

City of Woodbury
City Council Meeting Agenda
September 28, 2022
33 Delaware Street, Woodbury, NJ 08096
6:30 p.m.

Pledge of Allegiance

Moment of Silent Reflection

Reading of the Open Public Meeting Statement

Roll Call

Approval of Minutes

- September 14, 2022

Open to the Public for Agenda Items Only

Proclamations

Jim Neal, 72 years of service for the Friendship Fire Company

Ordinances

ORDINANCE NO. 2372-22 AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 156 “SEWERS” AND CHAPTER 197 “WATER” OF THE CODE OF THE CITY OF WOODBURY

Second Reading

ORDINANCE NO. 2376-22 ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE LONG-TERM TAX EXEMPTION FINANCIAL AGREEMENT FOR BLOCK 154, LOT 8.11

Second Reading

ORDINANCE NO. 2377-22 AN ORDINANCE TO FIX AND ESTABLISH SALARIES AND RATE OF COMPENSATION ON THE VARIOUS OFFICERS AND EMPLOYEES OF THE CITY OF WOODBURY IN THE COUNTY OF GLOUCESTER, AND TO PROVIDE THE MANNER OF PAYMENT THEREOF AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HERewith

First Reading

Resolutions

CONSENT AGENDA

RESOLUTION NO. 22-170 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CHANGE ORDER NO. 1 (FINAL) FOR THE ARAWAK PAVING CO., INC. CONTRACT FOR THE FY2022 LOCAL ROADS RESURFACING AND SAFETY IMPROVEMENTS PROJECT

RESOLUTION NO. 22-171 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CHANGE ORDER NO. 1 FOR THE FY2014 GREEN ACRES PROJECT STEWART LAKE PARK IMPROVEMENTS – PEDESTRIAN PATH –PHASE 1

RESOLUTION NO. 22-172 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING A CHANGE TO THE SCOPE OF WORK OF THE FY2021 COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT REGARDING STORM SEWER IMPROVEMENTS TO SOUTH BARBER AVE

RESOLUTION NO. 22-173 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADJUSTING THE PUBLIC BIDDING THRESHOLD PURSUANT TO N.J.S.A. 40A:11-3

RESOLUTION NO. 22-174 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPALITY CODE §162-4

RESOLUTION NO. 22-175 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF CONTRACT FOR SALE OF REAL ESTATE BETWEEN THE CITY OF WOODBURY AND MC318 LLC FOR PROPERTY KNOWN AS 640 N. BROAD STREET, BLOCK 125, LOT 13

RESOLUTION NO. 22-176 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF AN INACTIVE PLENARY RETAIL ALCOHOLIC BEVERAGE CONSUMPTION LICENSE NO. 0822-33-007-006 HELD BY SH WOODBURY LIQUOR LICENSE, LLC FOR THE LICENSING PERIOD COMMENCING JULY 1, 2022 THROUGH JUNE 30, 2023

RESOLUTION NO. 22-176 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF AN INACTIVE PLENARY RETAIL ALCOHOLIC BEVERAGE LICENSE NO. 0822-33-007-006 HELD BY SH WOODBURY LIQUOR LICENSE LLC FOR THE LICENSING PERIOD COMMENCING JULY 1, 2021 THROUGH JUNE 30, 2022

END CONSENT AGENDA

Approval to Pay the Bills and Vouchers

Reports:

- **Committee Reports**
- **Report of the Mayor**
- **Report of the City Clerk**
- **Department Announcements**

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.

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2371-22

**AN ORDINANCE OF THE CITY OF WOODBURY, COUNTY
OF GLOUCESTER, NEW JERSEY, APPROPRIATING
\$300,000 IN FUNDING FOR THE REHABILITATION AND
UPGRADES OF THE WATER TREATMENT PLANT**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AS FOLLOWS:**

Section 1. There is hereby appropriated the sum of \$300,000 from the American Rescue Plan Act of 2021 (ARPA) Funding for the Rehabilitation and Upgrades of the Water Treatment Plant, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, in an amount equal thereto.

Section 2. It is hereby determined and stated that the improvements set forth in Section 1 are a general capital improvement and not a current expense.

Section 3. The capital budget is hereby amended to conform with the provisions of this 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 City Clerk and available for inspection.

Section 4. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This ordinance shall take effect after final adoption and publication as required by law.

THE FOREGOING was introduced by the City Council of the City of Woodbury at a regular meeting held on July 27, 2022. This Ordinance will be considered for adoption at final reading and public hearing to be held on August 10, 2022 at 6:30 p.m. or at such time as may be determined and announced, in City Hall, Council Chambers, 33 Delaware Street, Woodbury, New Jersey, at which time and place all persons interested will be given the opportunity to be heard concerning said Ordinance. During the time prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the City Clerk's Office to the members of the general public who may request same.

CITY OF WOODBURY, NEW JERSEY

By: _____

REED A. MERINUK,
President of Council

ATTEST:

CASSIDY L. SWANSON,
Acting City Clerk

APPROVED:

By: _____
PEG SICKEL,
MAYOR

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

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2371-22 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 **August 10, 2022** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

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

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2371-22 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 **September 28, 2022** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

Date introduced: _____
Date advertised: _____
Date adopted: _____

ORDINANCE NO. 2372-22

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING
CHAPTER 156 “SEWERS” AND CHAPTER 197 “WATER”
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**” and Chapter 197 entitled “**Water**” are necessary; and

WHEREAS, in all other respects Chapter 156 entitled “**Sewers**” and Chapter 197 entitled “**Water**” 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, “Rents and fees prescribed” is hereby amended and shall henceforth read in its entirety as follows:

§156-1. Rents and fees prescribed.

All persons whose houses, buildings or properties are connected with or which may be connected to the sanitary sewer system of the City shall pay the rents and fees prescribed as follows:

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
Structures with apartments or stores, each apartment or store	\$ 670
Service stations and garages	\$1,340
Small businesses	\$ 670
Churches	\$ 670

- (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 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 water permits. 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, roof or surface water or drainage of groundwater; provided, however, that upon proper application, a special permit, entitled "drainage water permit," shall be issued for an annual fee of \$163.
2. Chapter 197-23 of the Code of the City of Woodbury, "Minimum charges for metered service" is hereby amended and shall henceforth read in its entirety as follows:

All persons whose houses, buildings or properties are connected with or may be connected to the water system of the City shall pay the rates and fees prescribed as follows:

- A. There shall be a minimum charge for all water passing through meters installed pursuant to the provisions of this chapter, which shall be based upon the following schedule, such charges to be billed quarterly.

Size of Meter (inches)	Water Allowed (gallons)	Minimum Rate
5/8	Up to 5,000	\$39.00
3/4	Up to 5,000	\$39.00
1	Up to 5,000	\$39.00

- B. In addition to the foregoing minimum charge, there shall be an additional minimum charge for each connected service furnishing water to apartments, multiple-family dwellings, stores or any dual or multiple occupancy, in the sum of \$39.00 for each such unit in excess of one. Wherever such additional minimum charge is enforced, an additional 5,000 gallons of water will be allowed for each additional \$39.00 of minimum charge billed.
- C. Wherever there exists a sprinkler system designed to afford protection against destruction of property by fire, the following rates shall be charged quarterly:

Size of Service (inches)	Charge
4	\$ 93.50

- D. The foregoing minimum rates shall be charged whenever an established service exists even though there shall be no actual consumption of water through such service.
3. Chapter 197-24 of the Code of the City of Woodbury, "Additional charges based on water consumption" is hereby amended and shall henceforth read in its entirety as follows:
- A. In addition to the minimum charges enumerated in the preceding section, for all water drawn above the minimum used there shall be charged per billing period the following rates:
- | Gallons per quarter | Charge per 1,000 gallons |
|----------------------------|---------------------------------|
| First 10,000 of excess | \$5.19 |
| Next 10,000 of excess | \$6.24 |
| All additional excess | \$8.28 |
- B. In special cases not contemplated in this schedule of rates or not clearly defined therein, the City Council is hereby authorized to establish special rates or rentals under such schedules or formulas as the City Council may deem necessary to keep and maintain the Public Works Department on a self-liquidating basis, and to make, execute and deliver such contracts with such special consumers as the circumstances may require; provided, however, that the City Council reserves the right to amend, alter or change this section by resolution from time to time as circumstances may require.
- C. Excess usage of the Woodbury Board of Education shall be billed at the City of Woodbury's first-tier excess use rate, i.e., the rate charged for the first 10,000 gallons of excess water usage as set forth in § 197-24A.

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

CITY OF WOODBURY

By: _____

REED A. MERINUK,
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Approved:

PEG SICKEL,
Mayor

Date introduced: _____

Date advertised: _____

Date adopted: _____

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

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2372-22 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 **August 10, 2022** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

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

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2372-22 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 **September 28, 2022** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

ORDINANCE NO. 2376-22

**ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE
OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO
THE LONG-TERM TAX EXEMPTION FINANCIAL AGREEMENT FOR BLOCK 154,
LOT 8.11**

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

WHEREAS, by way of Resolution No. 13-105, approved on May 14, 2013, the City of Woodbury Council (the “City Council”) designated Block 154, Lot 8 within the City of Woodbury as an “Area in Need of Redevelopment” in accordance with N.J.S.A. 40A:12A-1 et seq. of the Redevelopment Law (the “Redevelopment Area” or “Property”); and

WHEREAS, on July 23, 2013, the City Council adopted a redevelopment plan entitled “Woodbury Country Club Redevelopment Plan” which sets forth, inter alia, the plans for Redevelopment of the Property; and

WHEREAS, the Redevelopment Law, specifically N.J.S.A. 40A:12A-8(f), authorizes the City to arrange or contract with a redeveloper for the planning, construction, or undertaking of any project or redevelopment work in an area designated as “Area in Need of Redevelopment”; and

WHEREAS, pursuant to the Redevelopment Law, the City and Burris Post-Acute Network Woodbury, LLC (“Original Redeveloper”) entered into a Redevelopment Agreement dated September 23, 2014 for the demolition of existing structures, the construction of 20 residential units by an independent residential housing developer that shall be approved by the City, and such approval shall not be unreasonably withheld, a Post-Acute rehabilitation facility, an assisted living facility, a Long Term Care Facility, and a 10.3 acre park to be deeded to the City of Woodbury (the “Redevelopment Agreement”); and

WHEREAS, pursuant to the Redevelopment Agreement, Original Redeveloper obtained all necessary approvals, including subdivision approval, to create Block 154, Lot 8.11, and constructed the Post-Acute Rehabilitation Facility (“Phase I”) thereon; and

WHEREAS, the City and the Original Redeveloper entered into a Long-Term Tax Exemption Agreement (the “Financial Agreement”), dated October 28, 2014, pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, et seq. for Phase I; and

WHEREAS, the Original Redeveloper requested and received the written consent of the City to assign the Financial Agreement for Phase I, pursuant to Paragraphs 18 and 19 thereof, to 467 Cooper Street Realty Urban Renewal, LLC, a New Jersey limited liability company (“467 Cooper”); and

WHEREAS, as a condition of its consent to the assignment of the Financial Agreement to 467 Cooper, the City has required the amendment of certain provisions of the Financial Agreement; and

WHEREAS, the 467 Cooper and the City have agreed to execute an amendment to the Financial Agreement to memorialize the terms and conditions of the Parties’ respective obligations regarding the Payments in Lieu of Taxes pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, et seq. (the “Financial Agreement Amendment”)

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Woodbury, Gloucester County, New Jersey, as follows:

1. The aforementioned recitals are incorporated as if fully stated herein.
2. The Mayor and City Council approve of the Financial Agreement Amendment and the Mayor and/or City Administrator and the City Clerk are hereby authorized to execute the Financial Agreement Amendment, upon the review and approval of its final form by the City Redevelopment Counsel, which such final form will be on file with the City Clerk.
3. This Ordinance shall take effect in accordance with law.

CITY OF WOODBURY, NEW JERSEY

[SEAL]

By: _____
REED A. MERINUK,
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

APPROVED:

By: _____
PEG SICKEL,
Mayor

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

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2376-22 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 **September 14, 2022** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

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

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2376-22 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 **September 28, 2022**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2377-22

**AN ORDINANCE TO FIX AND ESTABLISH SALARIES AND RATE OF
COMPENSATION ON THE VARIOUS OFFICERS AND EMPLOYEES OF THE CITY
OF WOODBURY IN THE COUNTY OF GLOUCESTER, AND TO PROVIDE THE
MANNER OF PAYMENT THEREOF AND REPEALING ALL ORDINANCES OR
PARTS OF ORDINANCES INCONSISTENT HERewith**

BE IT ORDAINED by the Mayor and City Council of the City of Woodbury, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1. The payment of all salaries and compensation required to be made under the provisions of this ordinance shall be on an annual, bi-weekly, quarterly or hourly pays-per-year basis commencing with the first pay period of January 2022 or as otherwise noted below.

SECTION 2. The salary of the following officers and employees classifications shall be:

SECTION 2A. ANNUAL SALARY (Paid in 26 Bi-Weekly Pays in 2022)

3	Deputy Administrator		\$100,000.00 - \$120,000.00
15	JIF Safety Coordinator		\$ 8,148.03
16	Deputy Emergency Management Coordinator		\$5,000.00 - \$6,308.60

SECTION 2B. ANNUAL SALARY (Paid Quarterly)

1	Mayor		\$ 3,637.87
2	President of City Council		\$ 3,089.44
3	Councilpersons		\$ 2,722.18

SECTION 2C. HOURLY

1	Annual Dog Clinic Workers	for day	\$ 80.00
2	Police Special Officers	SLEO I	\$13.54 to \$15.00
3	Police Special Officers	SLEO II	\$ 16.03
4	Police Special Officers	SLEO III	\$ 31.21
5	Senior Special Law Enforcement Officer II		\$15.00 to \$31.21

6	Police Cadet		\$13.00 - \$15.00
7	Police Maintenance Person		\$ 22.52
8	Crossing Guards		\$14.10 - \$15.00
9	Intern		\$ 12.00 - \$15.00

SECTION 3. The City recognizes the following unions, whose member employees' salaries and hourly rates are stated in their respective collective bargaining agreements - PBA Local 122, FMBA 62, and UFCW Local 360. In addition to the annual salary, certain members of the Police Department and Fire Department shall be paid for thirteen (13) legal holidays in accordance with contractual agreements. Payment shall be made on or before December 1, 2022 or as specified in contractual agreements.

	Administrative and Clerical			
1	Registrar		*Contract	
2	Assistant Municipal Finance Officer		*Contract	
3	Water @ Sewer Meter Coordinator		*Contract	
4	Assistant Billing Clerk		*Contract	
5	Administrative Secretary		*Contract	
6	Board of Health Secretary		*Contract	
7	Police Clerk		*Contract	
8	Police Administrative Assistant		*Contract	
9	Housing Official		*Contract	
10	Code Enforcement Officer		*Contract	
11	Clerk / Cashier		*Contract	
	Public Works Department			
1	Driver / Laborer		*Contract	
	Police Department			
1	Chief of Police		*Contract	
2	Captain		*Contract	
3	Lieutenant		*Contract	
4	Sergeant		*Contract	
5	Corporal		*Contract	
6	Detective		*Contract	
7	Patrol Officer		*Contract	
	Fire Department			
1	Fire Official		*Contract	

2	Fire Fighter		*Contract	
	Supervisory Administrative			
1	Chief Financial Officer		*Contract	
2	City Clerk/Deputy Registrar		*Contract	
3	Deputy Clerk/Registrar		*Contract	
4	Tax and Utility Collector		*Contract	
5	Senior Housing Inspector		*Contract	
6	Public Works Manager		*Contract	
7	Public Works Operations Manager		*Contract	

SECTION 4. The following shall be paid in accordance with contractual agreements - shift differential, shift leader pay, on-call pay and clothing maintenance allowance.

SECTION 5. The use of private automobiles, where authorized on City business, shall be compensated on the basis as allowed by the Internal Revenue Service. Payment will be made by voucher upon proper certification of use by the employee.

SECTION 6. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed and this ordinance shall take effect upon final passage and publication as required by law. If any section, paragraph, subdivision, clause or provision of the ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

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

By: _____
REED A. MERINUK,
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Approved:

PEG SICKEL,
Mayor

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

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2377-22 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 **September 28, 2022** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

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

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson hereby certify that the foregoing Ordinance 2377-22 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 **October 12, 2022** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 22-170

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING CHANGE ORDER NO. 1 (FINAL) FOR THE
ARAWAK PAVING CO., INC. CONTRACT FOR THE
FY2022 LOCAL ROADS RESURFACING AND SAFETY IMPROVEMENTS
PROJECT**

WHEREAS, the City of Woodbury entered into a contract with Arawak Paving Co., Inc. for the FY2022 Local Roads Resurfacing and Safety Improvements Project, the “Project”, by Resolution #22-128 for the contract amount of \$254,700.00; and

WHEREAS, the Final Change Order is required to reconcile the final quantity and cost of the contract pay items, and include and approve the supplemental or extra work authorized by the City or the Engineer, based on completion of all work by the Contractor, as set forth in the attached Final Change Order; and

WHEREAS, the final contract price including the Final Change Order is \$260,337.69, resulting in an overall increase in the original contract price of \$5,637.69, or 2.21%; and

WHEREAS, the Final Change Order, attached hereto and incorporated herein has been reviewed and endorsed by the City of Woodbury Engineer and the Contractor, Arawak Paving Co., Inc.; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this change order.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Woodbury that the Mayor is hereby authorized to execute the attached Final Change Order to the contract with Arawak Paving Co., Inc. for the FY2022 Local Roads Resurfacing and Safety Improvements Project.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on September 28, 2022.

CITY OF WOODBURY

By: _____

REED A. MERINUK
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilwoman Miller				
Councilman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 **September 28, 2022** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 22-171

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING CHANGE ORDER NO. 1 FOR THE
FY2014 GREEN ACRES PROJECT STEWART LAKE PARK IMPROVEMENTS –
PEDESTRIAN PATH –PHASE 1**

WHEREAS, the City of Woodbury entered into a contract with Gerald A. Barrett, LLC of Berlin, New Jersey for the **FY2014 Green Acres Project Stewart Lake Park Improvements – Pedestrian Path –Phase 1**, the “Project”, by Resolution No. 22-52 for the contract amount of \$363,099.99; and

WHEREAS, a Change Order is required to include the additional costs based on the completion of extra work by the Contractor as directed by the City and the Engineer, as set forth in the attached Change Order No. 1 dated September 28, 2022; and

WHEREAS, the contract price including Change Order No. 1 is \$424,447.01 resulting in an overall increase in the original contract price of \$61,347.02; and

WHEREAS, the Change Order, attached hereto and incorporated herein, has been reviewed and endorsed by the City of Woodbury Engineer and the Contractor, Gerald A. Barrett, LLC; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this change order.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury that the Mayor is hereby authorized to execute the attached Change Order No. 1 to the contract with Gerald A. Barrett, LLC for the FY2014 Green Acres Project Stewart Lake Park Improvements – Pedestrian Path –Phase 1.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on September 28, 2022.

CITY OF WOODBURY

REED A. MERINUK,
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilwoman Miller				
Councilman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 **September 28, 2022** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 22-172

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
APPROVING A CHANGE TO THE SCOPE OF WORK OF THE FY2021
COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT REGARDING
STORM SEWER IMPROVEMENTS TO SOUTH BARBER AVE**

WHEREAS, the City of Woodbury was awarded a \$50,000 grant by the Gloucester County (“County”) Community Development Block Grant (“CDBG”) Program for making various storm sewer improvements on South Barber Avenue; and

WHEREAS, the City of Woodbury is desirous of making a change to the scope of work of the approved FY2021 CDBG Project to replace the storm sewer improvements on South Barber Avenue with the construction of approximately twelve (12) ADA-compliant curb ramps at various street corners in the City; and

WHEREAS, the City of Woodbury understands that if the final costs for the construction of the curb ramps exceed the awarded grant amount of \$50,000, that the City would be responsible for the balance of the costs.

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

1. The City of Woodbury hereby approves the change in the scope of work of the FY2021 CDBG Project from storm sewer improvements on South Barber Avenue to the construction of various ADA-compliant curb ramps; and
2. The City of Woodbury hereby agrees that upon acceptance of the change in the scope of work by the County that the City of Woodbury will be responsible for the balance of the cost of the project over the approved grant amount of \$50,000; and

3. By adoption of this resolution the Mayor hereby gives authorization to the City Engineer for the processing of the aforementioned change in scope of work and the preparation of the required bid documents; and
4. By adoption of this resolution authorization is given to the Mayor and City Administrator for the execution of all documents required by the County regarding the change in the scope of work of the FY2021 CDBG project.

ADOPTED, at a meeting of the Mayor and City Council of the City of Woodbury
on September 28, 2022.

CITY OF WOODBURY

REED A. MERINUK
President of Council

ATTEST: _____
CASSIDY L. SWANSON
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Harwell				
Councilwoman Miller				
Councilman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 **September 28, 2022** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 22-173

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
ADJUSTING THE PUBLIC BIDDING THRESHOLD PURSUANT TO N.J.S.A. 40A:11-3**

WHEREAS, pursuant to N.J.S.A. 40A:1-3(c), Governor Phil Murphy has exercised his authority to adjust bid thresholds for contracting units' subject to the Local Public Contracts Law; and

WHEREAS, the adjustments became effective for July 1, 2020; and

WHEREAS, for contracting units that have appointed a Qualified Purchasing Agent (QPA) pursuant to N.J.S.A. 40A:11-9(b), and take advantage of a higher bid threshold pursuant to N.J.S.A. 40A:11-3, the maximum bid threshold has been increased from \$40,000 to \$44,000; and

WHEREAS, the City of Woodbury has previously appointed a QPA and wishes to increase the public bid threshold to \$44,000 effective immediately; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Woodbury, that City's public bid threshold be increased to \$44,000 effective immediately.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on September 28, 2022.

CITY OF WOODBURY

REED A. MERINUK
President of Council

ATTEST: _____
CASSIDY L. SWANSON
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Miller				
Councilwoman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 **September 28, 2022** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, _____
City Clerk

RESOLUTION NO. 22-174

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IMPOSING
LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO
MUNICIPALITY CODE §162-4**

WHEREAS, the property owner(s) on the attached Exhibit A, failed to maintain to their properties as required by the Code of the City of Woodbury; and

WHEREAS, following written (10) days notices, the property owners failed to alleviate the maintenance issues; and

WHEREAS, the City of Woodbury, was forced to utilize City labor, equipment and supplies and performed the required maintenance on the property; and

WHEREAS, pursuant to Woodbury Municipal Code, §162-4 the City Official in charge of performing such services has certified to City Council the cost of performing such maintenance as set forth in the attached exhibit; and

WHEREAS, the City Council has examined the certificates and found same correct.

NOW, THEREFORE, BE IT RESOLVED that the sums set forth on the attached exhibit shall forthwith be charged as liens upon the property as set forth on the attached exhibit and shall be added to and become and form part of the taxes next to be assessed and levied upon such dwellings and lands and shall bear interest at the same rates as taxes and shall be collected and enforced by the same officers and in the same manner as taxes.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on September 28 ,2022.

CITY OF WOODBURY

By: _____

REED A. MERINUK
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilwoman Miller				
Councilman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 **September 28, 2022** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 22-174

EXHIBIT A

CITY OF WOODURY			
BOARD UP & CLEAN UP/PROPERTY LIENS			
BLOCK	LOT	ADDRESS	OWNER NAME
170.01	2.21	605 COOPER STREET	MIDFIRST BANK
152.01	5	212 S EVERGREEN	LUKOIL

RESOLUTION NO. 22-175

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING EXECUTION OF CONTRACT FOR SALE OF REAL ESTATE
BETWEEN THE CITY OF WOODBURY AND MC318 LLC FOR PROPERTY KNOWN
AS 640 N. BROAD STREET, BLOCK 125, LOT 13**

WHEREAS, the City of Woodbury is the owner of property located at 640 N. Broad Street, also known as Block 125, Lot 13; and

WHEREAS, the City of Woodbury, pursuant to Resolution #09-113 adopted on May 11, 2009, included Block 125, Lot 13 within a Redevelopment Area; and

WHEREAS, the City of Woodbury now wishes to enter into a Contract for Sale of Real Estate for the sale of 640 N. Broad Street in furtherance of its Redevelopment efforts in the City; and

WHEREAS, the City of Woodbury is in agreement to approve the execution of the attached Contract for Sale of Real Estate.

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

1. That the City Council does hereby authorize and approve the execution of the attached Contract for Sale of Real Estate between the City of Woodbury and MC318 LLC, a New Jersey Limited Liability Company, for the property located at 640 N. Broad Street and also known as Block 125, Lot 13.
2. That the Mayor, Council President and/or City Administrator be and is hereby authorized to execute any and all documents related to the sale of this property.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on September 28, 2022.

CITY OF WOODBURY

By: _____
REED A. MERINUK,
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilwoman Miller				
Councilman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 the meeting held on **September 28, 2022** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy Swanson
City Clerk

L:\WOODBURY CITY\Resolutions\Resolution Authorizing\2022\092822 Res Authorizing Exec of Contract for Sale of Real Estate - 640 N Broad Street.docx

RESOLUTION NO. 22-176

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF AN INACTIVE PLENARY RETAIL
ALCOHOLIC BEVERAGE CONSUMPTION LICENSE NO. 0822-33-007-006 HELD BY
SH WOODBURY LIQUOR LICENSE, LLC FOR THE LICENSING PERIOD
COMMENCING JULY 1, 2022 THROUGH JUNE 30, 2023**

WHEREAS, SH Woodbury Liquor License, LLC is the current holder of a Plenary Retail Alcoholic Beverage Consumption License No 0822-33-007-006; and

WHEREAS, the license holder has completed the New Jersey State Alcoholic Beverage License Renewal Application; and

WHEREAS, the license holder has completed the necessary application and has received a 2022 Tax Clearance Certification; and

WHEREAS, such application is in compliance with the procedures set forth in Title 33 of the revised statutes of New Jersey; and

WHEREAS, said license is to be issued for the year commencing July 1, 2022 and ending June 30, 2023.

NOW BE IT RESOLVED by the Mayor and City Council of the City of Woodbury that the City Clerk is hereby authorized to and directed to issue the renewal of Plenary Retail Alcoholic Beverage Consumption License No. 0822-33-007-006 to SH Woodbury Liquor License LLC.

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby authorized to electronically upload a copy of this Resolution to the State of New Jersey, Department of Law and Public Safety, Director of ABC, 140 East Front Street, CN-087, Trenton, NJ.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury
on September 28, 2022.

CITY OF WOODBURY

REED A. MERINUK,
President of Council

ATTEST: _____
CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Miller				
Councilwoman Miller				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Merinuk				
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 **September 28, 2022** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

L:\WOODBURY CITY\Resolutions\Resolution Authorizing\2022\092822 Res Authorizing Renewal of Plenary License - SH Woodbury Liquor License LLC.docx

RESOLUTION NO. 22-177

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF AN INACTIVE PLENARY RETAIL
ALCOHOLIC BEVERAGE LICENSE NO. 0822-33-007-006 HELD BY SH WOODBURY
LIQUOR LICENSE LLC FOR THE LICENSING PERIOD COMMENCING JULY 1,
2021 THROUGH JUNE 30, 2022**

WHEREAS, the State of New Jersey, Department of Law and Public Safety, Division of Alcoholic Beverage Control issued a Special Ruling on June 10, 2021 granting PB WOODBURY LIQUOR LICENSE LLC permission to file an application for renewal of the license for the 2021-22 and 2022-23 license term and authorizing the City of Woodbury to review and act on such application; and

WHEREAS, per Title 33 of the New Jersey Statutes, the City of Woodbury authorized the Person-to-Person transfer of Plenary Retail Consumption License 0822-33-007-005 issued to PB WOODBURY LIQUOR LICENSE, LLC to SH WOODBURY LIQUOR LICENSE LLC via Resolution No. 21-92 adopted on June 9, 2021; and

WHEREAS, per N.J.C.A Chapter 13 the State of New Jersey, Department of Law and Public Safety, Division of Alcoholic Beverage Control authorized the Person-to- Person transfer of the aforesaid Plenary Retail Consumption License to SH WOODBURY LIQUOR LICENSE, LLC, and issued License No. 0822-33-007-006 to SH WOODBURY LIQUOR LICENSE, LLC

WHEREAS, SH WOODBURY LIQUOR LICENSE LLC has filed for the renewal of its License No. 0822-33-007-006, and such application is in compliance with the procedures set forth in Title 33 of the revised statutes of New Jersey; and

WHEREAS, the license holder has received a 2021 Tax Clearance Certification; and

WHEREAS, such license renewal be issued for the year commencing July 1, 2021 and ending June 30, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury that the City Clerk is hereby authorized to and directed to issue the renewal of SH WOODBURY LIQUOR LICENSE LLC License No. 0822-33-007-006 for the July 1, 2021 – June 30, 2022 term.

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby authorized to electronically upload a copy of this Resolution to the State of New Jersey, Department of Law

and Public Safety, Director of ABC, 140 East Front Street, CN-087, Trenton, NJ.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on September 28, 2022

CITY OF WOODBURY

By: _____
REED A. MERINUK,
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilwoman Harwell				
Councilwoman Miller				
Councilman Miller				
Councilwoman O'Connor				
Councilman Pisarcik				
Council President Merinuk				
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 **September 28, 2022** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

L:\WOODBURY CITY\Resolutions\Resolution Authorizing\2022\092822 Resolution Authorizing Renewal of ABC License (SH Woodbury).docx