



City of Woodbury
City Council Meeting Agenda
February 26, 2025
33 Delaware Street, Woodbury, NJ 08096
6:30 PM

A. Pledge of Allegiance and Moment of Silent Reflection

B. Reading of the Open Public Meeting Statement

C. Roll Call

D. Proclamations

1. Bravery and Life Saving Efforts - *Firefighters Jeremy Beckett, Will Schoenleber, and Martin Behr; Detective Brandon Volk*
2. Bravery and Life Saving Efforts - *Battalion Chief Mike Craft and Firefighters Chris Conley and William Rieger*

E. Open to the Public for Agenda Items Only

F. Ordinances

1. **ORDINANCE NO. 2424-25** - CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)
First Reading
2. **ORDINANCE NO. 2425-25** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE EXECUTION OF A PARKING EASEMENT WITH KENNEDY PROPERTY CORP. ON PROPERTIES IDENTIFIED AS BLOCK 107, LOT 4; BLOCK 114, LOT 4; AND BLOCK 115, LOT 22.02 IN EXCHANGE FOR ITS RELEASE OF A DEED RESTRICTION AND REVERTER RIGHTS RELATED TO BLOCK 75 LOT 7
First Reading
3. **ORDINANCE NO. 2426-25** - BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,162,800 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 \$1,104,660; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING
First Reading
4. **ORDINANCE NO. 2427-25** - 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 \$1,050,000 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 \$1,050,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

First Reading

CONSENT AGENDA

1. **RESOLUTION NO. 25-50** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING PROMOTION OF ARIANNA MARTINEZ FROM CLASS I SPECIAL LAW ENFORCEMENT OFFICER TO CLASS II SPECIAL LAW ENFORCEMENT OFFICER IN THE WOODBURY CITY POLICE DEPARTMENT
2. **RESOLUTION NO. 25-51** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO CANCEL GRANT BALANCES
3. **RESOLUTION NO. 25-52** - RESOLUTION OF THE CITY OF WOODBURY IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPALITY CODE §162-4
4. **RESOLUTION NO. 25-53** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IN SUPPORT OF PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES
5. **RESOLUTION NO. 25-54** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK BLOCK 70 LOT 5 112 S JACKSON ST NATIONAL INTEGRITY TITLE AGENCY
6. **RESOLUTION NO. 25-55** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR RAGONE, FRANK L. JR 100% DISABLED VETERAN, BLOCK 145 LOT 4 A.K.A. 26 EUCLID ST
7. **RESOLUTION NO. 25-56** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR GINDRAW, SLENA & COOPER-GINDRAW, STACY 100% DISABLED VETERAN, BLOCK 91 LOT 37 A.K.A. 25 CRESCENT AVE
8. **RESOLUTION NO. 25-57** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE YEAR 2025
9. **RESOLUTION NO. 25-58** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO APPROVE THE SUBMISSION OF A GRANT APPLICATION AND TO EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR YEAR 5 OF THE NEIGHBORHOOD PRESERVATION PROGRAM

END CONSENT AGENDA

I. Approval of the Bill and Voucher List

J. Reports

K. Unfinished Business

L. New Business

M. Open to the Public

N. Resolution

1. **RESOLUTION NO. 25-59** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS RELATED TO COLLECTIVE BARGAINING AGREEMENT, THE PURCHASE, LEASE ACQUISITION OF REAL PROPERTY OR INVESTMENT OF PUBLIC FUNDS PRIVILEGE AND EMPLOYMENT RELATIONSHIP

O. 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. 2424-25

**CALENDAR YEAR 2025
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 2025 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 \$133,991.99 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 2025 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 \$468,971.95, and that the CY 2025 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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2424-25 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 26, 2025** 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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Miller				

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2424-25 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 26, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2425 -25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE EXECUTION OF A PARKING EASEMENT WITH KENNEDY PROPERTY CORP. ON PROPERTIES IDENTIFIED AS BLOCK 107, LOT 4; BLOCK 114, LOT 4; AND BLOCK 115, LOT 22.02 IN EXCHANGE FOR ITS RELEASE OF A DEED RESTRICTION AND REVERTER RIGHTS RELATED TO BLOCK 75 LOT 7.

