

**City of Woodbury**  
**City Council Meeting Agenda**  
**February 28, 2024**  
**33 Delaware Street, Woodbury, NJ 08096**  
**6:30 p.m.**

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**Pledge of Allegiance**

**Moment of Silent Reflection**

**Reading of the Open Public Meeting Statement**

**Roll Call**

**Proclamations**

- Woodbury City Police Department
- Woodbury Fire Department

**Presentation**

Annual JIF Safety Presentation, *Accident Investigations*, Joe Henry of Hardenbergh Insurance Group

**Open to the Public for Agenda Items Only**

**Ordinances**

**ORDINANCE NO. 2402-24 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

***Second Reading***

**ORDINANCE NO. 2403-24 BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL EQUIPMENT AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$4,387,084 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$2,452,900; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

***First Reading***

**ORDINANCE NO. 2404-24 BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS IMPROVEMENTS FOR THE WATER AND SEWER UTILITY IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$2,025,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,923,750; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

***First Reading***

**ORDINANCE NO. 2405-24** AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 20 “FIRE DEPARTMENT” OF THE CODE OF THE CITY OF WOODBURY  
*First Reading*

**ORDINANCE NO. 2406-24** AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 156 “SEWERS” OF THE CODE OF THE CITY OF WOODBURY  
*First Reading*

**Resolutions**

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CONSENT AGENDA

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**RESOLUTION NO. 24-51** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING KATIA NYLANDER AS REGISTRAR

**RESOLUTION NO. 24-52** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A DEPUTY CLERK

**RESOLUTION NO. 24-53** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY RESCINDING RESOLUTION NO. 23-214 AUTHORIZING RENEWAL OF INACTIVE ALCOHOL BEVERAGE LICENSE NO. 0822-33-007-006 PURSUANT TO N.J.S.A. 33:1-12.39 FOR SH WOODBURY LIQUOR LICENSE LLC, NUNC PRO TUNC

**RESOLUTION NO. 24-54** **RESOLUTION NO. 24-54** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING CONTINUING EDUCATION UNIT(S) (CEU'S) POLICY AND PROCEDURES FOR THE CITY OF WOODBURY

**RESOLUTION NO. 24-55** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING A SHARED SERVICES AGREEMENT WITH THE GLOUCESTER COUNTY IMPROVEMENT AUTHORITY FOR THE USE OF CERTAIN STAGE UNITS ON OCTOBER 5, 2024

**RESOLUTION NO. 24-56** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING A SHARED SERVICES AGREEMENT WITH THE GLOUCESTER COUNTY IMPROVEMENT AUTHORITY FOR THE USE OF CERTAIN STAGE UNITS ON AUGUST 31, 2024

**RESOLUTION NO. 24-57** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ACCEPTING THE RED BANK AVENUE WALK SHED STUDY

**RESOLUTION NO. 24-58** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE SALE OF USED CELL PHONES NO LONGER BEING USED FOR CITY OF WOODBURY STAFF

**RESOLUTION NO. 24-59** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO ADOPT EMERGENCY TEMPORARY APPROPRIATIONS FOR THE YEAR 2024

**RESOLUTION NO. 24-60** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #12690-0 34 CRESCENT AVE MLDIVET LLC

**RESOLUTION NO. 24-61** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #26095-0 66 PACKARD AVE LIHWAP

**RESOLUTION NO. 24-62** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE SALE OF PUBLIC PROPERTY ONLINE THROUGH A NEW JERSEY STATE CONTRACT AUCTION SERVICE (GOVDEALS.COM)

**RESOLUTION NO. 24-63** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE PURCHASE OF A REVERSE MOUNTED, INSULATED 60 FT. 10' OVER CENTER, ARTICULATED AERIAL PLATFORM TRUCK WITH 132" CHIPPER BOX PURSUANT TO NATIONAL COOPERATIVE CONTRACT AGREEMENT WITH SOURCEWELL COOPERATIVE PURCHASING PROGRAM CONTRACT 110421-TIM

**RESOLUTION NO. 24-64** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE ACCEPTANCE OF THE DEPARTMENT OF COMMUNITY AFFAIRS LOCAL EFFICIENCY ACHIEVEMENT PROGRAM (LEAP) GRANT

**RESOLUTION NO. 24-65** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE ACCEPTANCE OF A GRANT FROM THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY FOR THE FY2024 SAFE AND SECURE COMMUNITIES PROGRAM (24-0822)

**RESOLUTION NO. 24-66** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 168 LOT 1.03 & 1.04 331 & 335 DEPTFORD AVE CORSEY, JAMES & ELIZABETH

**RESOLUTION NO. 24-67** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 91.02 LOT 14 34 CRESCENT AVE MLDIVET LLC

**RESOLUTION NO. 24-68** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING MEMBERSHIP IN COOPERATIVE PURCHASING CONTRACTS OF THE PASSAIC VALLEY SEWERAGE COMMISSION

**RESOLUTION NO. 24-69** RESOLUTION OF THE CITY COUNCIL OF THE CITY WOODBURY AWARDING A CONTRACT TO PAVING PLUS LLC FOR THE FY 2022 NJDOT LOCAL AID PROJECT: RESURFACING AND SAFETY IMPROVEMENTS TO WEST CENTRE STREET FROM SOUTH BROAD STREET (NJ45) TO SOUTH JACKSON STREET

**RESOLUTION NO. 24-70** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ESTABLISHING A 5-YEAR MORATORIUM ON THE ISSUANCE OF ROAD OPENING PERMITS FOR THE PORTION OF HUNTER STREET RESURFACED AS PART OF THE FY2020 NJDOT LOCAL AID PROJECT FROM MAY 13, 2022 THROUGH MAY 12, 2027

**RESOLUTION NO. 24-71** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE SUPERIOR OFFICERS OF THE WOODBURY CITY POLICE DEPARTMENT POLICEMEN'S BENEVOLENT ASSOCIATION LOCAL 122

**RESOLUTION NO. 24-72** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE POLICEMEN'S BENEVOLENT ASSOCIATION LOCAL 122

**RESOLUTION NO. 24-73** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY, IN THE COUNTY OF GLOUCESTER, NEW JERSEY AUTHORIZING AND APPROVING THE ASSIGNMENT OF THAT CERTAIN FINANCIAL AGREEMENT RELATED TO THE WOODBURY MEWS, A LICENSED ASSITED LIVING FACILITY

**RESOLUTION NO. 24-74** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, APPROVING A NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY TAX ABATEMENT WITH WOODLAKE APARTMENTS PRESERVATION, L.P. FOR AN AFFORDABLE RENTAL HOUSING PROJECT LOCATED ON BLOCK 162, LOT 1.01 AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR THE PROPERTY

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END CONSENT AGENDA

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**Approval of the Bill and Voucher List**

**Unfinished Business**

**New Business**

**Open to the Public**

**Adjournment**

**NOTICE PURSUANT TO N.J.S.A 10:4-8(d)**

The items listed on this tentative agenda of the Mayor and Council President of the City of Woodbury constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.

**ORDINANCE NO. 2402-24**

**CALENDAR YEAR 2024**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and members of City Council of the City of Woodbury in the County of Gloucester finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Mayor and members of City Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$126,497.67 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Mayor and members of City Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and members of City Council of the City of Woodbury, in the County of Gloucester, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the City of Woodbury shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$442,741.85, and that the CY 2024 municipal budget for the City of Woodbury be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

## CITY OF WOODBURY

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON,**  
**City Clerk**

Approved:

**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_

Date advertised: \_\_\_\_\_

Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Miller				

### CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance was introduced by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **January 24, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy L. Swanson  
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION OF ADOPTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

**CITY OF WOODBURY, NEW JERSEY**

**ORDINANCE NO. 2403-24**

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**BOND ORDINANCE AUTHORIZING THE COMPLETION  
OF VARIOUS CAPITAL EQUIPMENT AND THE  
ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN  
AND FOR THE CITY OF WOODBURY, COUNTY OF  
GLOUCESTER, NEW JERSEY; APPROPRIATING THE  
SUM OF \$4,387,084 THEREFOR; AUTHORIZING THE  
ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND  
ANTICIPATION NOTES OF THE CITY OF WOODBURY,  
COUNTY OF GLOUCESTER, NEW JERSEY IN THE  
AGGREGATE PRINCIPAL AMOUNT OF UP TO \$2,452,900;  
MAKING CERTAIN DETERMINATIONS AND  
COVENANTS; AND AUTHORIZING CERTAIN RELATED  
ACTIONS IN CONNECTION WITH THE FOREGOING**

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**BE IT ORDAINED** by the City Council of the City of Woodbury, County of Gloucester, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

**Section 1.** The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the City of Woodbury, County of Gloucester, New Jersey ("City").

**Section 2.** It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the City from all sources for the purposes stated in Section 7 hereof is \$4,387,084; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$2,452,900.
- (c) a down payment in the amount of \$129,100 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

**Section 3.** The sum of \$2,452,900, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$129,100, which represents the required down payment, and the sum of \$1,805,084, which amount represents grants heretofore approved from the New Jersey Department of Transportation and a Transportation Alternatives Set-Aside Grant are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

**Section 4.** The issuance of negotiable bonds of the City in an amount not to exceed \$2,452,900 to finance the costs of the purposes described in Section 7 hereof is hereby authorized.

Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

**Section 5.** In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the City in an amount not to exceed \$2,452,900, is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 6.** The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$877,000.

**Section 7.** The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Grants</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Various Improvements to Municipal Buildings and Grounds including, but not limited to Acquisition and Installation of Security Infrastructure and Information Technology Equipment, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$70,000	\$0	\$3,500	\$66,500	5 years
B.	Acquisition and Installation of Security Infrastructure Equipment for Department of Public Works Building, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	10,000	0	500	9,500	5 years
C.	Various Improvements to Steward Lake Athletic Fields, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	175,000	0	8,750	166,250	15 years
D.	Acquisition of Trash Trucks, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	1,500,000	0	75,000	1,425,000	10 years

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Grants</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
E.	Acquisition of Supplemental Equipment for Trash Trucks including, but not limited to, Cart-Tippers, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$40,000	\$0	\$2,000	\$38,000	15 years
F.	Paving of Various Streets in the City, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	350,000	0	17,500	332,500	10 years
G.	Paving of Newton Avenue and Euclid Street (Phase II), together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	100,000	0	5,000	95,000	10 years
H.	Paving of Lafayette and Stuart Streets, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	335,084	305,084	1,500	28,500	10 years
I.	Various Stormwater Repairs and Sewer Replacements, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	207,000	0	10,350	196,650	40 years
J.	Construction of Various Pedestrian Pathways in the City, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	1,600,000	1,500,000	5,000	95,000	10 years
	<b>TOTAL</b>	<b>\$4,387,084</b>	<b>\$1,805,084</b>	<b>\$129,100</b>	<b>\$2,452,900</b>	

**Section 8.** The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 12.66 years

**Section 9.** Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

**Section 10.** The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the City, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$2,452,900.

**Section 11.** The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the City shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

**Section 12.** The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

**Section 13.** The City hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the City prior to the issuance of such bonds or bond anticipation notes.

**Section 14.** The City hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Ogden, Utah Service Center of the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

**Section 15.** The improvements authorized hereby are not current expenses and are improvements that the City may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

**Section 16.** All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 17.** In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON,**  
**City Clerk**

Approved:

**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_

Date advertised: \_\_\_\_\_

Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION OF INTRODUCTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2403-24 was introduced by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **February 28, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

**Cassidy L. Swanson**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION OF ADOPTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2403-24 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **March 27, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

**CITY OF WOODBURY, NEW JERSEY**

**ORDINANCE NO. 2404-24**

---

**BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS IMPROVEMENTS FOR THE WATER AND SEWER UTILITY IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$2,025,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,923,750; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

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**BE IT ORDAINED** by the City Council of the City of Woodbury, County of Gloucester, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

**Section 1.** The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the City of Woodbury, County of Gloucester, New Jersey ("City").

**Section 2.** It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the City from all sources for the purposes stated in Section 7 hereof is \$2,025,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$1,923,750; and
- (c) a down payment in the amount of \$101,250 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*

**Section 3.** The sum of \$1,923,750, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$101,250, which represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

**Section 4.** The issuance of negotiable bonds of the City in an amount not to exceed \$1,923,750 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

**Section 5.** In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the City in an amount not to exceed \$1,923,750, is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 6.** The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$405,000.

**Section 7.** The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

	<b><u>Purpose/Improvement</u></b>	<b><u>Estimated Total Cost</u></b>	<b><u>Down Payment</u></b>	<b><u>Amount of Obligations</u></b>	<b><u>Period of Usefulness</u></b>
A.	Rehabilitation of Various Water Mains and Valves, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$300,000	\$15,000	\$285,000	40 years
B.	Sanitary Sewer Lining and Manhole Rehabilitation, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	50,000	2,500	47,500	40 years
C.	Various Water Treatment Plant Improvements, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	1,100,000	55,000	1,045,000	40 years
D.	Various Improvements to Lift Stations, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	75,000	3,750	71,250	15 years
E.	Acquisition and Installation of Water Meters and Related Software, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	500,000	25,000	475,000	15 years
	<b>TOTAL</b>	<b>\$2,025,000</b>	<b>\$101,250</b>	<b>\$1,923,750</b>	

**Section 8.** The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into

consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 32.90 years.

**Section 9.** Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

**Section 10.** The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the City, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$1,923,750.

**Section 11.** The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the City shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

**Section 12.** The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

**Section 13.** The City hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the City prior to the issuance of such bonds or bond anticipation notes.

**Section 14.** The City hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Ogden, Utah Service Center of the Internal

Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

**Section 15.** The improvements authorized hereby are not current expenses and are improvements that the City may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

**Section 16.** All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 17.** In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

## **CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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**CASSIDY L. SWANSON,**  
**City Clerk**

Approved:

---

**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_

Date advertised: \_\_\_\_\_

Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2404-24 was introduced by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **February 28, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson  
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2404-24 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **March 27, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson  
City Clerk



**ORDINANCE NO. 2405-24**

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING  
CHAPTER 20 “FIRE DEPARTMENT”  
OF THE CODE OF THE CITY OF WOODBURY**

**WHEREAS**, the Mayor and Council of the City of Woodbury have determined that certain amendments to Chapter 20 entitled “**Fire Department**” are necessary; and

**WHEREAS**, in all other respects Chapter 20 entitled “**Fire Department**” shall remain in full force and effect.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

1. Chapter 20-4 of the Code of the City of Woodbury, “Department Officers” is hereby amended and shall henceforth read in its entirety as follows:

**§20-4. Department Officers.**

- A. The officers of the Department shall consist of the Fire Marshal, and Line Officers.
- B. The City Council shall appoint as many Deputy Fire Administrators as it deems proper whom shall be responsible for assisting the Fire Administrator with the daily management of the Department.
- C. The Fire Marshal shall be appointed by the City Council and shall be responsible for conducting inspections, maintaining inspection results and records of payment and overseeing any inspectors allocated for by the City Council.
- D. Line officers shall consist of any Battalion Chief, Captains or Lieutenant allocated for by the City Council. Such line officers shall be appointed by the Fire Administrator. To be eligible for appointment as Battalion Chief, a person must have at least five years of active service, not limited to the Fire Department of the City of Woodbury. To be eligible for appointment as Captain, a person must have at least five years of active service, not limited to the Fire Department of the City of Woodbury. To be eligible for appointment of Lieutenant, a person must have at least three years of active service, not limited to the Fire Department of the City of Woodbury.
- E. All Department officers shall comply with any State statutory and regulatory requirements for fire safety officers.
- F. The salaries of all Department officers shall be established by the City Council in its annual Salary Ordinance.

**When effective.**

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

## **CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON,**  
**City Clerk**

Approved:

**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_  
Date advertised: \_\_\_\_\_  
Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## **CERTIFICATION OF INTRODUCTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2405-24 was introduced by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **February 28, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

#### **CERTIFICATION OF ADOPTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2405-24 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **March 27, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

**ORDINANCE NO. 2406-24**

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING  
CHAPTER 156 "SEWERS"  
OF THE CODE OF THE CITY OF WOODBURY**

**WHEREAS**, the Mayor and Council of the City of Woodbury have determined that certain amendments to Chapter 156 entitled "Sewers" are necessary; and

**WHEREAS**, in all other respects Chapter 156 entitled "Sewers" shall remain in full force and effect.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

1. Chapter 156-1 of the Code of the City of Woodbury, "Department Officers" is hereby amended and shall henceforth read in its entirety as follows:

§156-1. Rents and fees prescribed

*A. Minimum annual charge.*

(1) The following charges shall be made for sewer service for each unit connected with the sewer and receiving water service, payable quarterly on January 15, April 15, July 15 and October 15 of each year.

Type of User	Minimum Annual Charge
Each single-family user	\$670.00
Structures with apartments or stores, each apartment or store	\$670.00
Service stations and garages	\$1,340.00
Small businesses	\$670.00
Churches	\$670.00

(2) For other types of users, the following schedule of charges is to be used, payable quarterly on January 15, April 15, July 15 and October 15, except that services having a water meter larger than one inch shall be billed per billing period.

(a) The charge for hotels, motels, boardinghouses, private dwellings with rented rooms, public buildings, self-service laundries, car washes, restaurants, public and private schools, diners, taverns, bars, hospitals, nursing homes, bowling alleys, theaters, shopping centers, large business establishments or plants and other commercial and industrial establishments not herein specifically mentioned shall be based upon metered water consumption. Such billing shall be based upon

the unit charge of \$167.50 for each 25,000 gallons of water or fraction thereof used per quarter.

(b) The rate for industrial users shall be established by resolution of the City Council, which rate shall be based on quantity and concentration of sewage other than that of domestic sewage and cost to the City of Woodbury for particular treatment process as well as the nature of the industry.

(3) Notwithstanding anything to the contrary in this section, the minimum service charge to be paid with respect to any type of property or business shall be \$670.00 per annum.

B. *Special rates.* In any special case not contemplated in the schedule of rates set out in this section or not clearly defined herein, the City Council is hereby authorized to establish special rates or rentals under such schedules or formulas as the City Council may deem necessary and to make, execute and deliver such contracts or agreements with such special consumers as the circumstances may require.

C. *Drainage.* No person, firm or corporation, either owner, user or tenant of any land and premises, shall cause to be drained or allow to flow or to be deposited into any part of the sewer system, storm water system, roof or surface water or drainage of groundwater.

**When effective.**

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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**CASSIDY L. SWANSON,**  
**City Clerk**

Approved:

---

**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_  
Date advertised: \_\_\_\_\_  
Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION OF INTRODUCTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2406-24 was introduced by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **February 28, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION OF ADOPTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2406-24 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **March 27, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

**RESOLUTION NO. 24-51**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
APPOINTING KATIA NYLANDER AS REGISTRAR**

**WHEREAS**, there is a need to appoint a Registrar for the City of Woodbury, County of Gloucester, State of New Jersey; and

**WHEREAS**, Katia Nylander is qualified for the position of Municipal Registrar.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Woodbury, County of Gloucester, State of New Jersey, that Katia Nylander be and is hereby appointed Local Registrar of the City of Woodbury effective nunc pro tunc February 26, 2023.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

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**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-52**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
APPOINTING A DEPUTY CLERK**

**WHEREAS**, there is a need to appoint a Deputy Clerk for the City of Woodbury, to assume the roles of the City Clerk in the event that the City Clerk is not available; and

**WHEREAS**, Katia Nylander is qualified for the position of Deputy Clerk.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Woodbury, County of Gloucester, State of New Jersey, that Katia Nylander be and is hereby appointed Deputy Clerk of the City of Woodbury effective nunc pro tunc February 26, 2024.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-53**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
RESCINDING RESOLUTION NO. 23-214 AUTHORIZING RENEWAL OF  
INACTIVE ALCOHOL BEVERAGE LICENSE NO. 0822-33-007-006 PURSUANT  
TO N.J.S.A. 33:1-12.39 FOR SH WOODBURY LIQUOR LICENSE LLC,  
NUNC PRO TUNC**

**WHEREAS**, the Woodbury City Council adopted Resolution No. 23-214 on November 20, 2023; and

**WHEREAS**, the New Jersey Division of Alcohol Beverage Control has notified the City that the renewal Resolution adopted by the City is unacceptable due to the fact that the licensee requires 12.39 relief for the 2023-2024 license term; and

**WHEREAS**, until such time as the licensee has obtained 12.39 relief for the 2023-2024 license term, the City Council cannot approve the renewal of the license for the 2023-2024 term.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Woodbury, County of Gloucester, and State of New Jersey that Resolution No. 23-214 adopted on November 20, 2023 be and is hereby rescinded due to the licensee having failed to obtain 12.39 relief for renewal of the 2023-2024 license term.

**BE IT FURTHER RESOLVED**, that a copy of this Resolution be forwarded to SH Woodbury Liquor License, LLC, the current holder of the plenary retail alcohol beverage consumption license no. 0822-33-007-006.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

## **CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

**Cassidy L. Swanson,**  
**City Clerk**

**RESOLUTION NO. 24-55**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
APPROVING A SHARED SERVICES AGREEMENT WITH THE GLOUCESTER  
COUNTY IMPROVEMENT AUTHORITY FOR THE USE OF CERTAIN STAGE  
UNITS ON OCTOBER 5, 2024**

**WHEREAS**, the Gloucester County Improvement Authority (“GCIA”) owns and maintains two (2) mobile stage units and GCIA employees are qualified to transport, maintain, and operate the units by way of set-up and take-down; and

**WHEREAS**, the City of Woodbury (“City”) has a need for the Large (32’x14’) Stage Unit for an event or function being held and/or sponsored by the City on Saturday, October 5, 2024, with a rain date of Saturday, October 12, 2024; and

**WHEREAS**, the City will pay the GCIA a lump sum of one thousand two hundred (\$1,200) dollars for the use of the Large (32’x14’) Stage Unit; and

**WHEREAS, N.J.S.A. 40A:65-1, et seq.,** specifically authorizes local government units, including counties and municipalities, to enter into agreements for the provision of shared services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury that the Mayor and/or Interim Administrator are hereby authorized to execute a Shared Services Agreement with the Gloucester County Improvement Authority for such services in the form agreement attached hereto.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-56**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
APPROVING A SHARED SERVICES AGREEMENT WITH THE GLOUCESTER  
COUNTY IMPROVEMENT AUTHORITY FOR THE USE OF CERTAIN STAGE  
UNITS ON AUGUST 31, 2024**

**WHEREAS**, the Gloucester County Improvement Authority (“GCIA”) owns and maintains two (2) mobile stage units and GCIA employees are qualified to transport, maintain, and operate the units by way of set-up and take-down; and

**WHEREAS**, the City of Woodbury (“City”) has a need for the Large (32’x14’) Stage Unit for an event or function being held and/or sponsored by the City on Saturday, August 31, 2024, with a rain date of Sunday, September 1, 2024; and

**WHEREAS**, the City will pay the GCIA a lump sum of one thousand two hundred (\$1,200) dollars for the use of the Large (32’x14’) Stage Unit; and

**WHEREAS, N.J.S.A. 40A:65-1, et seq.,** specifically authorizes local government units, including counties and municipalities, to enter into agreements for the provision of shared services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury that the Mayor and/or Interim Administrator are hereby authorized to execute a Shared Services Agreement with the Gloucester County Improvement Authority for such services in the form agreement attached hereto.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-57**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
ACCEPTING THE RED BANK AVENUE WALK SHED STUDY**

**WHEREAS**, Pennoni Associates was contracted by the City to complete a study through the DVRPC's Transportation and Community Development Initiative (TCDI) grant program; and

**WHEREAS**, Pennoni Associates has prepared a TCDI Study, The Red Bank Avenue Station Walk Shed Study, dated June 2022; and

**WHEREAS**, the Planning/Zoning Board has reviewed the plan, including by a presentation made to the Board by Pennoni Associates at its July 13<sup>th</sup>, 2022, meeting, with input from the public in attendance; and

**WHEREAS**, on January 25, 2024 via Resolution PZ-9-2024 the Planning/Zoning Board recommended that the Mayor and Council of the City of Woodbury accept the June 2022 Red Bank Avenue Station Plan, as prepared by Pennoni Associates; and

**WHEREAS**, the Mayor and Council of the City of Woodbury agree with the Planning/Zoning Board's recommendation.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the City of Woodbury does hereby accept the 2022 Red Bank Avenue Station Plan, as prepared by Pennoni Associates.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-58**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE SALE OF USED CELL PHONES NO LONGER BEING USED  
FOR CITY OF WOODBURY STAFF**

**WHEREAS**, the City of Woodbury has a number of used cell phones that are no longer being utilized by staff; and

**WHEREAS**, the Chief Financial Officer has determined that the value of these phones is under 15 percent of the bid threshold or \$6,600.00; and

**WHEREAS**, these phones can be sold at a public sale to the highest bidder under N.J.S. A. 40A:11-36, sale or disposition of personal property and disposal of assets; and

**WHEREAS**, three quotes were received from vendors that are in the specific business to buy used cell phones.

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

1. The City of Woodbury hereby awards the sale of these cell phones to Pace Butler, the highest bidder.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

#### CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-59**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO ADOPT  
EMERGENCY TEMPORARY APPROPRIATIONS FOR THE YEAR 2024**

**WHEREAS**, the governing body of the City of Woodbury, has previously adopted temporary budget resolution #24-22 in order to make certain contracts and commitments and to authorize the payment of certain obligations and expenditures to properly conduct the affairs of the City from that time until the final adoption of the 2024 budget; and

**WHEREAS**, additional temporary appropriations are necessary for the period prior to the adoption of the budget; and

**WHEREAS**, the provisions of Section 40A:4-20 of the Revised Statutes state that the governing body may, by resolution adopted by a 2/3 vote of the full membership thereof, make emergency temporary appropriations for any purposes for which appropriations may lawfully be made for the period between the beginning of the current fiscal year and the date of the adoption of the budget for said year; and

**WHEREAS**, the emergency temporary appropriations hereinafter made and established are entirely within all limitations imposed by law.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, the Mayor concurring, as follows:

1. That the sum of Seventy-Five Thousand and 00/100 dollars (\$75,000.00) is hereby appropriated to meet and pay the contracts, obligations, commitments and operating expenditures hereinafter enumerated.

2. The appropriations made hereunder shall be allotted for the following governmental operations in the following sums:

<u>Appropriations Outside CAPS</u>	<u>Salaries &amp; Wages</u>	<u>Other Expenses</u>
Capital Improvement Fund	\$ -	\$ 75,000.00
 Totals for Current Fund	 \$ -	 \$ 75,000.00

3. There is hereby appropriated pursuant to the condition of said local budget law relating to temporary budgets, the sum of Six Hundred One Thousand Two Hundred Fifty and 00/100 Dollars (\$601,250.00) to meet and pay the operating expenditures of the Water and Sewer Consolidated Utility of the City of Woodbury as follows:

Utility Operating: Other Expenses	\$ 300,000.00
Payments to Gloucester County Utilities Authority	\$ 200,000.00
Capital Improvement Fund	\$ 101,250.00
 Total for Water and Sewer Consolidated Utility	 \$ 601,250.00

4. The amount of emergency temporary appropriations made here shall be included under the correct headings in the budget as finally adopted for the fiscal year 2024, pursuant to Section 40A: 4-20 of the Revised Statutes, unless duly amended by resolution of the governing body.

This resolution shall take effect immediately.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-60**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
TO REIMBURSE WATER OVERPAYMENT  
ACCOUNT #12690-0 34 CRESCENT AVE MLDIVET LLC**

**WHEREAS**, MLDIVET, LLC made an overpayment in the amount of \$227.15- for account #12690-0 34 CRESCENT AVE and the property owner has sold this property; and

**WHEREAS**, MLDIVET, LLC asked to have such overpayment refunded.

**MLDIVET LLC  
1433 S CLARION ST  
PHILADELPHIA, PA 19147**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, that the Tax & Utility Collector is hereby authorized to reimburse the overpayment as stated.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

#### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-61**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO  
REIMBURSE WATER OVERPAYMENT  
ACCOUNT #26095-0 66 PACKARD AVE LIHWAP**

**WHEREAS**, LIHWAP made an overpayment in the amount of \$613.82- for account #26095-0 66 PACKARD AVE and the resident that qualified for this low income housing water assistance program no longer lives at this property which has a zero balance; and

**WHEREAS**, the LIHWAP representative Fidel Eklelar asked to have such overpayment refunded.

**TREASURER, STATE OF NJ  
ATTN: FIDEL EKHELAR  
101 S BROAD ST, 5<sup>TH</sup> FLOOR  
P. O. 811 TRENTON, NJ 08625-0806  
FOR FUNDS RETURNED**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, that the Tax & Utility Collector is hereby authorized to reimburse the overpayment as stated.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-62**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE SALE OF PUBLIC PROPERTY ONLINE THROUGH A NEW  
JERSEY STATE CONTRACT AUCTION SERVICE (GOVDEALS.COM)**

**WHEREAS**, the City of Woodbury has various surplus vehicles and equipment no longer needed for use by the City of Woodbury; and

**WHEREAS**, *N.J.S.A. 40A:11-36* permits the sale of such vehicles and equipment at public auction; and

**WHEREAS**, staff is of the opinion that the sale of such vehicles and equipment at public auction through GovDeals.com is likely to produce the best price; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Woodbury that:

1. The vehicles and equipment listed on the attached Exhibit A may be auctioned off at public auction through New Jersey State Contract Vendor (N.J. State Contract #A-70967) GovDeals.com pursuant to *N.J.S.A. 40A:11-36* and Local Finance Notice 2008-9; and
2. Notice of the date, time and place of the public auction together with a description of the items to be sold and the conditions of sale shall be published as required by law; and
3. Sale shall be held not less than seven (7) nor more than fourteen (14) days after the latest publication of the notice thereof; and
4. The City of Woodbury reserves the right to reject all bids for any specific vehicle and/or equipment or all bids for all vehicles and/or equipment, if it determines such rejection to be in the public interest; and
5. The sale will be conducted online and the address of the auction site is GovDeals.com; and
6. The surplus property as identified shall be sold in an “as-is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property and subject to the conditions as Exhibit A; and
7. The terms and conditions of the agreement entered into with GovDeals, Inc. is available online at GovDeals.com and also available from the Clerk’s Office at the City of Woodbury Municipal Building.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-62**

**EXHIBIT A**

1. **PUBLIC WORKS VEHICLE** 2017 FORD F-350 VIN# 1FT8X3P67HECO3368
2. **PUBLIC WORKS VEHICLE** 2005 GMC TRUCK C4400 VIN# 1GDE4C3E15F518962

**RESOLUTION NO. 24-64**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE ACCEPTANCE OF THE DEPARTMENT OF  
COMMUNITY AFFAIRS LOCAL EFFICIENCY ACHIEVMENT PROGRAM  
(LEAP) GRANT**

**WHEREAS**, the State of New Jersey has allocated \$3.275 million in Local Efficiency Achievement Program (LEAP) funds to promote shared service initiatives among peer local units across New Jersey; and

**WHEREAS**, the Department of Community Affairs, Division of Local Government Services (DLGS) administers the LEAP grant program; and

**WHEREAS**, LEAP Implementation Grants provide reimbursement for qualifying expenses incurred in the implementation of a local or regional service agreements, or for the coordination of programs and services authorized under the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1 et seq.); and

**WHEREAS**, the LEAP Implementation Grant exists to help cover costs associated with shared services implementation - including one-time reimbursable costs for project completion or transition support for municipalities and counties;

**WHEREAS**, the City of Woodbury has agreed to be the lead agency in this program; and

**WHEREAS**, the Mayor and City Council of the City of Woodbury is acknowledging and accepting the responsibility of acting as administrator for this grant on behalf of all participating local units; and

**WHEREAS**, the Mayor and City Council of the City of Woodbury received a Notice of Award from the Department of Community Affairs, Division of Local Government Services (DLGS) its eligibility to receive a LEAP Grant in the amount of \$500,000.00; and,

**WHEREAS**, the purpose of the award is to provide funding to the City of Woodbury and Borough of Woodbury Heights Police Consolidation; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury, does hereby accept the award of \$500,000.00, to fund the City of Woodbury and Borough of Woodbury Heights Police Consolidation.

**BE IT FURTHER RESOLVED** that the Chief Executive Officer of the City of Woodbury be and hereby is authorized to execute a Grant Agreement with the New Jersey Department of Community Affairs on behalf of City of Woodbury and the Borough of Woodbury Heights, and upon execution of said Agreement, the City of Woodbury does accept the Terms and Conditions specified in the Agreement in connection to this grant award.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

## CITY OF WOODBURY

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-65**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE ACCEPTANCE OF A GRANT FROM THE STATE OF NEW  
JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY FOR THE FY2024 SAFE  
AND SECURE COMMUNITIES PROGRAM (24-0822)**

**WHEREAS**, the City of Woodbury is authorized to accept a subgrant award from the State of New Jersey Department of Public Safety, Office of the Attorney General, in the amount of \$45,150.00, with a match of \$256,831.00, for total project total cost of \$301,981.00, under the FY2024 Safe and Secure Communities Program (Grant #24-0822) for the grant period January 8, 2024 to January 7, 2025; and

**WHEREAS**, the Mayor and City Council has reviewed the accompanying application and has approved said request; and

**WHEREAS**, the project is a joint effort between the Department of Law and Public Safety and the City of Woodbury for the purpose described in the application;

**THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury that:

- 1) As a matter of public policy the City of Woodbury wishes to participate to the fullest extent possible with the Department of Law and Public Safety, and does accept the Subaward amount of \$45,150.00.
- 2) The Attorney General will receive funds on behalf of the applicant.
- 3) The Department of Law and Public Safety shall be responsible for the receipt and review of the applications for said funds.
- 4) The Department of Law and Public Safety shall initiate allocations to each applicant as authorized.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

#### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a meeting held on **February 28, 2024** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson  
City Clerk

**RESOLUTION NO. 24-66**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT  
BLOCK 168 LOT 1.03 & 1.04 331 & 335 DEPTFORD AVE CORSEY, JAMES &  
ELIZABETH**

**WHEREAS**, CORSEY, JAMES & ELIZABETH made a payment of \$230.02 on block 168 Lot 1.03 the 3<sup>rd</sup> qt 2023 & \$230.02 on block 168 lot 1.04 the 3RD qt 2023 tax in error; and

**WHEREAS**, CORSEY, JAMES & ELIZABETH asked to have such overpayment refunded to

**CORSEY, JAMES & ELIZABETH  
629 MONROEVILLE RD  
MONROEVILLE, NJ 08343  
For: overpayment of tax**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, that the Tax & Utility Collector is hereby authorized to reimburse the overpayment as stated.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

#### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-67**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT  
BLOCK 91.02 LOT 14 34 CRESCENT AVE ML DIVET LLC**

**WHEREAS**, Neighborhood Abstract made a payment of \$1772.48 on block 91.02 Lot 14 the 1st qt 2024 in error; and

**WHEREAS**, NEIGHBORHOOD ABSTRACT asked to have such overpayment refunded to

**NEIGHBORHOOD ABSTRACT  
306 W CUTHBERT BLVD  
HADDON TOWNSHIP, NJ 08108  
For: overpayment of tax**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, that the Tax & Utility Collector is hereby authorized to reimburse the overpayment as stated.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

---

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-68**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING MEMBERSHIP IN COOPERATIVE PURCHASING CONTRACTS OF  
THE PASSAIC VALLEY SEWERAGE COMMISSION**

**WHEREAS**, the City Administration has researched vendors that would achieve the city's goals for water metering equipment and software and has determined that the sought-after equipment may be procured through a nationally-recognized and accepted cooperative purchasing contract between the Passaic Valley Sewerage Commission (PVSC) and Rio Supply, Inc. under the North Jersey Wastewater Cooperative Pricing System Contract B364A; and

**WHEREAS**, pursuant to N.J.S.A. 52:34-6.2b(3) (as amended by P.L. 2011, c.139) and LFN 2012-10, a New Jersey municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of a nationally-recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey or another state; and

**WHEREAS**, the subject cooperative purchasing contract was awarded by the PVSC utilizing a competitive contracting process; and

**WHEREAS**, also pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011, c.139) and LFN 2012-10, prior to making purchases under nationally-recognized and accepted cooperative purchasing contracts, the municipality must determine that the use of the cooperative purchasing contract shall result in cost savings after all factors, including charges for service, material, and delivery, have been considered; and

**NOW, THEREFORE, BE IT RESOLVED** that the City of Woodbury, County of Gloucester, as follows:

1. The foregoing "WHEREAS" clauses are hereby incorporated as if fully restated.
2. The Mayor, City Administrator, Chief Financial Officer and City Clerk are hereby authorized to execute any agreements and any other forms necessary for the fulfilment of this contract with Rio Supply, Inc. pursuant to the terms of its nationally-recognized and accepted cooperative purchasing agreement with PVSC.
3. The form and terms of the End User Agreement shall be consistent with this resolution and is subject to the approval of the City Solicitor.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a meeting held on **February 28, 2024** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

**Cassidy L. Swanson**  
**City Clerk**

**RESOLUTION NO. 24-69**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY WOODBURY  
AWARDING A CONTRACT TO PAVING PLUS LLC  
FOR THE FY 2022 NJDOT LOCAL AID PROJECT:  
RESURFACING AND SAFETY IMPROVEMENTS TO  
WEST CENTRE STREET FROM  
SOUTH BROAD STREET (NJ45) TO SOUTH JACKSON STREET**

**WHEREAS**, the City QPA and Engineer received bids on February 21, 2024 for the FY 2022 NJDOT Local Aid Project – Resurfacing and Safety Improvements to West Centre Street from South Broad Street (NJ45) to South Jackson Street, as set forth below:

<b>Contractor</b>	<b>Bid Amount</b>
Paving Plus, LLC	\$165,352.53
Landberg Construction LLC	\$171,857.20
Arawak Paving Company, Inc.	\$181,000.00
Think Pavers Hardscaping	\$185,614.60

**WHEREAS**, the City Engineer has reviewed the bids received and by correspondence dated February 21, 2024, has recommended award of the Contract to Paving Plus, LLC for the Bid Amount of \$165,352.53; and

**WHEREAS**, the low bid is compliant in all material non-waivable respects and the amount is consistent with the Engineer's Estimate; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this project.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Woodbury that:

1. The contract is hereby awarded to Paving Plus, LLC for the FY 2022 NJDOT Local Aid Project – Resurfacing and Safety Improvements to West Centre

Street from South Broad Street (NJ45) to South Jackson Street in the total bid amount of \$1652352.23.

2. That the Mayor and/or Administrator is hereby authorized to execute a contract in accordance with the project specifications, the afore-described bid, and the within Resolution.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING, JR.**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-70**

**RESOLUTION OF CITY COUNCIL OF THE CITY OF WOODBURY  
ESTABLISHING A 5-YEAR MORATORIUM ON THE ISSUANCE OF ROAD  
OPENING PERMITS FOR THE PORTIONS OF HUNTER STREET  
RESURFACED AS PART OF THE  
FY2020 NJDOT LOCAL AID ROAD IMPROVEMENT PROJECT  
FROM MAY 13, 2022 THROUGH MAY 12, 2027**

**WHEREAS**, there existed a need by the City of Woodbury to mill and overlay portions of certain Local Roads as part of the 5-Year Road Resurfacing Program commencing in 2019; and

**WHEREAS**, the “FY2020 NJDOT Local Aid Road Improvement Project” consisted of milling and overlaying Hunter Street from North Broad Street (NJ Rt. 45) to Traban Trail; and

**WHEREAS**, the City of Woodbury performed this project through a Bond Ordinance and by advertising for bids pursuant to the provisions of the New Jersey Public Contracts Law *N.J.S.A. 40A:11 et seq.*; and

**WHEREAS**, the project was awarded to Think Pavers Hardscaping LLC of Mt. Royal, NJ on October 19, 2021 by Resolution No. 21-139; and

**WHEREAS** the City of Woodbury has accepted the final completion of the Contract for the road improvement project known as “FY2020 NJDOT Local Aid Road Improvement Project” on May 13, 2022; and

**WHEREAS**, the City of Woodbury has made final payment to the Contractor, Think Pavers Hardscaping LLC, for the aforementioned project on May 15, 2023; and

**WHEREAS**, the City of Woodbury has paid to Think Pavers Hardscaping LLC the retainer previously held from the submitted invoices and payments on June 20, 2023, and Think Pavers Hardscaping LLC has therefore submitted and the City has accepted a Maintenance Bond for the aforementioned project in the amount of \$30,365.00 for a period of two (2) years from the date of May 13, 2023; and

**WHEREAS**, the Code of the City of Woodbury, “Chapter 167 – STREETS AND SIDEWALKS” provides for road opening permits under the conditions as stated in “Article III – Openings and Excavations § 167-9 Application for and issuance of permit; filing fee and deposit.”; and

**WHEREAS**, § 167-9 Paragraph B. states that no road opening permits shall be granted by the City for any opening or excavation on a street that has been covered with a hard surface, such as concrete or asphalt with a thickness of 2 inches or more, for a

period of five (5) years from the date of completion of construction of such hard surface, except that a permit may be issued upon majority vote of City Council to grant such permit based on the conditions and reasons stated in sub-paragraphs (1), (2) or (3) of §167-9 Paragraph B.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council that the City of Woodbury has placed a moratorium from any road opening, excavations or disturbance otherwise, and from the issuance of permits thereto, on the area of new pavement constructed as part of the project known as “FY2020 NJDOT Local Aid Road Improvement Project for Hunter Street” as described above, for a period of 5 years beginning on the date of final completion, May 13, 2022 and terminating on May 12, 2027, subject to the respective conditions as stated in the latest version of “Chapter 167 – STREETS AND SIDEWALKS” of the Code of the City of Woodbury.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING, JR.**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Kyle Miller				

## CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-71**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE  
SUPERIOR OFFICERS OF THE WOODBURY CITY POLICE DEPARTMENT  
POLICEMEN'S BENEVOLENT ASSOCIATION LOCAL 122**

**WHEREAS**, there is a need for a contract between the City of Woodbury and the Superior Officers of the Woodbury City Police Department Policemen's Benevolent Association Local 122 ("PBA Local 122"); and

**WHEREAS**, the Administrator in conjunction with the Labor Counsel has negotiated and recommend approval of the contract modifications set forth in the Memorandum of Agreement ("MOA") attached hereto; and

**WHEREAS**, the members of PBA Local 122 have approved said contract modifications; and

**WHEREAS**, the Mayor and City Council have determined that it is in the best interest of the City of Woodbury to approve such contract modifications and MOA; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury that the contract modifications set forth in the attached MOA between the City of Woodbury and the Superior Officers of the Woodbury City Police Department Policemen's Benevolent Association Local 122 are hereby approved and the Mayor and/or City Administrator are authorized to execute the MOA and a contract consistent with the MOA from January 1, 2024 through December 31, 2028.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of Woodbury held on February 28, 2024.

## CITY OF WOODBURY

By:

WILLIAM H. FLEMING JR.,  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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**Cassidy L. Swanson,**  
**City Clerk**

**RESOLUTION NO. 24-72**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE  
POLICEMEN'S BENEVOLENT ASSOCIATION LOCAL 122**

**WHEREAS**, there is a need for a contract between the City of Woodbury and the  
Policemen's Benevolent Association Local 122 ("PBA Local 122"); and

**WHEREAS**, the Administrator in conjunction with the Labor Counsel has negotiated and  
recommend approval of the contract modifications set forth in the Memorandum of Agreement  
("MOA") attached hereto; and

**WHEREAS**, the members of PBA Local 122 have approved said contract modifications;  
and

**WHEREAS**, the Mayor and City Council have determined that it is in the best interest of  
the City of Woodbury to approve such contract modifications and MOA; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury  
that the contract modifications set forth in the attached MOA between the City of Woodbury and  
the Policemen's Benevolent Association Local 122 are hereby approved and the Mayor and/or  
City Administrator are authorized to execute the MOA and a contract consistent with the MOA  
from January 1, 2024 through December 31, 2028.

**ADOPTED**, at a regular meeting of the Mayor and City Council of the City of  
Woodbury held on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

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**CASSIDY L. SWANSON,**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Hartwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**CITY OF WOODBURY, NEW JERSEY**  
**RESOLUTION NO. 24-73**

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**RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF WOODBURY, IN THE COUNTY OF  
GLOUCESTER, NEW JERSEY AUTHORIZING AND  
APPROVING THE ASSIGNMENT OF THAT  
CERTAIN FINANCIAL AGREEMENT RELATED TO  
THE WOODBURY MEWS, A LICENSED ASSISTED  
LIVING FACILITY**

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**WHEREAS**, the Woodbury City Council (the "Governing Body") previously designated the following parcels as "an area in need of redevelopment" known as Redevelopment Zone #1 (the "Redevelopment Area") in accordance with the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et. seq., as amended and supplemented (the "Redevelopment Law"): Tax Block 142, Lots 1, 2, 3, 4, 5 and 6, all as shown on the official Tax Maps of the City of Woodbury (collectively, the "Property"); and

**WHEREAS, WOODBURY I URBAN RENEWAL SENIOR HOUSING I PROPCO, LLC**, a Delaware limited liability company (f/k/a WOODBURY MEWS III URBAN RENEWAL, LLC) ("Three Owner"), is the owner of the realty and improvements known as Three Woodbury Mews, a licensed assisted living facility located at 124 Green Avenue (sometimes referred to as 160 Green Avenue), City of Woodbury, Gloucester County, New Jersey 08096, also known as Block 142, Lot 2 on the City of Woodbury Tax Maps ("Three Woodbury Mews"); and

**WHEREAS, WOODBURY MEWS IV URBAN RENEWAL, LLC**, a Delaware limited liability company ("Four Owner"), is the owner of the realty and improvements known as Four Woodbury Mews, a senior independent living facility located at 122 Green Avenue, City of Woodbury, Gloucester County, New Jersey 08096, also known as Block 142, Lot 3 on the City of Woodbury Tax Maps; and

**WHEREAS, WOODBURY MEWS URBAN RENEWAL LAND PARCELS, LLC**, a Delaware limited liability company ("Lots 4&5 Owner"), is the owner of certain parcels of land known as Block 142, Lots 4 and 5 as shown on the City of Woodbury Tax Maps; and

**WHEREAS, WM LAND URBAN RENEWAL TRS, LLC**, a Delaware limited liability company ("Lots 1&6 Owner" and, together with Three Owner, Four Owner, and Lots 4&5 Owner, the "Owner"), is the owner of certain parcels of land known as Block 142, Lots 1 and 6 as shown on the City of Woodbury Tax Maps; and

**WHEREAS**, the City of Woodbury (“City”) and Owner entered into that certain Amended and Restated Financial Agreement dated October 21, 2013 (the “Financial Agreement”) providing for the exemption from real property taxation of the improvements to be constructed on the Property; and

**WHEREAS**, Owner desires to assign to **122-124 GREEN NJ PROPCO I URBAN RENEWAL LLC**, a New Jersey limited liability company (“Three Purchaser”), **122-124 GREEN NJ PROPCO II URBAN RENEWAL LLC**, a New Jersey limited liability company (“Lots 4&5 Purchaser”), **122-124 GREEN NJ PROPCO III URBAN RENEWAL LLC**, a New Jersey limited liability company (“Four Purchaser”), and **122-124 GREEN NJ PROPCO IV URBAN RENEWAL LLC**, a New Jersey limited liability company (“Lots 1&6 Purchaser,” and, together with Three Purchaser, Four Purchaser, Lots 4&5 Purchaser, the “Purchaser”) all of Owner’s right, title and interest in and to the Financial Agreement, and Purchasers desire to accept such assignment and assume all obligations of Owners under the Financial Agreement accruing or arising on or after the Effective Date, subject to the terms and conditions hereof; and

**WHEREAS**, in connection therewith, the Owner and the Purchaser have heretofore determined that the Owner shall assign and the Purchaser shall assume all of Owner’s right, title and interest to and the Owner’s duties and obligations under the Financial Agreement; and

**WHEREAS**, for purposes of memorializing the assignment of the Financial Agreement, the Owner and the Purchaser have determined to execute and deliver an Assignment of Financial Agreement (the “Assignment”); and

**WHEREAS**, upon the execution and delivery of the Assignment, the Owner shall transfer to the Purchaser, and the Purchaser shall assume all of the Owner’s rights, obligations, covenants, duties and liabilities under the Financial Agreement; and

**WHEREAS**, pursuant to Article VII of the Financial Agreement, the assignment and assumption of the Financial Agreement requires the prior written consent of the City; and

**WHEREAS**, Owner has provided information, materials, and affidavits confirming (i) the Purchaser owns no other project subject to the New Jersey Long Term Tax Exemption Law; and (ii) copies of the Purchaser’s certificate of filing and approval as an Urban Renewal Entity, and the City is satisfied that the conditions precedent set forth in the Financial Agreement related to the assignment of the Financial Agreement have been, or will be, met prior to the execution and delivery of the Assignment; and

**WHEREAS**, Owner has presented the City with a Consent to Assignment (“Consent”) to evidence the City’s consent as required by Article VII of the Financial Agreement; and

**WHEREAS**, the City had approved the Assignment and the Consent by Resolution

23-231 adopted December 4, 2023; and

**WHEREAS**, the Owner has since completed filing all audits that had been required to be filed through December 31, 2023 and has requested that the form of Consent be revised;

**WHEREAS**, the City is now desirous of reauthorizing the assignment of the Financial Agreement from the Redeveloper to the Substitute Redeveloper as described above, and executing the Revised Consent.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, in the County of Gloucester, and State of New Jersey, that:

**Section 1.** In accordance with the terms of Article VII of the Financial Agreement and other applicable law, the assignment of the Financial Agreement from the Owner to the Purchaser is hereby authorized and approved by the City.

**Section 2.** If necessary or required, the Mayor, City Administrator and City Clerk (or Deputy City Clerk) are each hereby authorized and directed to execute, acknowledge and deliver the Assignment on behalf of the City, including the Revised Consent to Assignment attached hereto.

**Section 3.** All actions heretofore taken and documents prepared or executed by or on behalf of the City by the Mayor, City Administrator, City Clerk, Deputy City Clerk or other City officials and by the City's professional advisors, in connection with the assignment of the Financial Agreement, are hereby ratified, confirmed, approved and adopted.

**Section 4.** The Mayor, City Administrator, City Clerk and Deputy City Clerk are hereby authorized and directed to determine all matters and execute all documents and instruments in connection with the assignment of the Financial Agreement not determined or otherwise directed to be executed, or by this or any subsequent resolution, and the signature of the Mayor, City Administrator, City Clerk or Deputy City Clerk on such documents or instruments shall be conclusive as to such determinations.

**Section 5.** All other resolutions, or parts thereof, inconsistent herewith are hereby rescinded and repealed to the extent of any such inconsistency.

**Section 6.** This Resolution shall take effect immediately upon adoption this 28th day of February 2024.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,**

**President of Council**

ATTEST:

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**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-74**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, APPROVING A NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY TAX ABATEMENT WITH WOODLAKE APARTMENTS PRESERVATION, L.P. FOR AN AFFORDABLE RENTAL HOUSING PROJECT LOCATED ON BLOCK 162, LOT 1.01 AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR THE PROPERTY**

**WHEREAS**, Woodlake Apartments Preservation, L.P. (hereinafter referred to as the "Sponsor") proposes to construct improvements to an existing affordable rental housing development in the City of Woodbury (hereinafter referred to as the "City") for families consisting of 148 units (hereinafter referred to as the "Project"), which improvements will be financed pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Requirements") within the City on a site described as Block 162, Lot 1.01 as shown on the Official Assessment Map of the City of Woodbury, Gloucester County, New Jersey; and

**WHEREAS**, the Project will be subject to HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

**WHEREAS**, pursuant to HMFA Requirements, the governing body of the City hereby determines that there is a need for this housing project in the City; and

**WHEREAS**, the Sponsor has presented to the City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council (the "Council") of the City of Woodbury, in the County of Gloucester, and State of New Jersey, that:

- (1) The Council finds and determines that the proposed Project will meet or meets an existing housing need;
- (2) The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of HMFA Requirements with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project; and
- (3) The Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in

HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B"; and

(4) The Council hereby authorizes and directs the Mayor of the City of Woodbury to execute, on behalf of the City, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "B"; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately upon adoption.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on February 28, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING JR.,  
President of Council**

ATTEST:

**CASSIDY L. SWANSON,  
City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **February 28, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk