



City of Woodbury
City Council Meeting Agenda
July 23, 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. Open to the Public for Agenda Items Only

E. Resolutions

1. **RESOLUTION NO. 25-138** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE PROMOTION OF ZACHARY MUHLBAIER FROM CLASS II SPECIAL LAW ENFORCEMENT OFFICER TO FULL-TIME PATROL OFFICER IN THE WOODBURY CITY POLICE DEPARTMENT
2. **RESOLUTION NO. 25-139** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE PROMOTION OF JOSHUA CARR FROM CLASS I SPECIAL LAW ENFORCEMENT OFFICER TO CLASS II SPECIAL LAW ENFORCEMENT OFFICER IN THE WOODBURY CITY POLICE DEPARTMENT

F. Oaths of Office

1. **Zachary Muhlbaier**, *Full-Time Patrol Officer for the Woodbury City Police Department*
2. **Joshua Carr**, *Class II Special Law Enforcement Officer for the Woodbury City Police Department*

G. Proclamations

1. Woodbury City Police Department

H. Ordinances

1. **ORDINANCE NO. 2433-25** - ORDINANCE OF THE CITY OF WOODBURY TO ADOPT THE 100 BLOCK SOUTH BROAD STREET AMENDMENT TO THE WOODBURY REDEVELOPMENT PLAN: DOWNTOWN BUSINESS DISTRICT, FOR BLOCK 75 LOTS 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 31, 32, 33 AND 35; BLOCK 75.01, LOT 27.01, AND ROSS RUN
First Reading

CONSENT AGENDA

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1. **RESOLUTION NO. 25-140** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE HIRING OF CALVIN PRESSLEY AS A FULL-TIME PATROL OFFICER FOR THE WOODBURY CITY POLICE DEPARTMENT

2. **RESOLUTION NO. 25-141** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO EXTEND GRACE PERIOD ON THIRD QUARTER 2025 (AUGUST) AS PER N.J.S.A 54:4-67
3. **RESOLUTION NO. 25-142** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADJUSTING THE PUBLIC BIDDING THRESHOLD PURSUANT TO N.J.S.A. 40A:11-3
4. **RESOLUTION NO. 25-143** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING TAXES FOR LONG, WILLIAM 100% DISABLED VETERAN, BLOCK 97.01 LOT 18 A.K.A 17 PACKARD AVE
5. **RESOLUTION NO. 25-144** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SATISFACTION OF REGIONAL CONTRIBUTION AGREEMENT HOME IMPROVEMENT PROGRAM MORTGAGE REGARDING BLOCK 113, LOT 6 A/K/A 43 EAST CENTRE STREET
6. **RESOLUTION NO. 25-145** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH PIONEER PIPE CONTRACTORS, INC. FOR THE REPAIR OF RUPTURED WATER MAIN AT 631 MANTUA AVENUE
7. **RESOLUTION NO. 25-146** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)
8. **RESOLUTION NO. 25-147** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)
9. **RESOLUTION NO. 25-148** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS FOR THE FY2024 NJDOT LOCAL AID PROGRAM – STUART STREET AND LAFAYETTE AVENUE RESURFACING AND SAFETY IMPROVEMENTS
10. **RESOLUTION NO. 25-149** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ENDORSING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN
11. **RESOLUTION NO. 25-150** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF A CLASS 5 ANNUAL CANNABIS RETAILER LICENSE TO BESTBUDS, 135 S. BROAD ST., WOODBURY, NEW JERSEY, CONDITIONED UPON THE ISSUANCE OF A RENEWAL LICENSE BY THE STATE OF NEW JERSEY CANNABIS REGULATORY COMMISSION
12. **RESOLUTION NO. 25-151** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF A CLASS 5 ANNUAL CANNABIS RETAILER LICENSE TO NOVA FARMS WOODBURY LLC, 642 MANTUA PIKE, WOODBURY, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF A RENEWAL LICENSE BY THE STATE OF NEW JERSEY CANNABIS REGULATORY COMMISSION

END CONSENT AGENDA

- K. Approval of the Bill and Voucher List**
- L. Reports**
- M. Unfinished Business**
- N. New Business**
- O. Open to the Public**
- P. 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.

RESOLUTION NO. 25-138

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE PROMOTION OF ZACHARY MUHLBAIER
FROM CLASS II SPECIAL LAW ENFORCEMENT OFFICER TO FULL-TIME
PATROL OFFICER IN THE WOODBURY CITY POLICE DEPARTMENT**

WHEREAS, there is currently an opening for the position of Full-Time Patrol Officer in the City of Woodbury Police Department; and

WHEREAS, the Chief of Police of the City of Woodbury has recommended the promotion of Class II Special Law Enforcement Officer Zachary Muhlbaier, 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 Zachary Muhlbaier is hereby promoted from the position of Class II Special Law Enforcement Officer to the position of Full-Time Patrol Officer for the Woodbury City Police Department.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
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 **July 23, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-139

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE PROMOTION OF JOSHUA CARR
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 Joshua Carr 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 Joshua Carr 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.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
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				

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-140

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE HIRING OF CALVIN PRESSLEY AS A FULL-TIME
PATROL OFFICER FOR THE WOODBURY CITY POLICE DEPARTMENT**

WHEREAS, due to vacancy, the Mayor and Council of the City of Woodbury authorized the City Administrator, Chief of Police, and Police Captain to conduct a search to identify an individual to hire as a Full-Time Patrol Officer; and

WHEREAS, the City Administrator, Chief of Police, and Police Captain have received applications and conducted such interviews and investigations of applicants as appropriate and consistent with the City's policies and procedures; and

WHEREAS, the City Administrator, Chief of Police, and Police Captain have determined that Calvin Pressley possesses the character and qualifications necessary to serve as a Full-Time Patrol Officer for the Woodbury City Police Department.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Woodbury that Calvin Pressley is hereby hired as a Full-Time Patrol Officer.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-141

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
EXTEND GRACE PERIOD ON THIRD QUARTER 2025 (AUGUST) AS PER
N.J.S.A 54:4-67**

WHEREAS, the State of New Jersey prescribes the procedure for handling payments when property tax bills are sent out late. N.J.S.A 54:4-67 provides that the third quarter installment of current year property taxes shall not be subject to interest until the twenty-fifth calendar day after the date that the tax bill for the third installment is mailed; and

WHEREAS, the State of New Jersey states that the bill shall contain a notice specifying the date on which interest will begin to accrue back to August 1st. The extended grace period is through September 4, 2025, and is stated on the bill form.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury that the grace period on the third quarter 2025 installment shall be extended to September 4, 2025. Payments received after that date will be subject to interest at 8% up to \$1,500 and 18% over \$1,500 until delinquency is paid in full.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

By: _____

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-142

**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, N.J.S.A. 40A:11-3 permits the Governor of the State of New Jersey, in consultation with the Department of Treasury, to adjust the bid threshold every five years in direct proportion to the rise and fall of the index; and

WHEREAS, in accordance with Finance Notice LFN 2011-27, Governor Phil Murphy has adjusted the bid threshold for awarding contracts pursuant to the Local Public Contract Law and has given local contracting that have appointed a Qualified Purchasing Agent (QPA) units the ability to increase the minimum bid threshold from \$44,000 to \$53,000; and

WHEREAS, the adjustments became effective for July 1, 2025; and

WHEREAS, the City of Woodbury has previously appointed a QPA and wishes to increase the public bid threshold to \$53,000, effective immediately.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Woodbury, that City's public bid threshold be increased to \$53,000 in pursuant with N.J.S.A. 40A:11-3(a), effective immediately.

BE IT FURTHER RESOLVED pursuant to N.J.A.C. 5:34-5.2, the City Clerk is hereby directed to forward a certified copy of this resolution to the Director of the Division of Local Government Services.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-143

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
CANCELLING TAXES FOR LONG, WILLIAM 100% DISABLED VETERAN,
BLOCK 97.01 LOT 18 A.K.A 17 PACKARD AVE**

WHEREAS, LONG, WILLIAM, the owner of Block 97.01 Lot 18 A.K.A 17 Packard 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 for the cancellation of taxes effective MARCH 31, 2025, on Block 97.01 Lot 18 A.K.A 17 Packard Ave; and

WHEREAS, the Woodbury City Tax Collector has approved the cancellation of the 1st quarter 2025 taxes in the amount of \$1774.06, and the cancellation of the 2nd qt 2025 taxes in the amount of \$1774.06.

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 July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

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 Cassidy L. Swanson, RMC
 City Clerk

RESOLUTION NO. 25-144

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING EXECUTION OF SATISFACTION OF REGIONAL
CONTRIBUTION AGREEMENT HOME IMPROVEMENT PROGRAM
MORTGAGE REGARDING BLOCK 113, LOT 6
A/K/A 43 EAST CENTRE STREET**

WHEREAS, said funds were for the purpose of funding the City to rehabilitate housing for income-eligible homeowners; and

WHEREAS, on August 26, 2009, the City approved expenditure of funds in the amount of \$26,500.00 for repairs to Block 113, Lot 6 a/k/a 43 East Centre Street; and

WHEREAS, repayment of said funds was secured by a City of Woodbury RCA Home Improvement Program mortgage dated March 19, 2010, recorded in MB 12125, Page 131; and

WHEREAS, said mortgage required repayment of the principal amount of the loan without interest at the time of sale; and

WHEREAS, the property was sold, and the City has received payment in full of the principal amount of its RCA loan in the amount of \$26,500.00; and

WHEREAS, Council wishes to authorize the execution of a satisfaction of the City of Woodbury RCA Home Improvement Program mortgage as set forth above.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodbury authorizes the Mayor and/or Administration to execute a satisfaction of the above-described mortgage and such other documents as may be necessary to accomplish the same.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

By: _____

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-145

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH
PIONEER PIPE CONTRACTORS, INC. FOR THE REPAIR OF RUPTURED WATER
MAIN AT 631 MANTUA AVENUE**

WHEREAS, emergency repairs were needed for ruptured water main located at 631 Mantua Avenue; and

WHEREAS, the emergency condition falls under the jurisdiction of the Water and Sewer Utility within the Public Works Department; and

WHEREAS, the Manager of the Public Works Department has determined that the condition constitutes an emergency affecting the immediate health, safety, and welfare of the public requiring the immediate delivery of goods and services; and

WHEREAS, the scope of the necessary emergency repairs are beyond the scope of the City's in house repair capabilities; and

WHEREAS, the Manager of the Public Works Department pursuant to N.J.S.A. 40A:11-6 notified the City Administrator and CFO of the existence of the emergency and the need for the performance of a contract to address the emergency situation, which notification was reduced to writing and filed with the Administrator, CFO and purchasing agent pursuant to the provisions of the Local Public Contracts Law and the procedures established by the City of Woodbury; and

WHEREAS, the Public Works Director has requested the award of an emergency contract to Pioneer Pipe Contractors, Inc. on an emergency basis pursuant to N.J.S.A. 40A:11-6 and the policies and procedures established by the City of Woodbury for repairs to the ruptured water main in the amount of \$47,146.50; and

WHEREAS, said work to be completed is designed to address only the extent of the emergency and could not have been anticipated.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury that the contract awarded to Pioneer Pipe Contractors, Inc. on an emergency basis pursuant to N.J.S.A. 40A:11-6 and the policies and procedures established by the City of Woodbury for repairs to the ruptured water main in the amount of \$47,146.50, and the Mayor and/or City Administrator are hereby authorized to execute a contract consistent with the within resolution; and the CFO is hereby directed to make payment to Pioneer Pipe Contractors, Inc. with the approval of the City Administrator and the Manager of the Public Works Department as to satisfactory completion of the provisions of the contracted good and services.

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
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

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 **July 23, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-146

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE
BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87
(CHAPTER 159, P.L. 1948)**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount, and

WHEREAS, the City of Woodbury has received grant funding from the NJ Department of Community Affairs, not included in the adopted 2025 budget; and wishes to amend its 2025 budget to include this amount as revenue, and

NOW, THEREFORE, BE IT RESOLVED that the City of Woodbury, County of Gloucester, hereby requests that the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget year 2025 in the sum below, which item is now available as a revenue from: Special Item of Revenue Anticipated With Prior Written Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Neighborhood Preservation Program Grant	\$125,000.00
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BE IT FURTHER RESOLVED that the like sums below be and the same are hereby appropriated under the caption of General Appropriations – Operations Excluded from “CAPS”:

Neighborhood Preservation Program Grant	\$125,000.00
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BE IT FURTHER RESOLVED that the Chief Financial Officer forward a copy of this resolution to the Director of Local Government Services.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Harwell				
Councilwoman 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 **July 23, 2025** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-147

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE
BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87
(CHAPTER 159, P.L. 1948)**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount, and

WHEREAS, the City of Woodbury has received grant funding from the NJ Department of Law & Public Safety through the Gloucester County Prosecutor’s Office, not included in the adopted 2025 budget; and wishes to amend its 2025 budget to include this amount as revenue, and

NOW, THEREFORE, BE IT RESOLVED that the City of Woodbury, County of Gloucester, hereby requests that the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget year 2025 in the sum below, which item is now available as a revenue from: Special Item of Revenue Anticipated With Prior Written Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Aggressive Driving Grant	\$ 3,080.00
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BE IT FURTHER RESOLVED that the like sums below be and the same are hereby appropriated under the caption of General Appropriations – Operations Excluded from “CAPS”:

Aggressive Driving Grant	\$ 3,080.00
--------------------------	-------------

BE IT FURTHER RESOLVED that the Chief Financial Officer forward a copy of this resolution to the Director of Local Government Services.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-148

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS FOR THE
FY2024 NJDOT LOCAL AID PROGRAM – STUART STREET AND
LAFAYETTE AVENUE RESURFACING AND SAFETY IMPROVEMENTS**

WHEREAS, Bryson & Yates, LLC, Engineers for the City of Woodbury have completed the Plans, Specifications and accompanying bid documents for the “FY2024 NJDOT Local Aid Project for Stuart Street and Lafayette Avenue Resurfacing & Safety Improvements” (the “Project”); and

WHEREAS, the City Engineer recommends advertising the Notice to Bidders on or about September 30, 2025 and proceeding with a bid opening date of October 15, 2025; and

WHEREAS, the City of Woodbury wishes to proceed in accordance with the recommendation of the City Engineer for said Project.

THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Woodbury that the City Engineer is hereby authorized to issue the Notice to Bidders, advertise same and take any and all actions to provide the bid packages necessary in furtherance of receiving bids for the “FY2024 NJDOT Local Aid Project for Stuart Street and Lafayette Avenue Resurfacing & Safety Improvements.”

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
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

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 **July 23, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-149

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
ENDORING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE
PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (“Amended FHA”); and

WHEREAS, pursuant to the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the City of Woodbury (“City”) Council adopted a “binding resolution” accepting the New Jersey Department of Community Affairs’ (“DCA”) calculation of the City’s Present Need obligation of one hundred forty-seven (147) units and a Prospective Need obligation of zero (0) units using the methodology in the Amended FHA and the determination; and

WHEREAS, the City filed a Fourth Round Declaratory Judgment action with the Superior Court of New Jersey, along with its binding resolution, on June 18, 2025; and

WHEREAS, the City Planning Board, through its Professional Planner, has prepared a Fourth Round Housing Element and Fair Share Plan (“Fourth Round HEFSP”) that addresses the City’s Fourth Round affordable housing obligation; and

WHEREAS, the City of Woodbury Planning Board (“Board”), at a duly noticed meeting held on July 10, 2025, reviewed the Fourth Round HEFSP and determined that it was consistent with the Master Plan and that implementation of the Fourth Round HEFSP is in the public interest and would promote the general welfare and, by Resolution No. PZ-10-2025, dated July 10, 2025, adopted the Fourth Round HEFSP.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Woodbury, County of Gloucester, State of New Jersey, on this 23rd day of July 2025, that:

1. The City Council hereby endorses the Fourth Round HEFSP as adopted by the Board as an amendment to the City's Master Plan and agrees to implement the Fourth Round HEFSP by adopting applicable ordinances.
2. The Mayor, Administrator, and City Clerk, together with all other officers, professionals and employees of the City are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
3. This Resolution shall take effect immediately.

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on July 23, 2025.

CITY OF WOODBURY

By:

WILLIAM H. FLEMING JR.,
President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-150

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF A CLASS 5 ANNUAL CANNABIS
RETAILER LICENSE TO BESTBUDS, 135 S. BROAD ST., WOODBURY,
NEW JERSEY, CONDITIONED UPON THE ISSUANCE OF A RENEWAL
LICENSE BY THE STATE OF NEW JERSEY CANNABIS REGULATORY
COMMISSION**

WHEREAS, the City Council of the City of Woodbury has authorized the issuance of three (3) Class V Cannabis Retailer Licenses within the City pursuant to Chapter 67 of the Code Book of the City of Woodbury; and

WHEREAS, BestBuds, LLC is the holder of a Class V Cannabis Retailer License in the City of Woodbury at a facility located at 135 S. Broad St., Woodbury, New Jersey, specifically State License No. RE000289 in accordance with the Cannabis Regulatory Commission rules and regulations, N.J.A.C. 17:30-7.1; and

WHEREAS, an annual City license renewal has been requested by BestBuds, LLC; and

WHEREAS, BestBuds, LLC has complied with all of the requirements for a renewal pursuant to Chapter 67 of the Code Book of the City of Woodbury; and

WHEREAS, the City Council finds it to be in the best interest of the City to renew the Class V Cannabis Retailer License for BestBuds, LLC for their location at 135 S. Broad St., Woodbury, New Jersey, State License No. RE000289, for a period of one (1) year from September 11, 2025, until September 11, 2026, subject to the issuance of a state license.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Woodbury, County of Gloucester, and State of New Jersey that a Class V Municipal Cannabis Retailer License renewal be issued to BestBuds, LLC, State License No. RE000289 for their facility located at 135 S. Broad St., Woodbury, New Jersey, for a period of one (1) year from September 11, 2025, until September 11, 2026, provided the state-issued license remains in effect.

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
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				

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-151

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF A CLASS 5 ANNUAL CANNABIS
RETAILER LICENSE TO NOVA FARMS WOODBURY LLC, 642 MANTUA
PIKE, WOODBURY, NEW JERSEY CONDITIONED UPON THE ISSUANCE
OF A RENEWAL LICENSE BY THE STATE OF NEW JERSEY CANNABIS
REGULATORY COMMISSION**

WHEREAS, the City Council of the City of Woodbury has authorized the issuance of three (3) Class V Cannabis Retailer Licenses within the City pursuant to Chapter 67 of the Code Book of the City of Woodbury; and

WHEREAS, Nova Farms Woodbury LLC is the holder of a Class V Cannabis Retailer License in the City of Woodbury at a facility located at 642 Mantua Pike, Woodbury, New Jersey, specifically State License No. RE000626 in accordance with the Cannabis Regulatory Commission rules and regulations, N.J.A.C. 17:30-7.1; and

WHEREAS, an annual City license renewal has been requested by Nova Farms Woodbury LLC; and

WHEREAS, Nova Farms Woodbury LLC has complied with all of the requirements for a renewal pursuant to Chapter 67 of the Code Book of the City of Woodbury; and

WHEREAS, the City Council finds it to be in the best interest of the City to renew the Class V Cannabis Retailer License for Nova Farms Woodbury LLC for their location at 642 Mantua Pike, Woodbury, New Jersey, State License No. RE000626, for a period of one (1) year *nunc pro tunc* from May 11, 2025, until May 11, 2026, subject to the issuance of a state license.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Woodbury, County of Gloucester, and State of New Jersey that a Class V Municipal Cannabis Retailer License renewal be issued to Nova Farms Woodbury LLC, State License No. RE000626 for their facility located at 642 Mantua Pike, Woodbury, New Jersey, for a period of one (1) year, *nunc pro tunc* from May 11, 2025, until May 11, 2026, provided the state-issued license remains in effect.

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on July 23, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
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Council President Fleming				
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Cassidy L. Swanson, RMC
City Clerk