WHEREAS, the City of Woodbury ("City") is empowered, pursuant to the provisions of the Local Redevelopment and Housing Law, as amended and supplemented, N.J.S.A. 40A:12A-1 *et seq.* ("the Redevelopment Law"), to declare certain properties located within the City as areas in need of redevelopment, and to adopt and implement redevelopment plans, and carry out redevelopment projects; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, a municipality may designate a redevelopment entity for purposes of undertaking municipal redevelopment efforts, as prescribed in the Redevelopment Law, or may execute those responsibilities directly as a City; and

WHEREAS, the City has elected to directly act as the redevelopment entity, through the Woodbury City Council ("the Council"), for purposes of redevelopment matters; and

WHEREASA, the City has designated the Downtown Business District located on Broad Street as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 *et. seq.* (the "Redevelopment Area"); and

WHEREAS, the City has also adopted via ordinance a Redevelopment Plan for the Downtown Business District dated May 24, 2010 (the "Redevelopment Plan"). Located within the area designated as an area in need of redevelopment are Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 15, 27.01, 32, 33 & 35, owned by the City, as well as adjacent properties which include 101 S. Broad (Block 75, Lot 17), 117 S. Broad St (Block 75, Lot 14) and 41 W. Centre St. (Block 75, Lot 31) and the common drive way referred to as Ross Run (collectively referred to as the "Property"), consisting of approximately One Hundred Fifty Thousand (150,000) Square Feet as more or less ("Project Area"); and

WHEREAS, the Redevelopment Area and Redevelopment Plan also include properties identified on the Tax Map of the City as Block 107, Lot 4; Block 114, Lot 4; and Block 115, Lot 22.02; and

WHEREAS, the City has entered into a Redevelopment Agreement with Woodbury Redevelopment Holdings, LLC (“Redeveloper”) for the redevelopment of the Project Area; and

WHEREAS, the City is the owner of Block 75, Lot 7 located within the Project Area, which lot was conveyed to it with a restriction as to the use of the property and the right of reverter to the owner of Block 75, Lot 6 in the event Lot 7 was no longer used for a parking lot; and

WHEREAS, Kennedy Property Corp. (“Kennedy”) is the owner of Block 75, Lot 6, which lot is located adjacent to the Project Area; and

WHEREAS, the City has requested that Kennedy release its rights to Block 75, Lot 7, including the restriction on the use of the property and reverter, and to permit the City to stop using Block 75, Lot 7 as a parking lot and to convey it to the Redeveloper, or any other party, without the deed restriction or reverter; and

WHEREAS, the City is the owner of Block 107, Lot 4; Block 115, Lot 22.02; and Block 114, Lot 4 on which it operates parking lots, and it is willing to grant a parking easement to Kennedy on such lots in exchange for the release of the rights Kennedy holds on Block 75, Lot 7; and

WHEREAS, Redevelopment Law, N.J.S.A. 40A:12-8(g), permits a municipality acting as a redevelopment entity to convey land, or an interest in land, to any other party, for the purpose of advancing the Redevelopment Plan, without public bidding; and

WHEREAS, in executing the parking easement the City is acting in accordance with “Local Redevelopment and Housing Law.”

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, County of Gloucester, New Jersey, pursuant to the Local Redevelopment and Housing Law, that:

Section One: The City is hereby authorized to execute the attached Parking and Access Easement with Kennedy over property identified as Block 107, Lot 4; Block 115, Lot 22.02; and Block 114, Lot 4 contingent upon Kennedy executing a Release of Deed Restriction and Right of Reverter and delivering the same to the City.

Section Two: The Mayor, Clerk, Business Administrator and other City Representatives authorized to do so by law are authorized to execute all documents necessary in the fulfillment of this Ordinance, including the Parking and Access Easement attached hereto.

Section Three: Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

Section Four: In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the City Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the City to meet the goals of the Ordinance.

Section Five: This Ordinance shall take effect upon passage and publication according to law.

CITY OF WOODBURY

By: _____
WILLIAM H. FLEMING, JR.
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

APPROVED

By: _____
KYLE MILLER,
Mayor

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

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2425-25 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 26, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
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Cassidy L. Swanson,
City Clerk

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2426-25

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,162,800 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 \$1,104,660; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

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 \$1,162,800; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$1,104,660.
- (c) a down payment in the amount of \$58,140 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 \$1,104,660, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$58,140, 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 \$1,104,660 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 \$1,104,660, 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 \$232,000.

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>Down Payment</u>	<u>Amount of Obligation s</u>	<u>Period of Usefulness s</u>
A.	Acquisition of Bus, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$72,800	\$3,640	69,160	5 years
B.	Acquisition of Lift Truck for City Garage, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	25,000	1,250	23,750	10 years
C.	Acquisition, installation and replacement of Underground Storage Tanks , together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	625,000	31,250	593,750	15 years
D.	Acquisition of Asphalt Roller with Trailer for Public Works Department, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	100,000	5,000	95,000	10 years
E.	Repaving of Various Streets, 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	10 years

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligation \$</u>	<u>Period of Usefulness \$</u>
F.	Acquisition of License Plate Readers for Police Department, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	40,000	2,000	38,000	7 years
	TOTAL	\$1,162,800	\$58,140	\$1,104,660	

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 12.27 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 \$1,104,660.

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 purposed, 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 terms 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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2426-25 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 26, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
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CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2426-25 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 26, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2427-25

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 \$1,050,000 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 \$1,050,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

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 \$1,050,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$1,050,000; and

Section 3. The sum of \$1,050,000, to be raised by the issuance of bonds or bond anticipation notes, is 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 \$1,050,000 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 \$1,050,000, 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 \$210,000.

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>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
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	\$250,000	\$0	\$250,000	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	100,000	0	100,000	40 years
C.	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	700,000	0	700,000	15 years
	TOTAL	\$1,050,000	\$0	\$1,050,000	

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 23.33 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 \$1,050,000.

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 purposed, 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 terms 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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2427-25 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 26, 2025** 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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Miller				

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2427-25 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 26, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-50

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING PROMOTION OF ARIANNA MARTINEZ
FROM CLASS I SPECIAL LAW ENFORCEMENT OFFICER TO CLASS II
SPECIAL LAW ENFORCEMENT OFFICER IN THE
WOODBURY CITY POLICE DEPARTMENT**

WHEREAS, there is currently an opening for the position of Class II Special Law Enforcement Officer ("SLEO") in the City of Woodbury Police Department; and

WHEREAS, the Chief of Police of the City of Woodbury has recommended the promotion of Class I SLEO Arianna Martinez who is qualified and has demonstrated the requisite character and aptitude for the position; and

WHEREAS, the Mayor and Council of the City of Woodbury concur with the Police Chief's recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, that Arianna Martinez is hereby promoted from the position of Class I Special Law Enforcement Officer to the position Class II Special Law Enforcement Officer for the Woodbury City Police Department, effective *nunc pro tunc* on January 22, 2025.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-51

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
TO CANCEL GRANT BALANCES**

WHEREAS, the balance sheet of the grants fund contains receivable and reserve balances which are old and for grants which have been closed out; and

WHEREAS, the Chief Financial Officer has performed a review of the grants receivable and reserve balances and recommends that the following balance sheet line items be canceled:

Federal & State Grants Receivable:

USDOJ Bulletproof Vest Grant	\$ 881.52
NJDOT Transportation Enhancement Program	\$ 12,065.69
NJDOT '09 Local Aid Bikeway Program	\$ 33,172.00
NPP COVID-19 Relief & Recovery Grant	\$ 27,300.00
Holiday Drive Sober Grant	\$ 3,600.00
Municipal Alliance Program	\$ 58,191.59
DVRPC TCDI Grant	\$ 7,596.75
	<u>\$142,807.55</u>

Federal & State Grants Appropriated Reserve:

NJDOT '09 Local Aid Bikeway Program	\$ 16,880.48
Hazardous Discharge Remediation Grant	\$ 19,781.00
Municipal Alliance Program	\$ 22,164.74
DVRPC TCDI Grant	\$ 1,022.98
Gloucester County Art in the Street Grant	\$ 4,475.33
Sustainable Jersey Grant	\$ 750.00
	<u>\$ 65,074.53</u>

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Woodbury, County of Gloucester and State of New Jersey that the CFO is authorized to cancel the balance sheet line items list and the difference between the Receivables and Appropriated Reserves (\$77,733.02) shall be charged Fund Balance.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-52

**RESOLUTION 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 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 the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,

City Clerk

Exhibit A

CITY OF WOODBURY					02/26/2025	
BOARD UP & CLEAN UP/PROPERTY LIENS						
BLOCK	LOT	ADDRESS	OWNER NAME	TOTAL	BILLED ORIGINALLY	REASON
44	9	100 S. Warner	Richard & Carol Gamble	\$909.70	01/20/2025	BOARD UP PROPERTY
97	6	18 Packard Ave.	Franklin Carey Jr.	\$1,000.00	01/20/2025	WEEDS, OVERGROWN TREE, FENCE DISPOSAL
TOTAL				\$1,909.70		

RESOLUTION NO. 25-53

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY IN
SUPPORT OF PUBLISHING LEGAL NOTICES ON OFFICIAL
GOVERNMENT WEBSITES**

WHEREAS, the sunset provision of March 1, 2025, imposed under P.L. 2024 c.106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and

WHEREAS, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal notices in the press; and

WHEREAS, long before NJ Advanced Media's announcement that it was terminating daily print publications in January of 2025, local government officials found it increasingly difficult to comply with the public notice requirements under the law as the media has become almost exclusively digitized and struggled to retain staff, resources, and publications; and

WHEREAS, legislation that will authorize local governments to publish legal notices on a local government's official website will streamline an antiquated and overly burdensome process and save valuable time, resources, and property taxpayer dollars.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, do in fact, hereby urge state leaders to pass legislation that will authorize municipalities, counties, school districts, and all local governments to publish legal notices in a clear, transparent, and timely manner

on a local government's official website.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to Governor Phil Murphy, Senate President Nicholas Scutari, Speaker of the General Assembly Craig Coughlin, Senator Nilsa Cruz-Perez, Assemblymen William Spearman and Bill Moen, and the New Jersey State League of Municipalities.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-54

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT
BLOCK 70 LOT 5 112 S JACKSON ST NATIONAL INTEGRITY TITLE
AGENCY**

WHEREAS, NATIONAL INTEGRITY TITLE AGENCY made an overpayment of \$1263.96 on block 70 Lot 5 A.K.A. 112 S JACKSON ST on the 4TH qtr. 2025; and

WHEREAS, NATIONAL INTEGRITY TITLE AGENCY asked to have such overpayment refunded to

NATIONAL INTEGRITY TITLE AGENCY

ONE HOLTEC DRIVE SUITE 102

MARLTON, NJ 08053

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 the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-55

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
CANCELLING TAXES FOR RAGONE, FRANK L. JR 100% DISABLED
VETERAN, BLOCK 145 LOT 4 A.K.A. 26 EUCLID ST**

WHEREAS, RAGONE, FRANK L. JR , the owner of block 145 lot 4 A.K.A. 26 EUCLID 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 DECEMBER 17, 2024 on Block 145 Lot 5 A.K.A. 26 EUCLID ST; and

WHEREAS, the Woodbury City Tax Collector has approved the cancellation of the 1ST quarter 2025 taxes in the amount of \$2353.79.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, that the Tax Collector is hereby authorized to cancel taxes as stated.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-56

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
CANCELLING TAXES FOR GINDRAW, SLENA & COOPER-GINDRAW,
STACY 100% DISABLED VETERAN, BLOCK 91 LOT 37 A.K.A. 25
CRESCENT AVE**

WHEREAS, GINDRAW, SLENA & COOPER-GINDRAW, STACY, the owner of block 91 lot 37 A.K.A. 25 CRESCENT AVE, 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 the cancellation of taxes effective DECEMBER 2, 2024, on Block 91 Lot 37 A.K.A. 25 CRESCENT AVE; and

WHEREAS, the Woodbury City Tax Collector has approved the cancellation of the 1ST quarter 2025 taxes in the amount of \$1783.73 and the cancellation of the 2nd quarter 2025 taxes in the amount of \$1783.72.

GINDRAW, SLENA & COOPER-GINDRAW, STACY
25 CRESCENT AVE
WOODBURY, NJ 08096

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury that the Tax Collector is hereby authorized to cancel taxes as stated.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-57

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
ADOPTING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE
YEAR 2025**

WHEREAS, the governing body of the City of Woodbury, has previously adopted temporary budget resolution no. 25-22 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 2025 budget; and

WHEREAS, additional temporary appropriations are necessary for the period prior to the adoption of the budget.

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 temporary appropriations hereinafter made and established are entirely within all limitations imposed by law.

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

1. There is hereby appropriated pursuant to the condition of said local budget law relating to temporary budgets, the sum of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) 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		\$ 400,000.00
	Total for Water and Sewer Consolidated Utility		\$ 400,000.00

2. 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 2025, 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 the regular meeting of the Mayor and City Council of the City of

Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-58

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
APPROVE THE SUBMISSION OF A GRANT APPLICATION AND TO
EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT
OF COMMUNITY AFFAIRS FOR YEAR 5 OF THE NEIGHBORHOOD
PRESERVATION PROGRAM**

WHEREAS, the City of Woodbury has obtained a grant from the New Jersey Department of Community Affairs for \$125,000 to carry out the Neighborhood Preservation Program (NPP) from January 1, 2025 to December 31, 2025; and

WHEREAS, the City of Woodbury desires to accept a grant from the New Jersey Department of Community Affairs for approximately \$125,000 to carry out Year 5 of the Neighborhood Preservation Program (NPP) from January 1, 2025 to December 31, 2025; and

WHEREAS, the purpose of the grant is to design and implement a wide range of initiatives to restore a favorable climate for investment and to improve the quality of life for the residents and businesses of this neighborhood; and to administer and implement a DCA-approved Year 5 Neighborhood Preservation Program Implementation Plan.

WHEREAS, as a condition of the grant, the NJDCA requires that a Strategic Implementation Plan be prepared which delineates the activities of the NPP program and describes the manner in which the grant funds will be expended. The plan covers a one-year period January 1, 2025 to December 31, 2025 and must be submitted to the NJDCA for review and approval prior to program implementation.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of Woodbury does hereby authorize the acceptance of such a grant; and

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Woodbury recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey

Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between; and

BE IT FURTHER RESOLVED, that the Mayor and Council of the City of Woodbury recognizes authorizes the acceptance of the Year 5 Implementation Plan per the grant rules and regulations; and

BE IT FURTHER RESOLVED, that the Mayor, Chief Financial Officer, City Clerk, and Main Street Woodbury Inc. Representatives are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-59

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS RELATED TO COLLECTIVE BARGAINING AGREEMENT, THE PURCHASE, LEASE ACQUISITION OF REAL PROPERTY OR INVESTMENT OF PUBLIC FUNDS PRIVILEGE AND EMPLOYMENT RELATIONSHIP

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 pertaining to a collective bargaining agreement– Pursuant to N.J.S.A. 10:4-12b(4) – UFCW Local 1360
2. Matters relating to the purchase, lease acquisition of real property or investment of public funds privilege - Pursuant to N.J.S.A. 10:4-12b(5) – Land Identified As Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 15, 27.01, 32, 33 & 35
3. Matters relating to the employment relationship - Pursuant to N.J.S.A. 10:4-12b(8) - Shared Service Agreement with the Borough of Clayton.

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 the regular meeting of the Mayor and City Council of the City of Woodbury held on February 26, 2025.

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				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
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 26, 2025**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk