

City of Woodbury
City Council Meeting Agenda
33 Delaware Street, Woodbury, NJ 08096
August 11, 2021
6:30 p.m.

Pledge of Allegiance

Moment of Silent Reflection

Reading of the Open Public Meeting Statement

Roll Call

Open to the Public for Agenda Items

Ordinances

Second
Reading

ORDINANCE 2342-21 AN ORDINANCE BY THE CITY OF WOODBURY IN GLOUCESTER COUNTY, NEW JERSEY AMENDING CHAPTER 202, ZONING, OF THE CITY CODE TO PERMIT THE OPERATION OF CERTAIN CLASSES OF LEGAL CANNABIS BUSINESSES WITHIN CERTAIN ZONING DISTRICTS OF THE CITY OF WOODBURY

Resolutions

First
Reading

RESOLUTION NO. 21-113 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO AMEND THE BUDGET

CONSENT AGENDA

RESOLUTION NO. 21-114 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING THE BOUNDARY EXPANSION FOR WOODBURY NEIGHBORHOOD PRESERVATION PROGRAM

RESOLUTION NO. 21-115 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR ANTHONY L. RIVERA A 100% DISABLED VETERAN, BLOCK 148.02 LOT 22.01 A.K.A. 232 HUNTER ST

RESOLUTION NO. 21-116 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR KURT WALZER, A 100% DISABLED VETERAN, BLOCK 31.02 LOT 16 A.K.A. 98 N COLUMBIA ST

RESOLUTION NO. 21-117 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #38730-0 320 KING ST. 304 CASEY, DANIEL F & KATHLEEN

**RESOLUTION NO. 21-118 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
TO REIMBURSE TAX PAYMENT BLOCK 91.01 LOT 44 23 WATKINS AVE**

**RESOLUTION NO. 21-119 GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH
THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION’S
“Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment
Decisions Under Title VII of the Civil Rights Act of 1964”**

**RESOLUTION NO. 21-120 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODBURY RE-APPOINTING AN ACTING WOODBURY CITY MUNICIPAL CLERK
PURSUANT TO N.J.S.A. 40A:9-133(c)**

END CONSENT AGENDA

Motion for Approval to Pay the Listed Vouchers

Unfinished Business

New Business

Open to the Public

**RESOLUTION NO. 21-121 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS REALTING TO
LITAGATION, NEGOTIATIONS AND ATTORNEY-CLIENT PRIVILEGE; COLLECTIVE
BARGAINING AGREEMENT**

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. 2342-21

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WOODBURY IN
GLOUCESTER COUNTY, NEW JERSEY AMENDING CHAPTER 202, ZONING, OF
THE CITY CODE TO PERMIT THE OPERATION OF CERTAIN CLASSES OF
LEGAL CANNABIS BUSINESSES WITHIN CERTAIN ZONING DISTRICTS OF THE
CITY OF WOODBURY**

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

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

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

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

WHEREAS, section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, the City Council of Woodbury desires to preserve the City’s rights under the Act and seeks to adopt policies aimed at regulating local land use standards that shall be applicable to any person or entity licensed by the State and engaging in a lawful cannabis business within the municipal boundaries of the City; and

WHEREAS, the City Council of Woodbury finds that the adoption of such land use standards is consistent with the Legislature’s findings that a controlled system of cannabis manufacturing, distribution, and sales must be designed in a way that enhances public health and minimizes harm to New Jersey communities and families.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Woodbury, in the County of Gloucester, State of New Jersey, that the Code Book of the City of Woodbury shall be amended as following:

Section 1. Chapter 202, Zoning, Article I, General Provisions, Definitions, Section §202-4, Definitions and word usage, of the Code Book of the city of Woodbury is hereby amended to add the following definitions:

CANNABIS ESTABLISHMENT. A Cannabis Supplier or Cannabis Retailer. P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), establishes six marketplace classes of licensed businesses, including:

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

CANNABIS RETAILER. A State-regulated cannabis retailer, medical cannabis alternative treatment center, or clinical registrant, which shall possess prior to commencing operations one of the classes of permit or permit endorsement issued by the State of New Jersey that authorizes the dispensation, sale, or distribution of cannabis or cannabis-derived or infused products and/or related clinical research, provided that such facility shall not cultivate, manufacture, process, or wholesale cannabis or cannabis products from such facility.

