration of Standards", to add 66-17 E., Responsibilities of Owners and Operations

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

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

Ordinances for First Reading and Second Reading/Public Hearing on June 23, 2022:

- O 12-2022** Ordinance Amending the Ordinance Regulating the Salaries of the Employees of the City of Gloucester City, County of Camden, State of New Jersey (Non-Rep)

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

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

- O 13-2022** , Ordinance Authorizing Adjustment to Certain Sewer Use Charges Set forth in Chapter §71-6A of the Code of the City of Gloucester City, County of Camden, State of New Jersey (Title Only)

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

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

O 14-2022 Ordinance Regulating Airbnb in the City of Gloucester City, County of Camden, State of New Jersey

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

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

Ordinances for First Reading and Second Reading/Public Hearing on June 23, 2022:

O 15-2022 Ordinance Adopting a Redevelopment Plan 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, Hutchinson, Johnson, Page, Timm and Mayor Baile

O 16-2022 Ordinance Approving the Application and Financial Agreement for a Long-Term Tax Exemption with Meridia Gloucester City 101, Urban Renewal, LLC for a 2.1 Acre Portion of Block 48, Lot 2.01 on the Official City Tax Map of the City of Gloucester City

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

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

O 17-2022 Ordinance Amending Chapter 87, Vehicles and Traffic, Article I, Entitled Street Traffic and Parking, 87-9, Schedule B: Stop Intersections, of the Code of the City of Gloucester City, County of Camden, State of New Jersey

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

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

O 18-2022 Ordinance Amending the Department of Municipal Court, Article XII, adding title (Deputy Municipal Court Administrator)

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

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

8. Old Business/New Business:

a) Bills Paid from April 29 to May 19, 2022	\$ 533,088.70
Bills Approved May 26, 2022	\$ 2,488,698.31
Total amount being approved:	\$ 3,021,787.01

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

9. **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.

10. **Adjournment:**

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

Resolution Supporting Participation
In the Sustainable Jersey® Municipal Certification Program

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, the City of Gloucester City strives to save tax dollars, assure clean land, air and water and improve working and living environments as steps to building a sustainable community that will thrive well into the new century; and

WHEREAS, the City of Gloucester City hereby acknowledges that the residents of Gloucester City desire a stable, sustainable future for themselves and future generations; and

WHEREAS, the City of Gloucester City wishes to support a model of government which benefits our residents now and far into the future by exploring and adopting sustainable, economically-sound local government practices; and

WHEREAS, by endorsing a sustainable path the City of Gloucester City is pledging to educate itself and community members further about sustainable activities and to develop initiatives supporting sustainable local government practices; and

WHEREAS, as elected representatives of the City of Gloucester City, we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community; and

WHEREAS, in an attempt to focus attention on “Green” issues, the City continues to support the Gloucester City Green Team (GCGT);

NOW THEREFORE BE IT RESOLVED, that to focus attention and effort within the City of Gloucester City on matters of sustainability, the Governing Body of Gloucester City wishes to pursue local initiatives and actions that will lead to Sustainable Jersey Municipal Certification.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 26th day of May, 2022.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACES:
REMOVING: 319 WARREN STREET

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

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

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

SCHEDULE A

Mary Colberg

319 Warren Street

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 26th day of May, 2022.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey

**RESOLUTION OF SUPPORT FOR THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION FISCAL YEAR 2023 STATE AID PROGRAMS**

WHEREAS, the New Jersey Department of Transportation (“NJDOT”) announced the grant application submission deadline for the Fiscal Year 2023 State Aid Programs; and

WHEREAS, the Transportation Trust Fund Reauthorization Act of 2016 increased funding for Local Aid programs to counties and municipalities from \$190 million per year to \$430 million per year, as the majority of New Jersey’s roadway mileage, about 90 percent, is under local government jurisdiction and is in as much need of repair as the state roadway network; and

WHEREAS, the Program projects fall into four specific categories which are eligible for funding including municipal aid, transit village, bikeways and safe streets to transit programs; and

WHEREAS, the Mayor and Common Council of the City of Gloucester City (“City”) believe it to be in the best interest of the taxpayers and residents of the City to complete applications for any and all applicable grants under the NJDOT Fiscal Year 2023 State Aid Programs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester, 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 hereby authorizes and directs its duly appointed engineer in cooperation with City staff to take any and all steps necessary to complete and file for any and all applicable NJDOT Fiscal Year 2023 State Aid Programs in a timely manner.
3. The Mayor, City Administrator, City Clerk or their respective designees shall likewise be authorized to execute and documents required to submit a completed application for NJDOT Fiscal Year 2023 State Aid Programs.

Dayl Baile, Mayor
City of Gloucester City

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

RESOLUTION TO ADJUSTMENTS TO VARIOUS TAX RECORDS

WHEREAS, the accounts below indicate necessary adjustments for various billing adjustments on the properties listed below, and

WHEREAS, these adjustments include the following, and

Block/Lot	Address	Amount	Issue
21/15.01	230-234 N Burlington	\$.01	Penny applied to 21/27 instead of 21/15
21/27	230-234 N Burlington	\$.01	Penny applied to 21/27 instead of 21/15
273.01/20	1477 Chestnut	\$ 2,500.00	Bank returned check, payment removed
151/40	816 Monmouth	\$ 1,435.05	Online payment returned, payment removed

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 26th day in May, 2022.

Dayl R Baile, Mayor

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

RESOLUTION TO CORRECT BILLING CHARGES ON UTILITY RECORDS

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

WHEREAS, these adjustments include the following, and

Block/Lot	ID	Address	Amount	Issue
3/5	106	453 N Broadway	32.50	Computer Over-Estimated Billing
36/4	3442	329 Hudson	730.00	Computer Over-Estimated Billing
39/6	4132	30 N King	32.50	Computer Over-Estimated Billing
41/7	4421	330 Hudson	122.50	Computer Over-Estimated Billing
45/5	5344	227 Monmouth	730.00	Computer Over-Estimated Billing
55/2.01	6740	234 Somerset	730.00	Computer Over-Estimated Billing
64/30	9331	311 Market	32.50	Computer Over-Estimated Billing
70/14.01	10680	204 S King	730.00	Computer Over-Estimated Billing
78/56	12239	318 Powell	730.00	Computer Over-Estimated Billing
87.01/30	14740	615 Division	730.00	Computer Over-Estimated Billing
149/20	21755	813 Cumberland	730.00	Computer Over-Estimated Billing
175/28	26440	942 Chambers	32.50	Computer Over-Estimated Billing
178/19	26915	801 Chambers	13.00	Computer Over-Estimated Billing
188/36	28310	523 N Brown	26.00	Computer Over-Estimated Billing
191/2.01	28550	240 N Broadway	428.50	Computer Over-Estimated Billing
194/2	29137	610 N Brown	32.50	Computer Over-Estimated Billing
222/1.04	32059	1325 Crescent	1,126.00	Computer Over-Estimated Billing
285/3	37850	1075 Station	950.00	Computer Over-Estimated Billing
266.03/17	39417	132 Weston	53.50	Computer Over-Estimated Billing
268.01/5	40148	127 Gehrig	397.50	Computer Over-Estimated Billing
276/7	42385	417 Walnut	100.00	Bank returned check, payment removed

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 26th day in May, 2022.

Dayl R Baile, Mayor

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

RESOLUTION TO AUTHORIZE THE MAILING OF
2022 THIRD QUARTER ESTIMATED TAX BILLS

WHEREAS, the annual budget for the City of Gloucester City, the City of Gloucester City School Board and/or the County of Camden has not been finally set; and

WHEREAS, the governing body of the City of Gloucester City has therefore determined that the City Tax Collector will be unable to complete the mailing and delivery of municipal tax bills by **June 30, 2022**; and

WHEREAS, N.J.S.A. 54:4-66.3 provides the authority and procedures by which an estimated and reconciled tax bill can be set and mailed by a municipality in such case made, by **June 30, 2022** of the said year.

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

1. The Tax Collector in consultation with the Chief Finance Officer (CFO) of the City of Gloucester City shall compute an estimated annual tax levy range for the County and each taxing district whose tax levy has not yet been certified by the County Board of Taxation, which as of this date; such levies have not been so certified.
2. The range may be within the lower and upper amounts calculated by multiplying the levy of the County and each such taxing district for the previous calendar year by 0.95 and 1.05.
3. The City CFO has prepared, delivered, and recommends to the governing body a Certification of the previous calendar fiscal year's annual tax levy with a multiplier of 1.05 to determine an estimated annual tax levy for the County and each such taxing district for the current year.
4. The governing body hereby authorizes the CFO, working in conjunction with the Tax Collector, by **June 30, 2022** to prepare and deliver estimated annual tax levy bills for the County and each such taxing district computed by utilizing the multiplier of 1.05 of the previous calendar fiscal year annual tax levy, and thereafter, to be administered in accordance with the procedures and standards as established by N.J.S.A 54: 4-66.3.

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City,
this **26th day of May, 2022.**

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2022

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR WAYFINDING SIGNAGE

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 \$15,000 for Wayfinding Signage located at the gateway areas to the business district;

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)

Dayl R. Baile

Mayor

(signature)

Vanessa L. Little

City Clerk

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 May 26, 2022.

Vanessa L. Little, Registered City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2022

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR COMMERCIAL PROPERTY OWNERS GRANT 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 \$150,000 for Commercial Property Owners;

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)

Dayl R. Baile

Mayor

(signature)

Vanessa L. Little

City Clerk

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 May 26, 2022.

Vanessa L. Little, Registered City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2022

RESOLUTION DESIGNATING HANDICAPPED PARKING SPACES:
ADDING: 311 POWELL STREET

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City, pursuant to the authority granted to this municipality by N.J.S.A. 39:4-197.5, and other statutory authority that the location designated on the attached Schedule A is hereby designated as a restrictive parking space for use by any person who has been issued a special vehicle identification card by the Division of Motor Vehicles.

No other person shall be permitted to park in these spaces. Any person parking a motor vehicle in a restricted parking space without a special vehicle identification card shall be subject to penalty pursuant to N.J.S.A. 39:4-197 (3)(c). This resolution is passed in conformance with the provisions of N.J.S.A. 39:4-197 (3)(c). Proper signs are to be erected regarding the said spaces.

SCHEDULE A

Timothy Russell

311 Powell Street

Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 26th day of May, 2022.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2022

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR PARK IMPROVEMENTS

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, Community Capital Needs program for an amount not to exceed \$250,000 with a municipal match not to exceed \$29,000 in cash and in-kind contributions for improvements to the Proprietor's Park playground;

BE IT THEREFORE, RESOLVED,

- 1) that 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

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 May 26, 2022.

Vanessa L. Little, Registered City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R -2022

RESOLUTION AUTHORIZING THE APPOINTMENT OF JARRETT M. ZIEGLER, AS PROVISIONAL FIRE FIGHTER, SUBJECT TO CERTAIN TERMS AND CONDITIONS TO BE ESTABLISHED BY CHIEF MICHAEL HAGAN AND OTHER REQUIREMENTS TO SATISFY NEW JERSEY CIVIL SERVICE REGULATIONS

WHEREAS, the City of Gloucester City (“City”), in accordance with Chapter 4 of the Administrative Code, Article IX, entitled “Fire Department”, specifically § 4-49. “Establishment and responsibilities”, Mayor and Common Council created City of Gloucester City Fire Department;

WHEREAS, to avoid a personnel shortage, the Fire Chief, Michael Hagan, has recommended the appointment of a Provisional firefighter, subject to certain probationary terms and conditions as well as compliance with the New Jersey Civil Service rules and regulations; and

WHEREAS, Chief Hagan, after performing his due diligence has recommended

Jarrett M. Ziegler to the aforesaid appointment on a provisional, temporary basis.

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 Mayor and Common Council hereby authorizes the appointment of Jarrett M. Ziegler as a Provisional Firefighter for the City, subject to certain terms and conditions as determined by Chief Hagan and in a manner comporting with the New Jersey Civil Service rules and regulations.
3. This Resolution shall take effect immediately with an appointment date no earlier than June 6, 2022 and 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 26th day of May, 2022.

Vanessa L. Little, RMC, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

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

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

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the City, the City has prepared an amended redevelopment plan entitled "Freedom Pier Redevelopment Plan" for the City of Gloucester City, dated May __, 2022 (the "Redevelopment Plan"), for the property identified as Block 48, Lots 2, 2.01 and 2.02 (the "Property"), which is part of the Redevelopment Area; and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, 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 Redevelopment Plan to the City of Gloucester City Planning & Zoning Board for review and a determination of the 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 Redevelopment Plan and to report its findings to the City Council within forty-five (45) days hereof.
3. This Resolution shall take effect immediately.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 26th day of May, 2022.

Vanessa L. Little, City Clerk

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

RESOLUTION AUTHORIZING THE SALE OF CERTAIN SURPLUS CITY INVENTORY
NO LONGER NEEDED FOR PUBLIC USE

WHEREAS, the City of Gloucester City is the owner of the following surplus inventory which is no longer needed for public use: **294 pieces of Gasketed Sewer Pipe 24 SDR**

WHEREAS, the City of Gloucester City authorizes the sale of this surplus inventory pursuant to N.J.S.A. 40A:11-36;

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 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 hereby declares that the surplus inventory is no longer needed for public use and solicited quotes. The highest quote received is from Pioneer Pipe Contractors in Sewell, NJ 08080
3. The City of Gloucester City and its officers are hereby authorized and directed to take any and all steps necessary to proceed with a sale of said surplus inventory.

Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 26th day of May, 2022.

Vanessa L. Little, City Clerk



**RESOLUTION OF THE CITY OF GLOUCESTER CITY
RESOLUTION AUTHORIZING THE REJECTION OF ALL BIDS FOR POLE BARN
PROJECT PURSUANT TO N.J.S.A. 40A:11-13.2(B) AND AUTHORIZING
NEGOTIATION OF THE CONTRACT PURSUANT TO N.J.S.A. 40A:11-5(3)
County of Camden, State of New Jersey**

WHEREAS, the City of Gloucester City (“City”) advertised for public bids for the Pole Barn project; and

WHEREAS, no bids were received on the first occasion and, thereafter, the City re-advertised for public bids for the Pole Barn project; and

WHEREAS, two (2) bids were received for the Pole Barn project as follows:

<u>VENDOR</u>	<u>BASE BID AMOUNT</u>
1. Dutchman Contracting, LLC.	\$176,631.00
2. W.J. Gross, Inc.	\$243,360.00
<u>Budgeted Amount:</u>	<u>\$100,000.00; and</u>

WHEREAS, the lowest bidder was Dutchman Contracting, LLC (“Dutchman”) with a base bid amount of \$176,631.00; and

WHEREAS, the City’s pre-determined cost appropriation for this project was \$100,000.00; and

WHEREAS, the City Solicitor has rendered an opinion that the low bid submitted for the Pole Barn project may be rejected in accordance with the provisions of the Local Public Contracts Law, specifically, N.J.S.A. 40A:11-13.2(b), which provides the statutory authority to reject all bids when the lowest bid substantially exceeds the appropriation for the goods or services; and

WHEREAS, the City Solicitor further opined that as bids have been advertised for once with no bids received, and have been rejected on a second occasion as they were found to be not reasonable as to price, on the basis of cost estimates prepared by the City prior to the advertising therefor, the City may negotiate the contract pursuant to N.J.S.A. 40A:11-5(3); and

WHEREAS, the Mayor and Common Council of the City of Gloucester City concur with the above recommendation.

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 bids received for the Pole Barn Project are hereby rejected in accordance with N.J.S.A. 40A:11-13.2(b) as the lowest bid substantially exceeds the appropriation for the goods or services.
3. The City is hereby authorized and directed to take any and all steps necessary to negotiate the contract pursuant to N.J.S.A. 40A:11-5(3).

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R - 2022

**RESOLUTION TO AWARD A CONTRACT TO PHENIX PRO GROUP, LLC FOR THE
GLOUCESTER HEIGHTS FIRE ASSOCIATION ROOF REPLACEMENT**

WHEREAS, the City of Gloucester City has duly advertised for public bids for the Gloucester Heights Fire Association Roof Replacement; and

WHEREAS, plans and specifications were prepared by Remington & Vernick Engineers and may be found in the City Clerk's Office; and

WHEREAS, bids were taken on May 17, 2022 from six (6) bidders; and

WHEREAS, Remington & Vernick Engineers have reviewed the bids and recommends that a contract be awarded to:

Phenix Pro Group, LLC., 1400 Cedar Lane, Hamilton, NJ 08670 , for base bid in the amount of \$77,371.38

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

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Gloucester City, County of Camden, State of New Jersey that a contract be awarded to: Phenix Pro Group, LLC, 1400 Cedar Lane, Hamilton, NJ 08670

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 26th day of May, 2022.

Vanessa L. Little, City Clerk

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O- 06 -2022

ORDINANCE CONFIRMING AND AUTHORIZING THE SALE OF LANDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL LANDS AND BUILDINGS LAW FOR BLOCK 58, LOT 34.01 (503 CUMBERLAND STREET); BLOCK 67, LOT 28.01 (513 MARKET STREET); BLOCK 70, LOT 19 (201-203 POWELL STREET); BLOCK 67, LOT 30 (507 MARKET STREET); AND BLOCK 59, LOT 1 (100 S. KING STREET) IN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND STATE OF NEW JERSEY

WHEREAS, on December 23, 2021 (Resolution #R273-2021), the Mayor and Common Council of the City of Gloucester City approved a Resolution authorizing the advertisement of the sale of Block 58, Lot 34.01, also known as 503 Cumberland Street, Gloucester City, New Jersey; Block 67, Lot 28.01, also known as 513 Market Street, Gloucester City, New Jersey; Block 70, Lot 19, also known as 201-203 Powell Street, Gloucester City, New Jersey; Block 67, Lot 30, also known as 507 Market Street; and Block 59, Lot 1, also known as 100 S. King Street; and

WHEREAS, an auction was conducted on March 1, 2022, wherein the minimum bid price was offered as follows: **\$52,000.00** and was bid by Lauren Clugston and Kyle Clugston, 207 S. Church Street, Moorestown, New Jersey 08057 for the purchase of said property; **\$55,000.00** and was bid by Ed Anyzek, 916 Market Street, Gloucester City, New Jersey 08030 for the purchase of said property; **\$25,000.00** and was bid by Tryka Francine Pepito and George J. Pepito, Jr., 1320 Newton Avenue, Haddon Township, New Jersey 08017 for the purchase of said property; **\$25,000.00** and was bid by Geraldine Torgun, 511 Market Street, Gloucester City, New Jersey 08030 for the purchase of said property; and **\$25,000.00** and was bid by Capodagli Property Co., 201 South Wood Avenue, Linden, New Jersey 07036 for the purchase of said property; and

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

<u>Location</u>	<u>Amount</u>	<u>Successful Bidder</u>
503 Cumberland Street	\$52,000.00	Lauren Clugston and Kyle Clugston
513 Market Street	\$55,000.00	Ed Anyzek
201-203 Powell Street	\$25,000.00	Tryka Francine Pepito and George J. Pepito, Jr.
507 Market Street	\$25,000.00	Geraldine Torgun
100 S. King Street	\$25,000.00	Capodagli Property Co.

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, hereby state that the sale of property located at Block 58, Lot 34.01, also known as 503 Cumberland Street, Gloucester City, New Jersey; Block 67, Lot 28.01, also known as 513 Market Street, Gloucester City, New Jersey; Block 70, Lot 19, also known as 201-203 Powell Street, Gloucester City; Block 67, Lot 30, also known as 507 Market Street, Gloucester City, New Jersey; and Block 59, Lot 1, also known as 100 S. King 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 and 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 transactions.

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: April 28, 2022

Adopted by the Mayor and Common Council of Gloucester City this 26th day of May, 2022.

Vanessa L. Little, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY
COUNTY OF CAMDEN, STATE OF NEW JERSEY
#O 07 - 2021**

**ORDINANCE OF THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND STATE
OF NEW JERSEY AMENDING CHAPTER 66, PROPERTY MAINTENANCE, ARTICLE II,
“ENUMERATION OF STANDARDS”, TO ADD §66-17 E.,
RESPONSIBILITIES OF OWNERS AND OPERATORS**

WHEREAS, it is in the best interest of the public health, safety and welfare to amend Chapter 66, of the Code of the City of Gloucester, entitled, Property Maintenance Article II, Enumeration of Standards, to add §66-17 E., Responsibilities of Owners and Operators.

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:

66-17 Responsibilities of Owners and Operators is hereby amended to include new Section E. as follows:

E. All commercial properties are required to maintain the exterior of the premises free from unsanitary conditions and shall abide by the following requirements for storage and disposal of garbage, refuse and rubbish:

- (1) Garbage and refuse shall be placed in a watertight receptacle equipped with handles and a tight-fitting lid. The receptacle shall be covered at all times to prevent access to flies, rodents and other vermin. Plastic bags are not an approved receptacle.
- (2) Rubbish shall be placed in a metal or heavy-duty plastic receptacle equipped with handles and a lid. Plastic bags are not an approved receptacle.
- (3) Outdoor storage of garbage, refuse and rubbish shall be in the rear or side of the property and not in view from any public right of way or residential property. If this cannot be accomplished due to topographical hardships, storage areas shall be enclosed and screened to prevent public view of the garbage, refuse and rubbish.
- (4) All receptacles required herein shall be supplied by the occupant or owner of the commercial premises and placed prior to collection between the curb and sidewalk, where they shall be readily accessible to the collector. Receptacles shall be placed curbside of the commercial property no sooner than 5:00 PM the evening prior to scheduled collection. Empty receptacles shall be removed from their collection location no later than 7:00 PM on the day of scheduled pickup.
- (5) Receptacles shall be maintained and kept clean and in good repair to ensure safe handling. Receptacle replacement shall be ordered by the appropriate enforcement officer if they become unkept.
- (6) The receptacles herein required, together with their contents, shall be of such weight and design as to be conveniently handled by one man, and the receptacles and contents shall not weigh more than 50 pounds. All regularly scheduled curbside pickups are subject to a limitation of ten (10) receptacles per property.

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

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

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

Dayl R. Baile, Mayor

Passed on First Reading: April 28, 2022

Adopted by the Mayor and Common Council of Gloucester City this 26th day of May, 2022.

Vanessa L. Little, RMC,
Certified Municipal Registrar

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O 12 -2022

**AN ORDINANCE AMENDING THE ORDINANCE REGULATING
THE SALARIES OF THE EMPLOYEES OF THE CITY OF GLOUCESTER CITY,
COUNTY OF CAMDEN, STATE OF NEW JERSEY**

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 calendar year 2022 annual salaries for the period January 1, 2022 through and inclusive of December 31, 2022, except as indicated, for the following employees of Gloucester City shall be as follows including any years subject to collective bargaining:

<u>Salary Schedule</u>	<u>Retroactive to 1/01/22</u>		Minimum	Maximum
Subsection D				
<i>Part Time/Non-Perm hourly employees</i>				
	Parking Enf. Officer		13.00	16.00
Subsection F				
<i>Elected Officials and Unclassified Appointments</i>				
Part II	Unclassified Employees			
	Chief Financial Officer		85,000	104,000
	City Administrator		93,000	133,000
	City Clerk		68,000	90,000
	City Treasurer		60,000	85,000
	Municipal Dept. Head (Community Dev.)		55,000	75,000
	Confidential Aide to the Mayor		30,000	50,000
	Court Administrator		61,000	86,000
	Mayor		2,500	2,500
	Member of Council		1,000	1,000
	Municipal Court Judge		20,000	40,000
	Municipal Dept. Head (Director Of Utilities)		79,000	104,000
	Prosecutor		18,000	25,000
	Public Defender		9,000	25,000
	Tax Assessor		15,000	24,000
	Tax Collector		70,000	95,000
	Superintendent of PW		71,000	100,000
Part III	Classified Employees			
<i>Section A</i>	Secretary Planning Board		2,500	6,000
<i>Section B</i>				
	Chief Housing Inspector		60,000	90,000
	Code Enforcement Off.		32,000	60,000

	Construction Official	10,000	30,000
	Building Subcode Official/Inspector HHS	5,000	22,000
	Electrical Subcode Official/Inspector HHS	5,000	22,000
	Employee Benefits Clerk Typing	2,500	5,000
	Field Rep Housing Inspection	52,000	67,000
	Fire Subcode Official/Inspector HHS	5,000	22,000
	Plumbing Subcode Official/Inspector HHS	5,000	22,000
	Registrar of Vital Statistics	5,000	10,000
	Deputy Registrar of Vital Statistics	1,500	5,000
	Alt. Deputy Registrar of Vital Statistics	500	1,500
Subsection G			
<i>Uniformed Police/Fire Employees</i>			
Part II	Chief of Police	100,000	205,000
	Chief of Fire	89,000	130,000

Section B. Municipal Employees

The individuals appointed to these positions are appointed as provided in the statutes of the State of New Jersey to terms and specified for the position and are not covered under the provision of the New Jersey Civil Service Commission as regular appointments. They are entitled to benefits as contained in the ordinance of the City covering non-represented employees and full time employees. Those who are full time employees are entitled to health benefits as provided to the non-represented city employees. These salaries shall be effective on January 1, 2022. No employee may be paid above the maximum and the Governing Body, by Resolution, shall set the amount of annual salary at a rate within the range.

SECTION 2. The salaries specified in Section One (1) of the Ordinance shall be paid in lieu of any salary, bonus, or additional pay for any or all holidays heretofore granted.

SECTION 3. All Ordinances or Resolutions or parts thereof, inconsistent with the provisions of this ordinance shall be and the same are hereby repealed, but only to the extent of such inconsistency.

SECTION 4. All salaries specified in this ordinance shall take effect as of final adoption and shall continue in effect until and amendment to this ordinance or passage of any ordinance inconsistent with this ordinance.

Introduced and Passed on First Reading: May 26, 2022

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23rd day of June, 2022

Vanessa L. Little, City Clerk

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O 15 -2022

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 48, LOTS 2, 2.01 AND 2.02 WITHIN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF NEW JERSEY

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

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, 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 has 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 ____, 2022 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan is intended to replace and supersede any previous redevelopment plan adopted for the Property; and

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

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

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

Section 2. The City Council declares and determines that the redevelopment plan entitled “Freedom Pier Redevelopment Plan” for the City of Gloucester City, dated May ____, 2022, (“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 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 Redevelopment Plan.

Section 5. The Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Redevelopment Plan and the City Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan. The Redevelopment Plan 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. 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 7. 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 8. This Ordinance shall take effect immediately after final adoption and publication according to law.

Introduced and Passed on First Reading: May 26, 2022

Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 23rd day of June, 2022

Vanessa L. Little, City Clerk

ORDINANCE NO. 16-2022

AN ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR A LONG-TERM TAX EXEMPTION WITH MERIDIA GLOUCESTER CITY 101, URBAN RENEWAL, LLC FOR A 2.1 ACRE PORTION OF BLOCK 48, LOT 2.01 ON THE OFFICIAL CITY TAX MAP OF THE CITY OF GLOUCESTER CITY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and/or supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or rehabilitation; and

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) 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, by way of Ordinance # _____ adopted on June ____, 2022, the City Council adopted a Redevelopment Plan entitled “Freedom Pier Redevelopment Plan” (“Redevelopment Plan”) for Block 48, Lots 2, 2.01 and 2.02; and

WHEREAS, in order to implement the development and renovation of the Redevelopment Area the City Council negotiated and entered into a Redevelopment Agreement dated June ____, 2022 (the “Redevelopment Agreement”) with Meridia Gloucester City 101, Urban Renewal, LLC (the “URE” or “Redeveloper”), which Redevelopment Agreement specifies the rights and responsibilities of the City and Redeveloper with respect to the Project, as defined below; and

WHEREAS, Redeveloper submitted a proposal to construct certain improvements to be developed in two (2) phases: Phase 1 to consist of one (1) eleven (11) story building containing a mixed use of residential units (no less than 276 apartment units) and a 5,000 square foot restaurant) together with associated on-site parking (no less than ____ parking stalls, including 85 stacked parking stalls) and appropriate on-site and off-site infrastructure, amenities and related improvements; and Phase 2 to consist of one (1) eleven (11) story building containing a mixed use of residential units (no less than 344 apartment units) and 17,000 square feet of commercial space, together with associated on-site parking (no less than ____ parking stalls) and appropriate on-site and off-site infrastructure, amenities and related improvements (the “Project Improvements”); and

WHEREAS, as part of Phase 1 of the Project Improvements, the Redeveloper has or will cause Block 48, Lot 2.01 to be subdivided into three (3) lots, at least one of which shall consist of approximately 2.1 acres which shall be the parcel upon which Phase 1 of the proposed Project Improvements shall be constructed (the “Phase 1 Property”); and

WHEREAS, pursuant to the Redevelopment Agreement, the URE has agreed to undertake financing, construction and completion of the Project Improvements, the obtaining of all Governmental Approvals (as defined in the Redevelopment Agreement), the site preparation of the Property and such other obligations as is set forth in the Redevelopment Agreement (the “Project”); and

WHEREAS, in order to effectuate the financing of the Project, the Mayor and City Council have agreed to enter into a Financial Agreement (the “Financial Agreement”) with the URE, substantially in the form attached hereto as Exhibit “A,” authorizing a long-term tax exemption pursuant to the Long-Term Tax Exemption Law (“LTTEL”), N.J.S.A. 40A:20-1, et seq.; and

WHEREAS, pursuant to the requirements of the LTTEL, the URE provided the City with the information required by Section 8 of the LTTEL in the form of an application for long-term tax exemption (the “Application”); and

WHEREAS, such information provided the City with the basis for determining to execute the Financial Agreement; and

WHEREAS, the Mayor and City Council find that the relevant benefits of the redevelopment of the Property outweigh the loss, if any, of property tax revenue in granting the long-term tax-exemption; and

WHEREAS, the City Council has determined that the assistance provided to the Project pursuant to the Financial Agreement are a significant inducement for the Redeveloper to proceed with the Project; and

WHEREAS, the City and the Redeveloper have agreed to execute a Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Gloucester City as follows:

Section 1. The foregoing recitals are incorporated herein by reference as if fully set forth at length.

Section 2. That the Application for long-term tax exemption filed by Meridia Gloucester City 101, Urban Renewal, LLC hereby be granted; and

Section 3. That the Financial Agreement be approved and that the Mayor and/or City Administrator and the City Clerk are hereby authorized to execute the Financial Agreement, upon the review and approval of its final form by the City Administrator, City Solicitor and City Redevelopment Counsel, which such final form will be on file with the City Clerk.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. In the event any clause, section or paragraph of the ordinance and/or the Financial Agreement is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of the Ordinance and/or Financial Agreement remain in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

Section 6. This Ordinance shall take effect immediately after final adoption in accordance with law.

CITY OF GLOUCESTER CITY

Dayl Baile, Mayor

Vanessa L. Little, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY
COUNTY OF CAMDEN, STATE OF NEW JERSEY
#O11 - 2022**

**ORDINANCE AMENDING CHAPTER 87, VEHICLES AND TRAFFIC, ARTICLE I,
ENTITLED STREET TRAFFIC AND PARKING, § 87-9. SCHEDULE B: STOP
INTERSECTIONS, OF THE CODE OF THE CITY OF GLOUCESTER, COUNTY OF
CAMDEN, STATE OF NEW JERSEY**

WHEREAS, this amendment is in the best interest of health, safety and welfare of the citizens of the City of Gloucester City (“City”); and

WHEREAS, the City desires to amend Chapter 87, specifically §87-9 by adding and creating an additional Stop Intersection within the City of Gloucester City as recommended by the Gloucester City Police Department; and

WHEREAS, New Jersey Statutes provides the City the authority to set certain permissible street regulations on any highway under its jurisdiction, by Ordinance; and

WHEREAS, the Mayor and Common Council of the City of Gloucester City desire to amend the Code of the City of Gloucester City, specifically Chapter 87, entitled Stop Intersections, by amending Schedule E as set forth in §87-12.

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 following Stop Intersection is hereby added to §87-9:

- (44) Southwest corner to stop traffic traveling west on E. Thompson Ave at Harley Avenue.
- (45) Northeast corner to stop traffic traveling east on E. Thompson Ave at Harley Ave.

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

Section 3: If the 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 4: This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

Dayl Baile, Mayor

Passed on First Reading: May 26, 2022

Adopted by the Mayor and Common Council of Gloucester City this ___ day of June, 2022.

Vanessa Little, RMC, City Clerk