

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

**Agenda**

1. **Call Meeting to Order:**
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Budesza, 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:** September 18, 2023 Caucus Meeting with Executive Session and September 25, 2023 Monthly Meeting with Executive Session

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

6. **Resolutions:**
    - R208 Resolution Certifying the Annual Audit
    - R209 Resolution Authorizing Corrective Action Plan for 2022 Audit
    - R210 Resolution Designating Handicapped Parking Space Adding: 533 Market St, Apt. A
    - R211 Resolution Designating Handicapped Parking Space Adding: 323 S. Broadway
    - R212 Resolution Designating Handicapped Parking Space Adding: 334 Ridgeway St.
    - R213 Resolution to Correct Billing Charges on Utility Records
    - R214 Resolution Authorizing Senior and Veteran Deductions
    - R215 Resolution to Adjustments to Various Tax Records
    - R216 Resolution Supporting Brownfield Site Investigation and Remedial Investigation of 851 Water Street, Gloucester City, Camden County
    - R217 Resolution Requesting Permission of the Director of Local Government Services to Anticipate Special Item of Revenue in the 2023 Budget of the City of Gloucester City Pursuant to 40A:4-87 (Chapter 159, P.L.1948) Security Assistance Project (Cameras)
    - R218 Resolution Approving a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs for Application #2022-08008-1742 to Create One Municipal Parking Lots in the Gloucester City Urban Enterprise Zone Corridor
    - R219 Resolution Authorizing the Award of the Contract for Management and Full-Service Maintenance Program for Water Storage Tank to Utility Service Group Water Solutions, LLC
    - R220 Resolution Authorizing a Loan to Scarlett Sienna Properties, LLC through the Urban Development Action Grant (UDAG) Program
    - R221 Resolution Authorizing Donation of City-Owned Equipment (Fire Dept.)
- Motion By: \_\_\_\_\_ Second By: \_\_\_\_\_**  
**Roll Call:** Baus, Berglund, Budesza, Johnson, Page, Timm and Mayor Baile

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

**O 23-2023** Ordinance Amending and Supplementing Certain Fees for Uniform Construction Code Under 37-4 of the Code of the City of Gloucester City, County of Camden and State of New Jersey

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

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

**O 24-2023** Ordinance Confirming and Authorizing the Sale of Lands in Accordance with the Local Lands and Building Law for Block 54, Lots 5, 11, and 13 (28 South King Street); Block 59.01, Lot 15 (223 Ridgeway Street); Block 59.01, Lot 17 (219 Ridgeway Street); and Block 59.01, Lot 20 (213 Ridgeway Street) in the City of Gloucester City, County of Camden, State of New Jersey

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

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

**8. Old Business/New Business:**

a)	Bills Paid Week of September 21, 2023	\$ 431,360.83
	<b>Bills Paid from Sept. 26, 2023 to Oct. 12, 2023</b>	<b>\$ 812,629.54</b>
	<b>Bills Approved October 23, 2023</b>	<b>\$ 551,351.42</b>
	<b>Total amount being approved:</b>	<b>\$ 1,795,341.79</b>

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

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

b) From Catalyst Development Partners, LLC, requesting the MOU between Gloucester City and Catalyst Development Partners, LLC be extended for 90 days from October 21, 2023 to January 19, 2024.

**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 - 2023**

**RESOLUTION CERTIFYING 2022 ANNUAL AUDIT**

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

**WHEREAS**, the Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

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

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

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

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

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

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

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

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

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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 October, 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 CORRECTIVE ACTION PLAN FOR 2022 AUDIT**

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

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

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

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

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

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Dayl R. Baile, Mayor

Adopted by the Mayor and Common Council of Gloucester City 23<sup>rd</sup> day of October, 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 DESIGNATING HANDICAPPED PARKING SPACE**  
**ADDING: 533 MARKET STREET, APT. A**

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

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

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

SCHEDULE A

Dorothea Chisholm

533 Market Street, Apt. A

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

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

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

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

**RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE**  
**ADDING: 323 S. BROADWAY**

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

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

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

SCHEDULE A

Zaylynn R. Cushion

323 S. Broadway

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

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

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

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

**RESOLUTION DESIGNATING HANDICAPPED PARKING SPACE**  
**ADDING: 334 RIDGEWAY**

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

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

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

SCHEDULE A

Marilyn Russell

334 Ridgeway

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Dayl R. Baile, Mayor

Passed by Mayor and Common Council of Gloucester City this 23<sup>rd</sup> day of October, 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 CORRECT BILLING CHARGES ON UTILITY RECORDS**

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

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

<b>Block/Lot</b>	<b>ID</b>	<b>Address</b>	<b>Amount</b>	<b>Issue</b>
166/43	25238	901 Bergen	75.00	Final read fee billed in error
30/19	2706	302 Mercer	75.00	Final read fee billed in error
262/8	38220	929 Highland	190.25	Computer overestimated prior billing
161.01/11	24202	516 Paul	282.25	Computer overestimated prior billing
46/4	5626	330 Bergen	282.25	Computer overestimated prior billing
173/13	25936	512 Chambers	30.00	Computer overestimated prior billing

; and

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

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

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

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

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

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

**RESOLUTION AUTHORIZING SENIOR AND VETERANS DEDUCTIONS**

**WHEREAS**, the assessor's tax list book is closed for the current year; and

**WHEREAS**, after closing the records, the applications for several other property owners became complete and the assessor subsequently deemed them eligible and/or ineligible under the senior and veteran deductions, and

**WHEREAS**, these adjustments are due to income eligibility, death or moving into or out of the City of Gloucester, and

**WHEREAS**, these adjustments are noted as follows:

Deductions that need to be added (allowed):

<b>Block/Lot</b>	<b>Property Location</b>	<b>Amount</b>	<b>Deduction Type</b>	<b>Year</b>
276/2.01	433 Walnut	250.00	Surviving Spouse	2023

Deductions that need to be removed (disallowed):

<b>Block/Lot</b>	<b>Property Location</b>	<b>Amount</b>	<b>Deduction Type</b>	<b>Year</b>
None at this time				

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

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

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

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

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

**RESOLUTION TO ADJUSTMENTS TO VARIOUS TAX RECORDS**

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

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

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

; and

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

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

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

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

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

**RESOLUTION OF THE CITY OF GLOUCESTER CITY  
COUNTY OF CAMDEN, STATE OF NEW JERSEY**

**#R -2023**

**RESOLUTION SUPPORTING BROWNFIELD SITE INVESTIGATION AND  
REMEDIAL INVESTIGATION OF 851 WATER STREET, GLOUCESTER CITY,  
CAMDEN COUNTY**

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

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

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

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

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

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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 October, 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 REQUESTING PERMISSION OF THE DIRECTOR OF LOCAL  
GOVERNMENT SERVICES TO ANTICIPATE SPECIAL ITEM OF REVENUE IN  
THE 2023 BUDGET OF THE CITY OF GLOUCESTER CITY PURSUANT TO  
N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L.1948)**

**WHEREAS, N.J.S.A. 40A:4-87** authorizes a municipality to anticipate a special item of revenue and appropriate such revenue with the consent of the Director of Local Government Services when such item shall have been made available by law and the amount thereof shall not have been determined at the time of the adoption of the budget; and

**WHEREAS,** the City of Gloucester City has been awarded \$200,000.00 from the Security Assistance Project; and

**WHEREAS,** the Mayor and Common Council of the City of Gloucester City desire to anticipate and appropriate the revenue in the 2023 Annual Budget for the benefit of the citizens of Gloucester City;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City that the Director of the Division of Local Government Services be and hereby are requested to approve the insertion of an item of revenue in the budget of the year 2023 in the sum of \$15,000.00 which item is now available as a revenue from the Security Assistance Project, and

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

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

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Dayl R. Baile, Mayor

Passed by Mayor and Common Council this 23<sup>rd</sup> day of October, 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 APPLICATION #2022-08008-1742 TO CREATE ONE MUNICIPAL PARKING LOT IN**  
**THE GLOUCESTER CITY URBAN ENTERPRISE ZONE CORRIDOR**

**SCHEDULE I: RESOLUTION**

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

**BE IT THEREFORE, RESOLVED,**

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

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

\_\_\_\_\_  
Dayl R. Baile

\_\_\_\_\_  
Vanessa L. Little

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

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

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

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

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

**RESOLUTION AUTHORIZING THE AWARD OF THE CONTRACT FOR  
MANAGEMENT AND FULL-SERVICE MAINTENANCE PROGRAM FOR WATER  
STORAGE TANK TO UTLITY SERVICE GROUP WATER SOLUTIONS, LLC.**

**WHEREAS**, the City of Gloucester City (“City”) advertised for responses for the contract for Management and Full-Service Maintenance Program for Water Storage Tank; and

**WHEREAS**, one (1) response for the contract for Management and Full-Service Maintenance Program for Water Storage Tank was received from Utility Service Group Water Solutions, LLC (“USG”); and

**WHEREAS**, the response were reviewed by Mr. Brian Morrell on behalf of the City, and, following his review, Mr. Morrell opined that the response submitted by USG was most advantageous to the City, price and other factors considered; and

**WHEREAS**, the City Solicitor has rendered a legal opinion dated October 16, 2023, recommending the award of the contract to USG; and

**WHEREAS**, the Mayor and Common Council of the City of Gloucester City concur with the above recommendation and desire to award the contract to USG.

**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 contract for Management and Full-Service Maintenance Program for Water Storage Tank is hereby awarded to Utility Service Group Water Solutions, LLC.
3. The Mayor, City Administrator and/or their designees are hereby directed to take any and all steps necessary to effectuate the award and execution of the aforementioned contract.
4. Funds are available for payment of this Contract.

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

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

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

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

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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 October, 2023.**

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Vanessa L. Little, City Clerk

**CERTIFICATION**

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

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Vanessa L. Little, Clerk



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

**Resolution Authorizing Donation of City-Owned Equipment**

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**WHEREAS**, the City of Gloucester City Fire Department is the owner of certain pieces of equipment which is no longer needed for public use; and

**WHEREAS**, the City of Gloucester City Fire Department is requesting to donate such equipment to Camden County College Regional Emergency Training Center.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City authorize that the below pieces of equipment shall be donated to the Camden County College Regional Emergency Training Center, for utilization of Emergency Responder Training as Required until such time it is no longer needed and disposed of.

- Mako BAC07H-E3 compressor Serial # 5407H103
- 2005 Ford Explorer Vin 1FMZU72K55ZA75312 (Engine is Bad)
- 1986 International Rescue Truck Vin 1HTLDUXNXGHA56572

**BE IT FURTHER RESOLVED** that the Mayor and Common council of the City of Gloucester City hereby authorize the donation of the above pieces of equipment.

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Dayl R. Baile, Mayor

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

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Vanessa L. Little, City Clerk

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Electrical Subcode Fees:

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

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

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

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

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

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

F. Fire Subcode Fees.

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

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

- (a) First 20: \$100.
  - (b) Each additional 80: \$100.
  - (3) Wet and dry sprinkler heads:
    - (a) 1 to 20: \$100.
    - (b) 21 to 100: \$200.
    - (c) 101 to 200: \$300.
    - (d) 201 to 400: \$800.
    - (e) 401 to 1,000: \$1,200.
    - (f) Over 1,000: \$1500.
  - (4) Standpipes: \$300.
  - (5) Pre-engineered systems:
    - (a) Wet chemical: \$145.
    - (b) Dry chemical: \$145.
    - (c) CO<sub>2</sub> suppression: \$145.
    - (d) Foam suppression: \$145.
    - (e) Halon suppression: \$145.
  - (6) Kitchen hood exhaust system: \$75.
  - (7) Smoke control system: \$75.
  - (8) Gas-or oil-fired appliance: \$75.
  - (9) Incinerator or crematorium: \$600.
  - (10) Solar System \$70.
- G. Mechanical Subcode Fees.  
 [Added 4-25-2019 by Ord. No. O05-2019<sup>[3]</sup>; amended 6-18-2020 by Ord. No. O05-2020]
- (1) Minimum fee: \$70.
  - (2) \$25 per fixture for gas piping connections and fuel oil piping connections.
  - (3) Special devices as listed: steam boilers, hot water boilers, hot air furnace, oil tank, LPG tank, fireplace, generator, gas piping, fuel oil piping, central air conditioning, chimney liner, \$100 per special device.
- [3] *Editor's Note: This ordinance also provided for the renumbering of the remaining subsections in this section.*
- H. Certificate of occupancy:  
 [Amended 5-27-2010 by Ord. No. O10-2010; 3-16-2011 by Ord. No. O04-2011]
    - (1) For new construction: \$150 R3, R5 — all others 10% of cost of permit with a \$150 minimum.
    - (2) Continued certificate of occupancy: \$190.
  - I. Variations.  
 [Amended 5-27-2010 by Ord. No. O10-2010]
    - (1) Variation/application fee.
      - (a) Class I structure: \$85.
      - (b) Class II structure: \$45.
      - (c) Class III structure: \$25.
    - (2) Variation application resubmission fee.
      - (a) Class I structure: \$45.
      - (b) Class II structure: \$25.
      - (c) Class III structure: \$20

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

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

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

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

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Dayl Baile, Mayor

Passed on First Reading: September 25, 2023.

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

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Vanessa L. Little, RMC, City Clerk

**ORDINANCE OF THE CITY OF GLOUCESTER CITY**

County of Camden, State of New Jersey

#O-      -2023

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

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

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

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

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

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

**Section 1:** The Mayor and Common Council of the City of Gloucester City, County of Camden, State of New Jersey, that the sale of property located at Block 54, Lots 5,11,12 and 13, also known as 28 South King Street, Gloucester City, New Jersey; Block 59.01, Lot 15, also known as 223 Ridgeway Street, Gloucester City, New Jersey; Block 59.01, Lot 17, also known as 219 Ridgeway Street, Gloucester City; and Block 59.01, Lot 20, also known as 213 Ridgeway Street, Gloucester City, New Jersey are hereby confirmed and ratified.

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

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

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

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

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

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Dayl Baile, Mayor

Passed on First Reading: September 25, 2023.

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

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Vanessa L. Little, RMC, City Clerk