CANNABIS SUPPLIER. A State-regulated cannabis grower, also referred to as a cannabis cultivation facility; a cannabis processor, also referred to as a cannabis product manufacturing facility; a medical cannabis alternative treatment center; or a clinical registrant, all of which shall possess prior to commencing operations one of the classes of permit or permit endorsement issued by the State of New Jersey that authorizes such cannabis establishment to cultivate, manufacture, process, wholesale, and/or study or research cannabis or cannabis-derived or infused products, provided that such facility shall not dispense, sell, or distribute

cannabis or cannabis products from such facility.

Section 2. Chapter 202, Zoning, Article XI, C-1 Commercial Districts, Section §202-57, Use Regulations, Subsection C, Conditional Uses, of the Code Book of the city of Woodbury is hereby amended to add subsection §202-57(C)(4) and §202-57(C)(5):

(4) Cannabis Retail (Cannabis Establishment Class 5 License)

- (a.) Must adhere to all laws and conditions of N.J.S.A. 24:6I-31 et seq.
- (b.) Cannabis Retail establishments may not be located within 1000 feet of any school, both public and private, including, but not limited to Durand Academy and Child Development Center.
- (c.) Cannabis Retail establishments may only be permitted if they have direct frontage on Broad Street.
- (d.) There shall not be any on-site consumption of any product related to Cannabis Retail establishment.
- (e.) There shall not be any drive-through associated with any Cannabis Retail establishment.
- (f.) Parking shall be provided on-site and shall be provided at a ratio of 5 spaces per 1000 gross square feet of Cannabis Retail establishment.
- (g.) Except as modified above, Cannabis Retail establishments must meet all Woodbury bulk and design standards established in Article XI.
- (h.) Cannabis Retail establishments are subject to Site Plan Approval

(5.) Cannabis Delivery (Cannabis Establishment Class 6 License)

- (a.) Must adhere to the laws and conditions of N.J.S.A. 24:6I-31 et seq.
- (b.) Cannabis Delivery establishments must be on the same lot and ownership as a Cannabis Retail establishment.
- (c.) In addition to the parking requirements required for a Cannabis Retail establishment, Cannabis Delivery establishments must provide one off street parking space for every employee or every delivery vehicle on the largest shift, whichever is greater.

Section 3. Chapter 202, Zoning, Article XII, C-2 and C-3 Commercial Districts, Section §202-61, Use Regulations, Subsection C, Conditional Uses, of the Code Book of the city of Woodbury is hereby amended to add subsection §202-61(C)(9) and §202-61(C)(10):

(9.) In C-2 districts only, Cannabis Retail (Cannabis Establishment Class 5 License)

- (a.) Must adhere to all laws and conditions of N.J.S.A. 24:6I-31 et seq.
- (b.) Cannabis Retail establishments may not be located within 1000 feet of any school, both public and private, including, but not limited to Durand Academy and Child Development Center.
- (c.) Cannabis Retail establishments may only be permitted if they have direct frontage on: Salem Ave; Mantua Pk; North Evergreen Ave or South Evergreen Ave.
- (d.) There shall not be any on-site consumption of any product related to Cannabis Retail establishment.
- (e.) There shall not be any drive-through associated with any Cannabis Retail establishment.
- (f.) Parking shall be provided on-site and shall be provided at a ratio of 5 spaces per 1000 gross square feet of Cannabis Retail establishment.
- (g.) Except as modified above, Cannabis Retail establishments must meet all Woodbury bulk and design standards established in Article XII.
- (h.) Cannabis Retail establishments are subject to Site Plan Approval

(10.) Cannabis Delivery (Cannabis Establishment Class 6 License)

- (a.) Must adhere to the laws and conditions of N.J.S.A. 24:6I-31 et seq.
- (b.) Cannabis Delivery establishments must be on the same lot and ownership as a Cannabis Retail establishment.
- (c.) In addition to the parking requirements required for a Cannabis Retail establishment, Cannabis Delivery establishments must provide one off street parking space for every employee or every delivery vehicle on the largest shift, whichever is greater.

Section 4. Chapter 202, Zoning, Article XIII, I Industrial Districts, Section §202-65, Use Regulations, Subsection C, Conditional Uses, of the Code Book of the city of Woodbury is hereby amended to add subsection §202-65(C)(10), §202-65(C)(11), and 202-65(C)(12):

(10) Cannabis Retail (Cannabis Establishment Class 5 License)

- (a.) Must adhere to all laws and conditions of N.J.S.A. 24:6I-31 et seq.
- (b.) Cannabis Retail establishments may not be located within 1000 feet of any school, both public and private, including, but not limited to Durand Academy and Child Development Center.
- (c.) Cannabis Retail establishments may only be permitted if they have direct access on: South Barber St; South Evergreen Ave or Deptford Rd.
- (d.) There shall not be any on-site consumption of any product related to Cannabis Retail establishment.
- (e.) There shall not be any drive-through associated with any Cannabis Retail establishment.
- (f.) Parking shall be provided on-site and shall be provided at a ratio of 5 spaces per 1000 gross square feet of Cannabis Retail establishment.
- (g.) Except as modified above, Cannabis Retail establishments must meet all Woodbury bulk and design standards established in Article XIII.
- (h.) Cannabis Retail establishments are subject to Site Plan Approval

(11.) Cannabis Delivery (Cannabis Establishment Class 6 License)

- (a.) Must adhere to the laws and conditions of N.J.S.A. 24:6I-31 et seq.
- (b.) Cannabis Delivery establishments must be on the same lot and ownership as a Cannabis Retail establishment.
- (c.) In addition to the parking requirements required for a Cannabis Retail establishment, Cannabis Delivery establishments must provide one off street parking space for every employee or every delivery vehicle on the largest shift, whichever is greater.

(12.) Cannabis Establishments of Class 1, Class 2, Class 3, Class 4 are Conditional Uses subject to:

- (a.) Class 1, Class 2, Class 3 may be combined on the same site or within the same building.
- (b.) May not locate within 1,000 feet of the property line of a public, private, or parochial school or day-care center.
- (c.) Not permitted on any site that abuts a residential district. A minimum fifty-foot planted buffer is required along all other property lines.
- (d.) Area, setback, and coverage requirements:

- [1] Minimum setback from a tract perimeter: 75 feet.
 - [2] Minimum parking or paved area setback from all property lines: 25 feet.
 - [3] Maximum building coverage shall not exceed 50%.
 - [4] Maximum impervious coverage shall not exceed 80%.
- (e.) Parking, loading, and access requirements shall conform to § 202-74 Off-street parking.
 - (f.) Academic clinical research centers shall be permitted on the condition that they comply with all New Jersey state laws regulating the research of medical marijuana.
 - (g.) May only grow medical marijuana in an indoor, enclosed, and secure building which includes electronic locking systems, electronic surveillance, and other features.
 - (h.) Shall be legally registered in the State of New Jersey and possess a current valid medical marijuana permit from the Department of Health.
 - (i.) Class 4 Cannabis Distributor shall be a maximum of 5,000 square feet, of which no more than 20% may be used for secure storage of product.
 - (j.) Shall be a minimum distance of 1,000 feet from the next nearest Cannabis Establishment within the same jurisdiction. This separation of distance does not apply to the distance between the Cannabis Establishment and complementing or supporting businesses.
 - (k.) Facilities for cultivation or production must be in indoor, enclosed, and secure buildings, which include electronic locking systems, electronic surveillance and other features required. Cultivation or production facilities shall not be located in a trailer, cargo container, mobile unit, mobile home, recreational vehicle, or other motor vehicle.
 - (l.) The maximum floor area for cultivation or production shall be limited to 20,000 square feet, of which sufficient space must be set aside for secure storage of marijuana seeds, related finished product, and marijuana-related materials used in production or for required laboratory testing.
 - (m.) There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where medical marijuana growing, processing, or testing occurs.
 - (n.) Facilities that grow, process, or store cannabis shall meet industry best practices for odor control.

- (o.) Byproducts from indoor cultivation or production facilities shall be secured and properly disposed of and shall not be placed within any unsecure exterior refuse containers.
- (p.) Class 3 Cannabis Wholesalers shall provide only wholesale products to other Cannabis Establishments. Retail sales and dispensing of medical marijuana and related products is prohibited at cultivation and production facilities. This shall not be interpreted as prohibiting retail sales from a licensed medical marijuana dispensary that is on the same site or within the same building as an indoor cultivation or processing facility.
- (q.) Green building design techniques are required to reduce the energy consumption and heat generation associated with cultivation and production facilities, which are using systems such as hydroponics. These techniques may include, but are not limited to, solar screening, green or vegetative roofs, highly reflective and emissive roofing material, greywater or condensate reclamation systems, and light emitting diode (LED) lighting. These techniques shall be designed to the satisfaction of the Planning Board.
- (r.) Cultivation and production facilities are required to use renewable energy sources, such as solar or wind, to offset the substantial energy production requirements of systems such as hydroponics. The renewable energy source does not need to be located on-site.
- (s.) A traffic impact study is required.
- (t.) All accesses must secure the appropriate highway occupancy permit (state, county and/or Township).

Section 5. Repealer: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 6. Severability: Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective, shall not be deemed to affect the validity or constitutionality of any other sections or parts hereof.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon final passage and publication as required by law

CITY OF WOODBURY, NEW JERSEY

[SEAL]

By: _____
PHILIP HAGERTY, Council President

ATTEST:

Cassidy Swanson, Acting City Clerk

APPROVED:

By: _____
PEG SICKEL, Mayor

		Ayes	Nays	Abstain	Absent
Councilwoman	Carter				
Councilman	Fleming				
Councilman	Merinuk				
Councilwoman	Miller				
Councilman	Miller				
Councilwoman	Moore				
Councilwoman	O'Connor				
Councilwoman	Parker				
Council President	Hagerty				
Mayor	Sickel				

CERTIFICATION OF INTRODUCTION

I, Cassidy Swanson hereby certify that the foregoing Ordinance 2342-21 was introduced to 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 **July 21, 2021** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy Swanson, Acting City Clerk

		Ayes	Nays	Abstain	Absent
Councilwoman	Carter				
Councilman	Fleming				
Councilman	Merinuk				
Councilwoman	Miller				
Councilman	Miller				
Councilwoman	Moore				
Councilwoman	O'Connor				
Councilwoman	Parker				
Council President	Hagerty				
Mayor	Sickel				

CERTIFICATION OF ADOPTION

I, Cassidy Swanson hereby certify that the foregoing Ordinance 2342-21 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 **August 11, 2021** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy Swanson, Acting City Clerk

Woodbury

 SCHOOLS

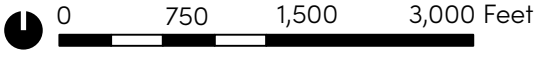
 1000' FEET FROM SCHOOLS

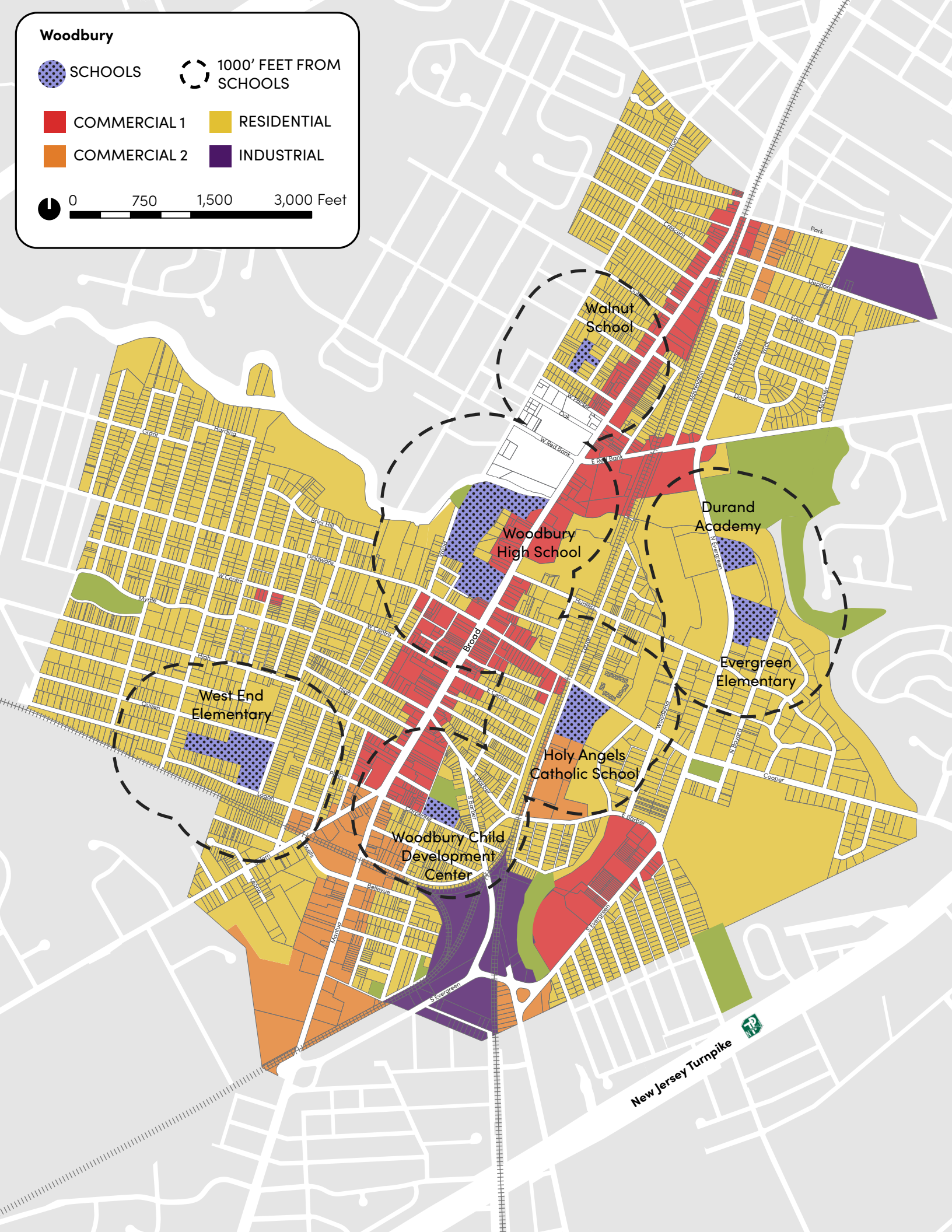
 COMMERCIAL 1

 RESIDENTIAL

 COMMERCIAL 2

 INDUSTRIAL





RESOLUTION 21-113
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
AMEND BUDGET

WHEREAS, the local municipal budget for the year 2021 was approved on the 26th day of May, 2021, and

WHEREAS, the public hearing on said budget has been held as advertised, and

WHEREAS, it is desired to amend said approved budget,

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Woodbury, County of Gloucester, that the following amendments to the approved budget of 2021 be made:

Recorded Vote

Aye

Nay

Abstained

Absent

RESOLUTION 21-113

[illegible]

RESOLUTION 21-113

CURRENT FUND - APPROPRIATIONS										<u>From</u>	<u>To</u>
(L) Subtotal General Appropriations {Items (H-1) and (O)}										13,281,229.78	13,565,229.78
9. Total General Appropriations									14,428,897.06	14,712,897.06	
Summary of Appropriations											
(H-1) Totals General Appropriations for Municipal Purposes Within "CAPS"										11,105,105.00	11,470,396.00
	(a) Operations - Excluded from "CAPS"										
		Shared Service Agreements							374,812.00	293,521.00	
			Total Operations-Excluded from "CAPS"						845,392.61	764,101.61	
Total General Appropriations									14,428,897.06	14,712,897.06	

											<u>From</u>	<u>To</u>
DEDICATED WATER-SEWER UTILITY BUDGET												
10. DEDICATED REVENUES FROM WATER-SEWER UTILITY												
Operating Surplus Anticipated										400,000.00	152,000.00	
	Total Operating Surplus Anticipated									400,000.00	152,000.00	
Miscellaneous										20,000.00	18,000.00	
Deficit (General Budget)										0.00	250,000.00	

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for certification of the local municipal budget so amended.

BE IT FURTHER RESOLVED, that this complete amendment, in accordance with the provisions of N.J.S.A. 40A:4-9, be published in the South Jersey Times in the issue of August 14, 2021, and that said publication shall contain notice of public hearing on said amendment to be held at the Municipal Building, 33 Delaware Street, Woodbury on August 18, 2021 at 6:30 pm

ADOPTED at a regular meeting of the Mayor and City Council, of the City of Woodbury, held on August 11, 2021.

Philip D. Hagerty
President of Council

ATTEST _____
Cassidy L. Swanson
Acting Municipal Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy L. Swanson, hereby certify that the foregoing Resolution 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 **August 11, 2021** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

RESOLUTION NO. 21-114

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING THE
BOUNDARY EXPANSION FOR WOODBURY NEIGHBORHOOD PRESERVATION PROGRAM**

WHEREAS, via Resolution 19-173, the City Council approved the Neighborhood Preservation Program boundaries as defined in the Neighborhood Preservation Program Dashboard and Neighborhood Preservation Program Implementation Plan; and

WHEREAS, via Resolution 21-62, the City Council approved an expansion of the Neighborhood Preservation Program boundaries as defined in Resolution 19-173; and

WHEREAS, the New Jersey Department of Community Affairs (NJDCA) allowed submission of boundary expansion; and

WHEREAS, NJDCA has approved new boundaries for the South Woodbury Neighborhood Preservation Program District.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodbury does hereby authorize the expansion of the South Woodbury Neighborhood Preservation Program District boundaries as approved by the NJDCA on August 11, 2021 and as defined in the Neighborhood Preservation Program Implementation Plan Expanded Boundaries Map.

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on August 11, 2021.

CITY OF WOODBURY

By: _____

Phillip Hagerty, Council President

ATTEST:

Cassidy L. Swanson, City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy L. Swanson, hereby certify that the foregoing Resolution 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 **August 11, 2021** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

RESOLUTION 21-115

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
CANCELLING TAXES FOR ANTHONY L. RIVERA A 100% DISABLED VETERAN,
BLOCK 148.02 LOT 22.01 A.K.A. 232 HUNTER ST**

WHEREAS; ANTHONY L. RIVERA, the owner of block 148.02 lot 22.01 A.K.A. 232 HUNTER ST. has made an application for a 100% Disabled Veteran Exemption to the Gloucester County Tax Assessor, which has been accepted and

WHEREAS, the Gloucester County Tax Assessor has approved for the cancellation of taxes effective APRIL 15, 2021 on Block 148.02 Lot 22.01 A.K.A. 232 HUNTER ST.; and

WHEREAS, the Woodbury City Tax Collector has approved the cancellation of the 3rd quarter 2021 taxes in the amount of \$3213.25.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury,

that the Tax Collector is hereby authorized to cancel taxes as stated

ADOPTED, at a regular meeting of the Mayor and City Council held on AUGUST 11, 2021.

PHILIP HAGERTY
PRESIDENT OF CITY COUNCIL

ATTEST: _____
Cassidy Swanson
Acting Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy 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 **AUGUST 11, 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy Swanson Acting City Clerk

RESOLUTION 21-116

**RESOLUTION OF THE CITY COUNCIL OF THE CITY WOODBURY CANCELLING
AND REFUNDING 2021 REAL ESTATE TAXES FOR KURT WALZER, A 100%
DISABLED VETERAN, FOR BLOCK 31.02 LOT 16 A.K.A. 98 N COLUMBIA ST AND
DENYING REQUEST FOR RETROACTIVE REAL ESTATE TAX EXEMPTION
FROM JANUARY 16, 2018 TO DECEMBER 31, 2020**

WHEREAS; Kurt Walzer, the owner of Block 31.02, Lot 16 A.K.A. 98 N Columbia St. had made an application for a 100% Disabled Veteran Property Tax Exemption to the Gloucester County Tax Assessor; and

WHEREAS, the Gloucester County Tax Assessor approved the 100% Disabled Veteran Property Tax Exemption effective as of February 16, 2021 and thereby allowing for the cancellation of taxes on Block 31.02 Lot 16 A.K.A. 98 N Columbia St. for 2021.; and

WHEREAS, Kurt Walzer has also requested a retroactive Disabled Veteran Property Tax Exemption and refund of taxes paid to a statutory eligible date from January 16, 2018 to present date pursuant to P.L. 2017, c.367 and P.L. 2019, c.413; and

WHEREAS, the Woodbury City Tax Collector has recommended, based upon the 100% Disabled Veteran Exemption, the cancellation and refund of 100% of the 3rd quarter 2021 real estate taxes in the amount of \$2,506.01, with payment to be made to:

KURT WALZER
98 N COLUMBIA ST
WOODBURY, NJ 08096

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, County of Gloucester and State of New Jersey that the Tax Collector is hereby authorized to cancel 3rd quarter 2021 taxes and to refund the 3rd quarter 2021 taxes in the amount of \$2,506.01 as stated above.

BE IT FURTHER RESOLVED that the request by Kurt Walzer for retroactive tax exemption as a TDV from January 16, 2018 to December 31, 2020, be and is hereby denied.

ADOPTED, at a regular meeting of the Mayor and City Council held on August 11, 2021.

PHILIP HAGERTY
PRESIDENT OF CITY COUNCIL

ATTEST: _____
Cassidy Swanson
Acting Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy 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 **August 11, 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy Swanson Acting City Clerk

RESOLUTION 21-117

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
REIMBURSE WATER OVERPAYMENT ACCOUNT #38730-0 320 KING ST. 304
CASEY, DANIEL F & KATHLEEN**

WHEREAS; the property owner made an overpayment of water on the 3RD quarter 2021 in the amount of \$139.50- for account #38730-0 320 KING ST. owned by CASEY, DANIEL F. & KATHLEEN.

WHEREAS, the PROPERTY OWNER asked to have such overpayment refunded.

**CASEY, DANIEL F. & KATHLEEN
1959 REBECCA DR
CLEARWATER, FL 33764
For: overpayment of WATER**

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 AUGUST 11, 2021.

**PHILIP HAGERTY
President of Council**

ATTEST: _____
**CASSIDY SWANSON
Acting City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				

Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy 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 **August 11, 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy Swanson, Acting City Clerk

RESOLUTION 21-118

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
REIMBURSE TAX PAYMENT BLOCK 91.01 LOT 44 23 WATKINS AVE**

WHEREAS; taxes were overpaid on Block 91.01 Lot 44 a/k/a 23 WATKINS AVE due to the owner and mortgage making a payment on the same day. The homeowner would like a refund of the overpayment.

WHEREAS, the payment has been identified as an overpayment in the amount of \$600.00 and this amount should be reimbursed to the following:

**HANHAUSER, SEAN T & LESCHINSKI, KAY
23 WATKINS AVE
WOODBURY, NJ 08096
For: Block 91.01 Lot 44**

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

ADOPTED, at a regular meeting of the Mayor and City Council held on AUGUST 11, 2021.

Philip Hagerty
PRESIDENT OF CITY COUNCIL

ATTEST: _____
Cassidy Swanson
Acting Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy 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 **AUGUST 11, 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy Swanson Acting City Clerk

RESOLUTION NO. 21-119

**GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE
UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION’S
“Enforcement Guidance on the Consideration of Arrest and Conviction Records in
Employment Decisions Under Title VII of the Civil Rights Act of 1964”**

FORM OF RESOLUTION

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit’s hiring practices comply with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964,” *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit’s hiring practices as they pertain to the consideration of an individual’s criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the City Council of the City of Woodbury, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit’s hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

ADOPTED, at a meeting of the Mayor and City Council of the City of Woodbury on August 11, 2021.

CITY OF WOODBURY

By: _____

Philip D. Hagerty
President of Council

ATTEST:

Cassidy L. Swanson,
Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy 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 **August 11 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
Acting City Clerk

RESOLUTION NO. 21-120

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY RE-
APPOINTING AN ACTING WOODBURY CITY MUNICIPAL CLERK
PURSUANT TO N.J.S.A. 40A:9-133(c)**

WHEREAS, as of August 1, 2020, a vacancy exists for the position of the City of Woodbury Municipal Clerk due to the non-reappointment of the prior City of Woodbury Municipal Clerk as of July 31, 2020; and

WHEREAS, Via Resolution 20-121 the Mayor and Council appointed Cassidy Swanson as the Acting Woodbury City Municipal Clerk for a period of one (1) year of August 12, 2020 to August 12, 2021 pursuant to N.J.S.A. 40A:9-133(c); and

WHEREAS, the Mayor and Council of the City of Woodbury wish to re-appoint Cassidy Swanson as the Acting Woodbury City Municipal Clerk for a period of one (1) year pursuant to N.J.S.A. 40A:9-133(c).

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

1. Cassidy Swanson is hereby re-appointed as Acting Woodbury City Municipal Clerk effective August 12, 2021 for a one (1) year term pursuant to N.J.S.A. 40A:9-133(c).

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on August 11, 2021.

CITY OF WOODBURY

By: _____

**Philip D. Hagerty
President of Council**

ATTEST:

Cassidy L. Swanson,
Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

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 **August 11, 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
Acting City Clerk

RESOLUTION NO. 21-121

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS REALTING TO LITAGATION, NEGOTIATIONS AND ATTORNEY-CLIENT PRIVILEGE; COLLECTIVE BARGAINING AGREEMENT

WHEREAS, the Open Public Meetings Act authorizes the exclusion of the public from that portion of a meeting involving matters related to attorney-client privilege to *N.J.S.A. 10:4-12b*; and

- (1) *Matters required by law to be confidential*: Any matter which, by express provision of Federal law, State statute, or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- (2) Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
- (3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance, and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by an institution or program, including but not limited to, information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress, or condition of any individual, unless the individual concerned.
- (4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates, or investment of public funds, if it could adversely affect the public interest if discussion of the matters were disclosed.
- (6) *Matters of public protection*: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair that protection.
- (7) *Matters relating to litigation, negotiations and attorney-client privilege*: Any matter of pending or anticipated litigation or contract negotiation other than in subsection b. (4) above in which the City is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise ethical duties as a lawyer.
- (8) *Matters relating to the employment relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion, or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that the matter or matters be discussed at a public.

(9) *Deliberations after public hearing.* Deliberations by the Authority occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party.

NOW, THEREFORE BE IT RESOLVED, the Mayor and Council of the City of Woodbury, County of Gloucester, and State of New Jersey will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

1. Matters relating to collective bargaining agreement – Pursuant to N.J.S.A. 10:4-12b(4)
2. Matters relating to litigation, negotiations and attorney-client privilege – Pursuant to N.J.S.A. 10:4-12b(7)

BE IT FURTHER RESOLVED that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on August 11, 2021.

CITY OF WOODBURY

By: _____

Phillip D. Hagerty, Council President

ATTEST:

Cassidy L. Swanson, City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				
Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

CERTIFICATION

I, Cassidy L. Swanson, hereby certify that the foregoing ~~Ordinance-Resolution~~ 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 **August 11, 2021** at City Hall, 33 Delaware Street,
Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk