

City of Woodbury
City Council Meeting Agenda
August 13, 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. Approval of the Minutes

1. February 26, 2025
2. May 28, 2025

E. Open to the Public for Agenda Items Only

F. 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.

CONSENT AGENDA

1. **RESOLUTION NO. 25-152** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF TAX PAYMENT BLOCK 73 LOT 9.02 A.K.A. 102 DELAWARE ST COOPER, CARLTON & YVETTE
2. **RESOLUTION NO. 25-153** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF LEASE AGREEMENT BY AND BETWEEN THE CITY OF WOODBURY AND THE WOODBURY CITY BOARD OF EDUCATION FOR PORTION OF PROPERTY LOCATED AT BLOCK 83 LOT 27 A.K.A 25 NORTH BROAD STREET
3. **RESOLUTION NO. 25-154** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING THE CITY OF WOODBURY POLICY AND PROCEDURES MANUAL FOR REGIONAL CONTRIBUTION AGREEMENT RECAPTURED FUNDS OWNER-OCCUPIED HOUSING REHABILITATION PROGRAM
4. RESOLUTION NO. 25-155 - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SATISFACTION OF REGIONAL CONTRIBUTION AGREEMENT HOME IMPROVEMENT PROGRAM MORTGAGE REGARDING BLOCK 78, LOT 2 A/K/A 22 HARRISON STREET

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. Adjournment**

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

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

**CITY OF WOODBURY
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.

WHEREAS, the City of Woodbury (the "City") is a municipal entity organized and existing under the laws of the State of New Jersey and located in Gloucester County; and

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

WHEREAS, pursuant to Resolution #09-113, adopted May 11, 2009, the City has designated the Downtown Business District, located on Broad Street, consisting of Block 75, Lots 1, 1.01, 2, 2.01, 3, 3.01, 3.02, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 29.01, 31, 32, 33, 35, 36, 37, 37.01, 38, 38.01 & 38.02, and Block 75.01, Lot 27.01 on the Tax Maps of the City of Woodbury and the common drive way referred to as Ross Run ("Redevelopment Area") as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, pursuant to such designation, by Ordinance # 2118, on May 24, 2010, the Governing Body adopted a redevelopment plan for the Redevelopment Area, entitled Woodbury Redevelopment Plan: Downtown Business District, dated May 24, 2010; and

WHEREAS, the City desires to amend the Redevelopment Plan to permit the construction of market rate rental units, a parking garage, commercial and amenity space on certain property located within the Redevelopment Area; and

WHEREAS, on June 26, 2025, the City Planning Board adopted a Resolution

#PZ-8-2025 which recommends to City Council that it adopt the 100 Block South Broad Street Amendment to the Woodbury Redevelopment Plan: Downtown Business District Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 27.01, 31 32, 33 & 35, and Block 75.01, Lot 27.01 and Ross Run (the "Property") attached hereto (the "Amendment").

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the City Council of the City of Woodbury in the County of Gloucester, State of New Jersey that:

SECTION 1. The 100 Block South Broad Street Amendment to the Woodbury Redevelopment Plan: Downtown Business District Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 27.01, 31 32, 33 & 35, and Block 75.01, Lot 27.01 and Ross Run, prepared by Pennoni, dated May 22, 2025, attached hereto, is hereby adopted as the redevelopment plan for the Property and shall supersede all other zoning for the Property.

SECTION 2. The Woodbury Redevelopment Plan: Downtown Business District, dated May 24, 2010 is hereby amended as set forth in the 100 Block South Broad Street Amendment to the Woodbury Redevelopment Plan: Downtown Business District Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 27.01, 31 32, 33 & 35 and Ross Run attached hereto.

SECTION 4. The Zoning Map of the City of Woodbury shall be, and is hereby, amended to designate Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 27.01, 31 32, 33 & 35, and Block 75.01, Lot 27.01 and Ross Run as the 100 Block South Broad Street Amended Redevelopment Area.

SECTION 5. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 6. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
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				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2433-25 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 **July 23, 2025**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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				

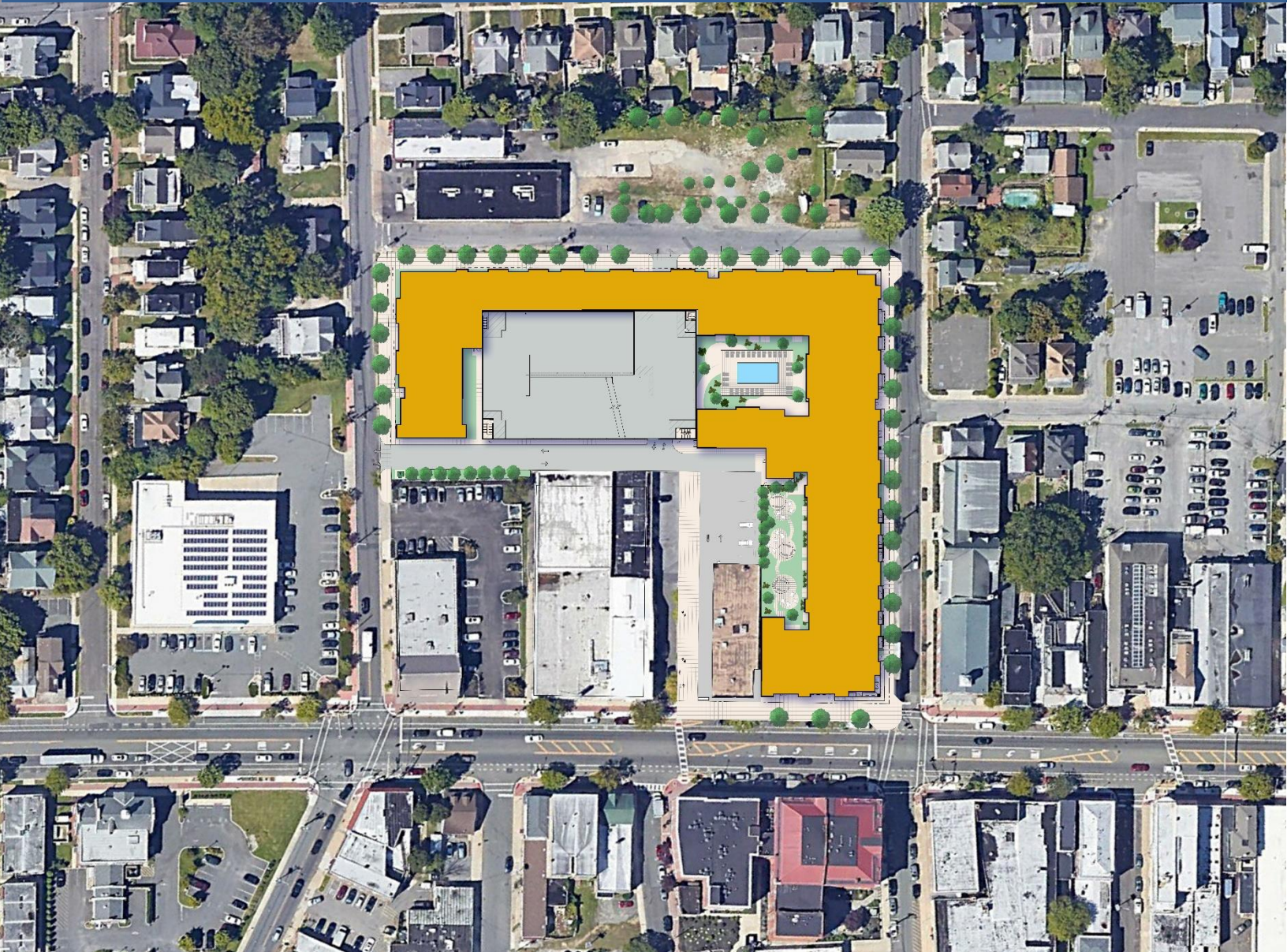
CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2433-25 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 **August 13, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

100 Block South Broad Street Amendment to the Woodbury Redevelopment Plan: Downtown Business District

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



City of Woodbury, NJ

May 22, 2025



Acknowledgments

Mayor

Kyle Miller

City Council

Danielle Carter, 1st Ward

Sam Ferriano, 3rd Ward, Council President Pro-Tempore,

William Fleming, 2nd Ward, Council President

Norlyn Garlic, 2nd Ward

Philip Hagerty, 3rd Ward

Frances Harwell, 2nd Ward

Robert Johnson, 3rd Ward

Donna Miller, 1st Ward

Jo Miller, 1st Ward

Board Secretary

John Leech

Solicitor

Anthony Drollas, Esq.

Malamut Law

Engineer

Paul Breier, PE/PP

Bryson & Yates

Planner

Matt Wanamaker, AICP/PP

Pennoni Associates



Prepared by: _____

MATTHEW WANAMAKER, PP/AICP
NJ PLANNER LICENSE #: 033LI00650500

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1.0 INTRODUCTION

1.1 The Redevelopment Act

New Jersey’s Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms blighted properties into healthier, more vibrant, and economically productive land areas. This Redevelopment Plan, as may be amended, fulfills the statutory requirements set out by the State of New Jersey.

1.2 Redevelopment Designation

On May 4, 2009, the Planning/Zoning Board of the City of Woodbury accepted the findings of the “Woodbury Redevelopment Plan: Downtown Business District – Needs Study for Area in Need of Redevelopment/rehabilitation” prepared by Group Melvin Design on February 11, 2009, and recommended to the City Council of the City of Woodbury to adopt the zone identified in the aforementioned study as an Area in Need of Redevelopment/Rehabilitation. On May 11, 2009, the Woodbury City Council adopted Resolution #09-113 designating the area identified in the Group Melvin Design report and recommended by the Planning/Zoning Board as an Area in Need of Redevelopment (the “Redevelopment Area”).

The Redevelopment Area included 934 parcels that comprise the Downtown Business District. The parcels were selected based on their proximity to and ability to contribute to the revitalization of the Broad Street Corridor.

The Redevelopment Area included Block 75, Lots 1, 1.01, 2, 2.01, 3, 3.01, 3.02, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 29.01, 31, 32, 33, 35, 36, 37, 37.01, 38, 38.01, and 38.02. These parcels collectively comprised the area bounded by South Broad Street to the east, West Centre Street to the north, Lupton Avenue to the west, and West Barber Avenue to the south. Subsequent to the designation of the Redevelopment Area, the area to the west of Ross Run was reclassified as Block 75.01. One of the parcels reclassified as Block 75.01, Lot 27, was subdivided into two (2) parcels, Lots 27 and 27.01. Therefore, because Block 75.01, Lot 27.01 was part of Block 75, Lot 27 at the time the area was designated in need of redevelopment, the parcel’s designation is still applicable. The other parcels within the site, namely Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 31, 32, 33, and 35 were listed within the original designation.

1.3 Redevelopment Plan

Group Melvin Design prepared the Woodbury Redevelopment Plan: Downtown Business District (the “Redevelopment Plan”). The City of Woodbury City Council passed ordinance #2118-10 on May 24, 2010, adopting the Redevelopment Plan.

The Redevelopment Plan provided a vision for the entire corridor running along Broad Street, identifying seven (7) critical components of a successful “Main Street”:

- | | |
|------------------------------|-------------------|
| 1. Safe | 4. Flexible |
| 2. Vibrant | 5. Mix of Uses |
| 3. Convenient and Accessible | 6. Density |
| | 7. Public Spaces. |

The Redevelopment Plan further identified six (6) objectives under the overarching goal that “redevelopment shall facilitate sustained economic, social and environmental health and vitality in downtown Woodbury”:

1. Use density, a mix of uses and public spaces as building blocks to transform Broad Street into an active, vibrant main street corridor.
2. Expand the inventory of housing options to meet the needs of a diverse population.
3. Capitalize on existing community assets to strengthen the City's position in the regional economy.
4. Maintain a highly interconnected, multi-modal street network that is legible, porous and safe.
5. Accommodate contemporary building needs while respecting traditional urban form.
6. Create a unique sense of place in downtown Woodbury.

The Illustrative Build-Out Plan (Figures 1.2 and 1.7), which suggests how redevelopment may be carried out in order to accomplish the goal and objectives, shows the block covering the site to be reconfigured. Ross Run is shifted to the east to extend from its current location between Morton Street in the north and West Centre Street in the south to extend from West Centre Street to West Barber Street. Harrison Street, which runs from Delaware Street in the north to West Centre Street in the south, is also shown as extending behind the row of parcels with frontage on Lupton Avenue. Buildings are shown with extended frontages along, and minimal setbacks from, South Broad Street, as well as West Centre Street and West Barber Avenue.

Major changes are also proposed to the area along Broad Street to the north and south of the site, most significantly by constructing a Centre Street Plaza and generally increasing the density in the blocks between Delaware Street and Centre Street to the east of Broad Street and in proximity to the proposed reestablishment of the light rail station along the Camden to Glassboro line.

The portion of the site between South Broad Street and the realigned portion of Ross Run are shown on the Transects map (Figure 4.2) as within the "Downtown" transect, while the portion of the site to the west of the proposed realigned portion of Ross Run is within the "Live-Work" transect. The Downtown transect is "intended to create enough density to support a vibrant, commercial "Main Street" along South Broad and to support rail service at both proposed passenger rail stations" while the Live-Work Transect is "primarily an urban residential district... consisting largely of attached residential building types with some ground floor neighborhood commercial uses."

This 100 Block South Broad Street Amendment to the Broad Street Business District Redevelopment Plan (the "Amended Redevelopment Plan") shall serve as an amendment to the Broad Street Business District Redevelopment Plan 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 only.

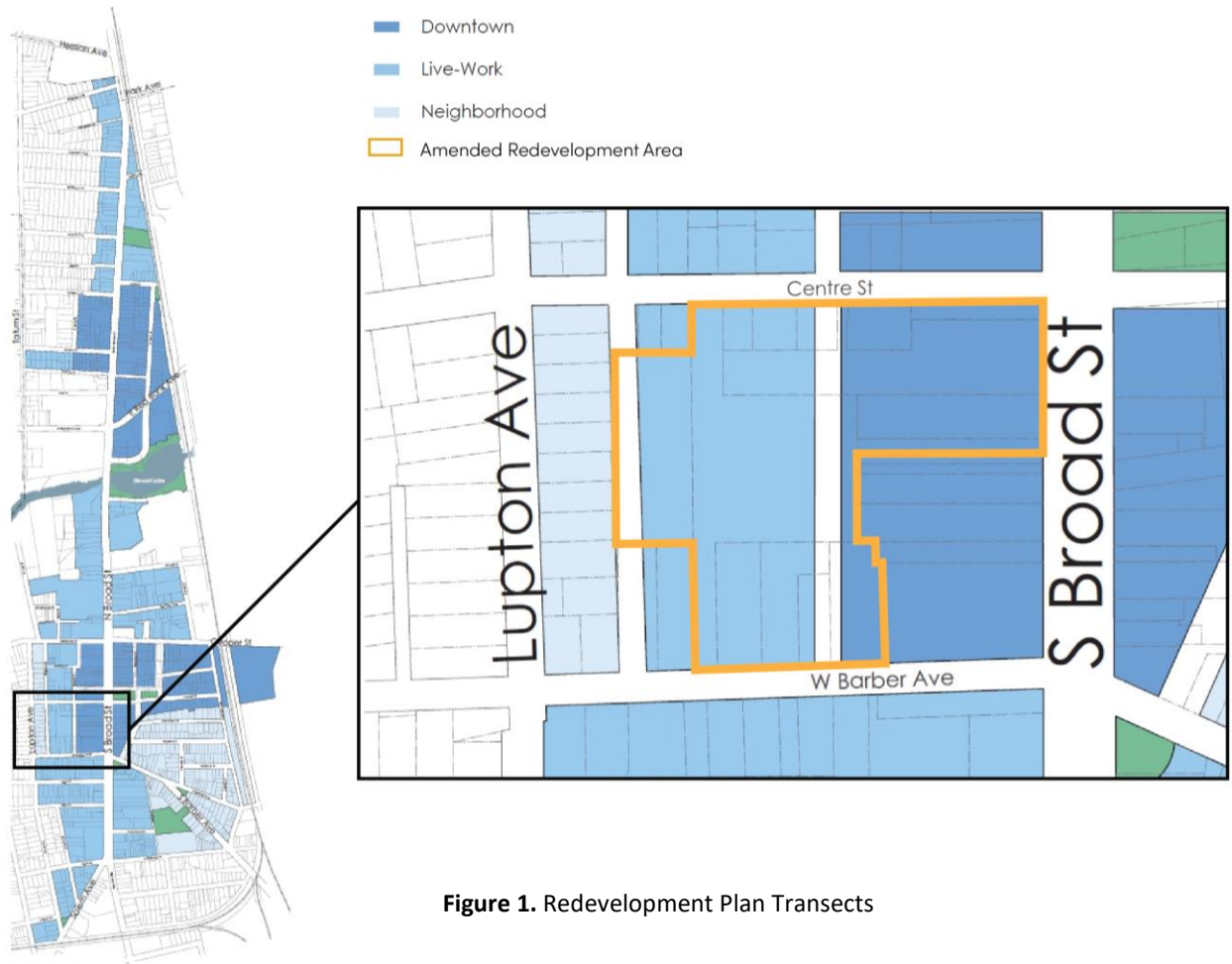


Figure 1. Redevelopment Plan Transects

1.4 Site Description

The site comprises +/- 4.3 acres located on the west side of the South Broad Street, bounded by West Centre Street to the north and West Barber Street to the south. The site comprises fourteen (14) parcels (Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 31, 32, 33, and 35 and Block 75.01, Lot 27.01) and one right-of-way, Ross Run, which extends from West Centre Street in the north to West Barber Street in the south.

Block 75, Lots 13, 14, 15, and 17 have frontage along South Broad Street, comprising roughly half of Block 75's total frontage along South Broad Street. Block 75, Lots 15, 17, 31, 32, 33, and 35 have frontage along West Centre Street. Block 75, Lots 3.02, 4, 5, and 7 have frontage along West Barber Avenue. Block 75, Lot 3.01, 3.02, 15, and 31 and Block 75.01, Lot 27.01 have frontage along Ross Run.

Broad Street (State Route 45) is the primary north-south road within the City, becoming Mantua Pike roughly a quarter mile to the south of the site. Barber Avenue (County Road 663) extends to the southeast on the opposite side of South Broad Street from the site.

The location of the site within the City of Woodbury is illustrated in **Figure 2**. The boundary of the site is illustrated in **Figure 3**.

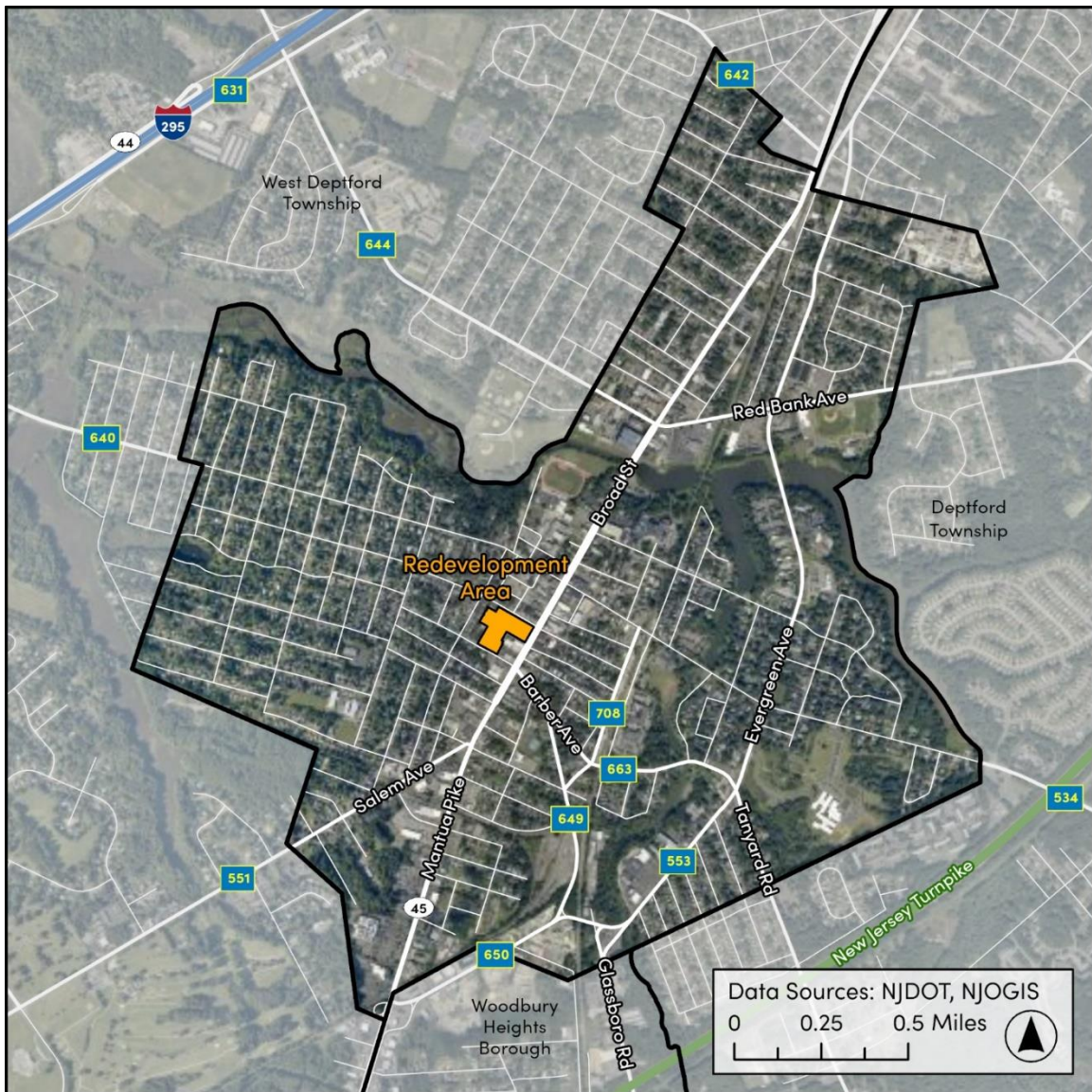


Figure 2. Regional Context

1.4.1 Site Improvements

The site is currently improved with the following:

- One one-story commercial/retail building fronting Broad Street (Block 75, Lot 14)
- One two-story mixed-use building that was converted from a single-family dwelling on the corner of South Broad Street and West Centre Street (Block 75, Lot 17)
- “Lot 323”, public space with active recreation and programming extending from South Broad Street to Ross Run (Block 75, Lot 15, 33, and 35)
- Two detached single-family dwellings fronting West Centre Street at the intersection with Ross Run (Block 75, Lots 31 and 32)

- Two connected parking lots, one with access on West Barber Avenue and one with access on Ross Run (Block 75, Lots 7 and 3.01, respectively)
- Cleared land that was formerly three detached single-family dwellings with frontage along West Barber Avenue (Block 75, Lots 3.02, 4, and 5)
- One public pathway and war memorial extending from South Broad Street parallel with the one-story commercial/retail building (Block 75, Lot 13)
- One empty lot comprised of a combination of grass and gravel (Block 75.01, Lot 27.01)
- One right-of-way (Ross Run)

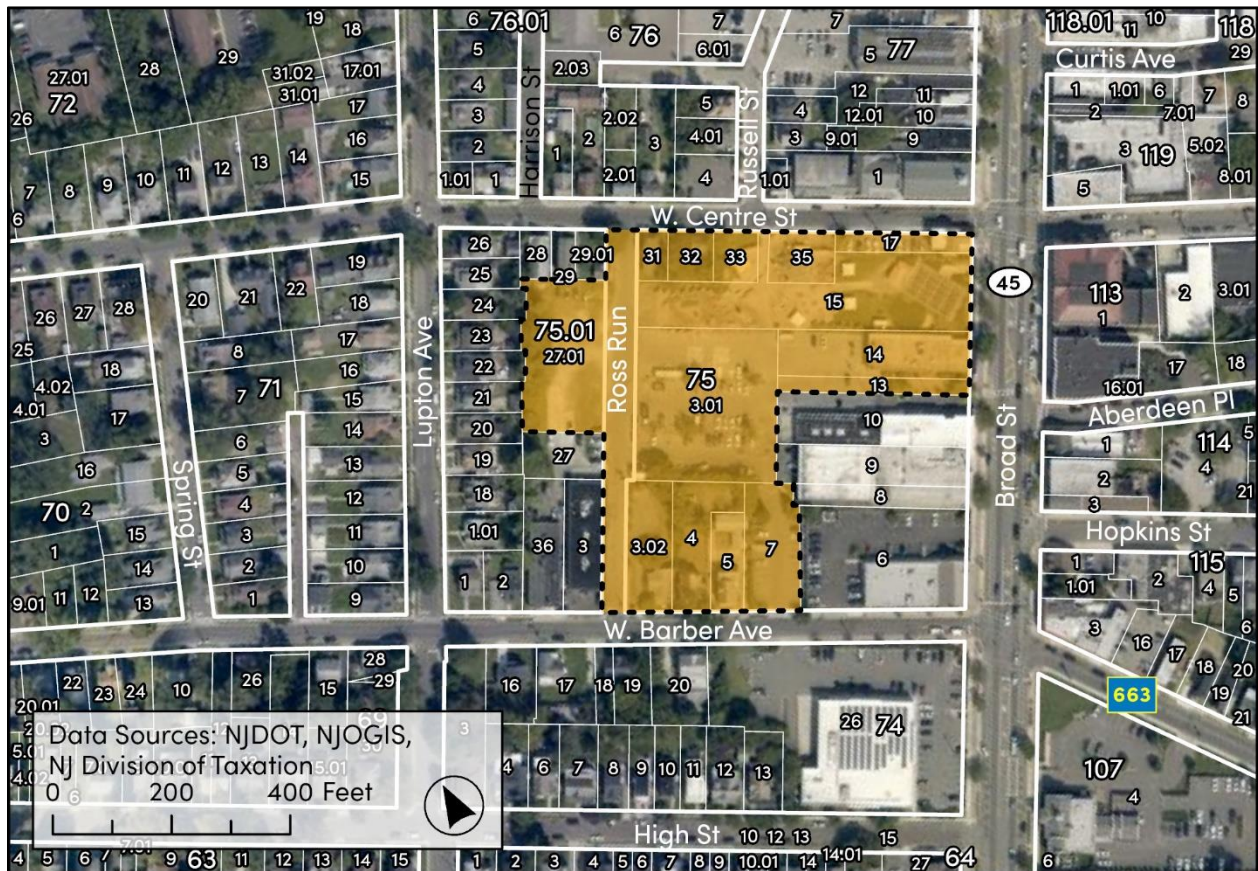


Figure 3. Site Location

1.4.2 Curb Cuts

A number of curb cuts are found along the public rights-of-way that the site fronts. A roughly 100-foot curb cut runs along the rear of Block 75, Lot 17 on West Centre Street to allow for a row of parking spaces in the rear of the building. At least two (2) curb cuts are also present along the West Centre Street along “Lot 323”, though these appear to be largely abandoned. Block 17, Lot 31 additionally has a driveway with access on West Centre Street. In addition to the parking lot with access along West Barber Avenue, there are three (3) driveways from the former detached single-family dwellings that remain. There is no curbing to separate the parking lot on the east side of Ross Run from the right-of-way. The entire frontage of “Lot 323” on Ross Run is also an uncurbed parking area. Taken together, this represents nearly 250 feet of uncurbed area

where no sidewalks exist. The unimproved lot on the west side of Ross Run also does not contain any curbing. While this is not a formal parking area, it appears that this area has been used for parking or vehicle storage. There is no vehicle access to the site directly from South Broad Street.

Taken together, the site currently has:

- Four (4) curb cuts along West Centre Street, including one that is roughly 100 feet long
- Four (4) curb cuts along West Barber Street
- One (1) combined curb cut extending nearly 250 feet along the east side of Ross Run
- One (1) uncurbed area extending the length of Block 75.01, Lot 27.01 on west side of Ross Run
- Zero (0) curb cuts along South Broad Street

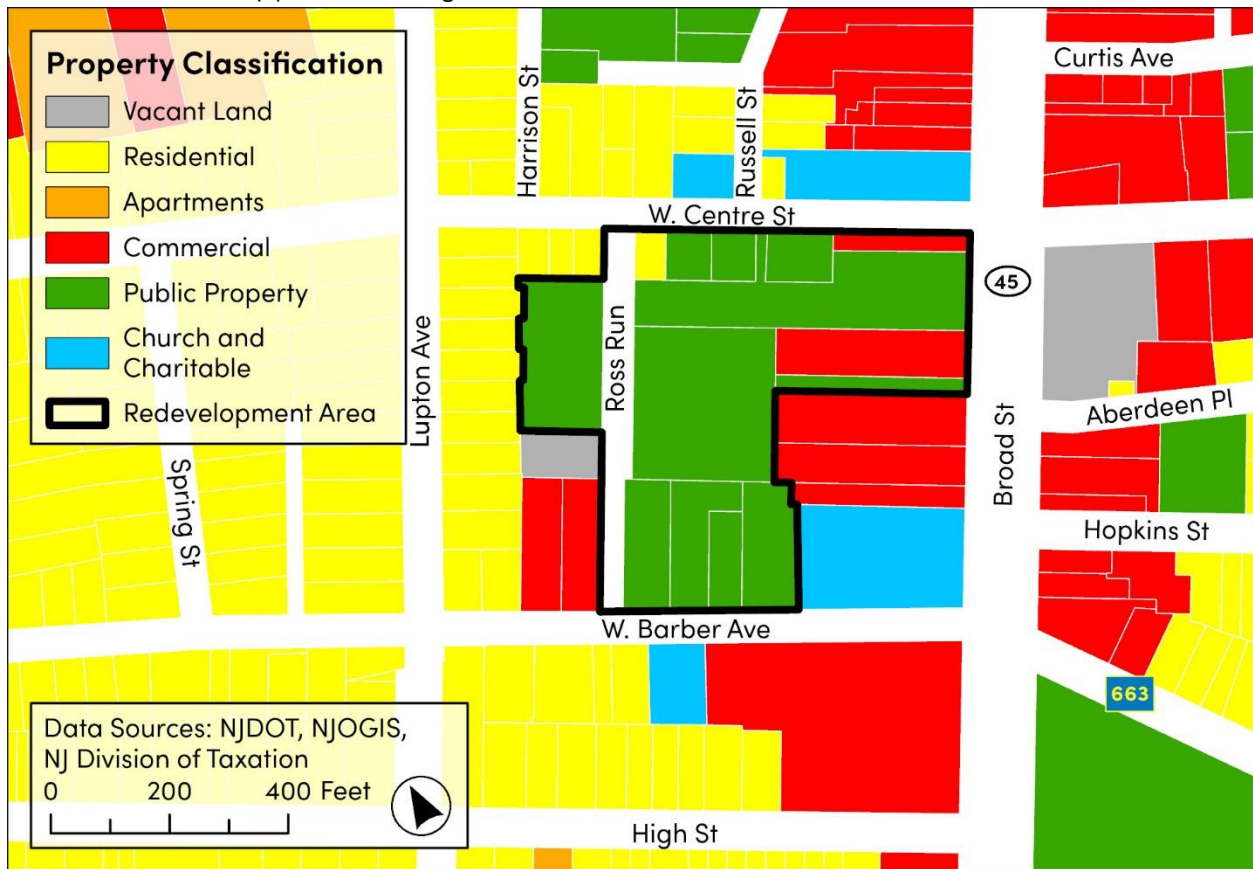


Figure 4. Property Classification

1.4.3 Property Classification and Land Use

According to MOD-IV tax data provided by the New Jersey Department of Taxation, eleven (11) of the parcels within the site are classified as Public Property (Class 15C), two (2) parcels are classified Commercial (Class 4A), and one (1) parcel is classified as Residential (Class 2). Parcels along Broad Street represent the largest concentration of Commercial parcels within the City, while parcels to the west of the site are predominantly Residential. Land Use data provided by the New Jersey Department of Environmental Protection similarly shows the site being predominantly comprised of Commercial/Services spreading from Broad Street, with some Residential, including High Density or Multiple Dwelling and Medium Density Single

Unit, and Transitional Areas as the site spreads to the west. This suggests that the site is uniquely suited to accommodate a mixture of residential and non-residential uses that connects the commercial and civic “main street” character of Broad Street with the residential neighborhoods to the west.

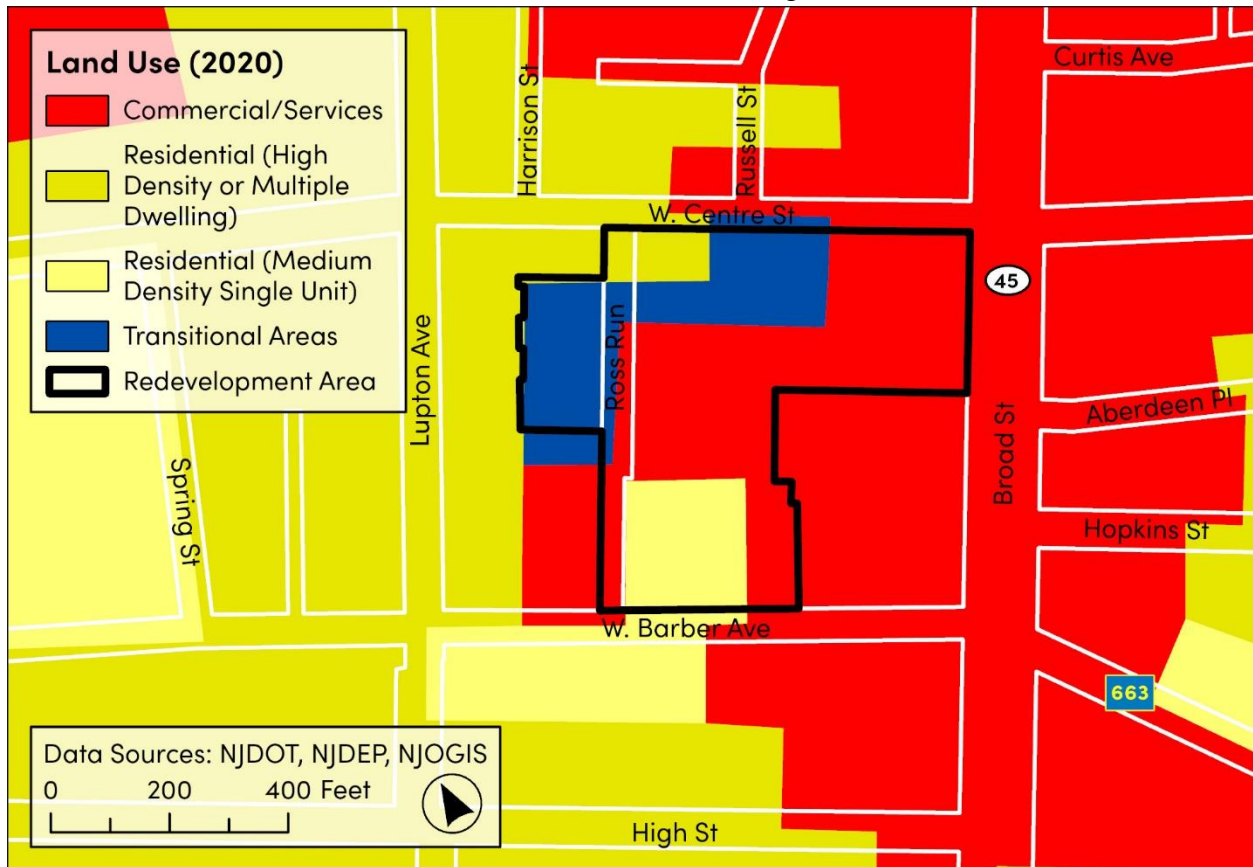


Figure 5. Land Use

1.5 Description of Municipality

The City of Woodbury, New Jersey is 2.1 square miles and is located in the northern portion of Gloucester County, approximately eight (8) miles south of Philadelphia, Pennsylvania by vehicle. Woodbury is surrounded by three (3) municipalities located within Gloucester County: West Deptford Township to the west, Deptford Township to the east, and Woodbury Heights Borough to the south.

Woodbury is well connected to surrounding communities and the greater northeast region via several highways. New Jersey State Route 45, signed as South Broad Street and Mantua Pike within the City, provides connections to the north and south. County Roads 551 (Salem Avenue), 553 (Evergreen Avenue), 642 (Hessian Avenue), 644 (Red Bank Avenue) 649 (South Barber Avenue), 650 (South Evergreen Avenue), 663 (East Barber Avenue), 708 (Railroad Avenue), connect the City with surrounding municipalities. Interstate 295 is located less than one and a half miles from the City in West Deptford Township via Red Bank Avenue. The New Jersey Turnpike passes within roughly quarter mile of the City’s eastern boundary, though there is no direct access in this area.

1.6 Redevelopment Planning in New Jersey

New Jersey’s Local Redevelopment and Housing Law (LRHL) empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed

properties into healthier, more vibrant, or economically productive land areas.

The LRHL requires municipalities to perform several steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the municipality's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Governing Body. The required steps are as follows:

1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
3. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
4. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment." The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.
5. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
6. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipality's Zoning Ordinance.

1.7 Applicability

Except where specifically noted in this Amended Redevelopment Plan, the Woodbury Redevelopment Plan: Downtown Business District (the "Redevelopment Plan") shall remain in effect. Any amendments to the Redevelopment Plan noted in this Amended Redevelopment Plan shall apply only to the parcels within the 100 Block South Broad Street Amended Redevelopment Area, specifically 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 the Ross Run right-of-way.

1.8 Zoning Map

The Official Zoning Map of Woodbury is hereby amended to designate 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 the Ross Run right-of-way as the "100 Block South Broad Street Amended Redevelopment Area."

1.9 Comprehensive Plan

Redevelopment of the 100 Block South Broad Street Amended Redevelopment Area shall be undertaken as a single, comprehensive plan that incorporates the entirety of the Amended Redevelopment Area (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 the Ross Run right-

of-way). However, if it is determined by the Redevelopment entity that certain properties cannot be acquired by the redeveloper, the redevelopment project may not necessarily include all the properties, if approved by the redevelopment authority.

The site shall be redeveloped under the direction of a single entity. Reduction of land due to required dedication for public purposes (e.g., street right-of-way) or the addition of land (e.g., right-of-way vacation) is permitted. Further, if all lots cannot be acquired within the redevelopment plan area pursuant to the redevelopment agreement, the redevelopment entity shall review the concept plan for consistency with the Redevelopment plan prior to submission for site plan review.

This requirement does not foreclose the consideration of phasing of site development by the City of Woodbury Planning Board during the site plan review process.

2.0 RELATIONSHIP TO LOCAL GOALS & OBJECTIVES

2.1 Local Goals and Objectives

Woodbury’s most recent Master Plan Reexamination was submitted on May 8, 2019, with the most recent Master Plan adopted by the Planning Board on December 4, 2006. The goals of this Amended Redevelopment Plan are derived directly from the goals and objectives of the City’s Master Plan and reiterated in the 2019 Reexamination Report. As such, the vision of this Amended Redevelopment Plan is consistent with the goals and objectives of the City of Woodbury. Furthermore, this Amended Redevelopment Plan is consistent with the objectives and general intent of the original Woodbury Redevelopment Plan.

2.2 Master Plan Goals and Objectives

1. By providing a mixture of uses that transitions from non-residential along South Broad Street to primarily residential adjacent to existing residential neighborhoods, the plan supports the City’s goal to “preserve and protect the character of established residential neighborhoods.”
2. By providing new community and retail space with frontage along South Broad Street and adding new residents to shop and/or work at businesses in the downtown, the plan supports the City’s goal to “encourage economic and employment growth specifically in the central business district.”
3. By providing infill development that aligns with the existing character of the Downtown’s built environment and engages with the streetscape along South Broad Street, the plan supports the City’s goal to “maintain, enhance and further developer a strong “sense of place” in the downtown distinctive to Woodbury.”
4. By rehabilitating undeveloped and underdeveloped land within a key block along South Broad Street, the plan supports the City’s goals to “encourage the redevelopment of the downtown business district to ensure that it creates a lasting positive contribution to the City of Woodbury” and to “encourage redevelopment wherever needed.”
5. By providing detailed design standards to ensure architectural consistency with the surrounding area, the plan supports the City’s goal to “establish a design criterion and performance standards that enhance and beautify the downtown district.”
6. By providing sidewalks along all rights-of-way, including areas that currently have extended curb cuts, and internally within the site, the plan supports the City’s goal to “reinforce a pedestrian friendly community throughout.”
7. By dedicating a large portion of the site to a public park and gathering space, the plan supports

the City's goal to "require that any new residential development provide active recreation space or pay a fee in lieu into a recreation trust fund."

8. By providing street trees within the buffer between sidewalks and rights-of-way, the plan supports the City's goal to "preserve and enhance the tree-lined character of residential streets."
9. By creating a high-density, walkable development that mixes residential and non-residential uses within the existing urban fabric of the downtown, the plan supports the City's goal to "encourage new urbanism and neo-traditional developments that provide a variety of housing opportunities."

2.3 Original Redevelopment Plan Objectives

1. By incorporating residential, commercial, and public space in a high-density that blends with the surrounding character adjacent to South Broad Street, the Amended Redevelopment Plan aligns with the Original Redevelopment Plan's objective to "use density, a mix of uses and public spaces as building blocks to transform Broad Street into an active, vibrant main street corridor."
2. By adding new residential units ranging from studio to two-bedroom, the Amended Redevelopment Plan aligns with the Original Redevelopment Plan's objective to "expand the inventory of housing options to meet the needs of a diverse population."
3. By redesigning the land uses while maintaining the existing street network while consolidating and removing existing curb-cuts onto public rights-of-way, the Amended Redevelopment Plan aligns with the Original Redevelopment Plan's objective to "maintain a highly interconnected, multi-modal street network that is legible, porous and safe."
4. By constructing a new building typology, namely a mixed-use residential development that extends along the frontage of adjacent public roads in an architectural style, density, and massing that aligns with the existing character of the area, the Amended Redevelopment Plan aligns with the Original Redevelopment Plan's objective to "accommodate contemporary building needs while respecting traditional urban form."
5. As noted above in the summary of Master Plan Goals and Objectives, by providing infill development that aligns with the existing character of the Downtown's built environment and engages with the streetscape along South Broad Street, the Amended Redevelopment Plan aligns with the Original Redevelopment Plan's objective to "create a unique sense of place in downtown Woodbury."

3.0 REDEVELOPMENT VISION

3.1 Redevelopment Plan Vision

The vision for redevelopment of the site is to create high-quality and diverse housing opportunities, as well as commercial and community space, in an architectural style designed to enhance the City's downtown corridor along South Broad Street. The site will transition between the mixed-use "Main Street" character of South Broad Street with the residential neighborhoods to the west. This will revitalize an underutilized block in a key location within the City and increase the supply of a variety of housing types.

3.2 Development Program

The development program for the site may include the assemblage of thirteen (13) parcels within Block 75 to develop a mixed-use building that is primarily residential with ground floor non-residential uses along South Broad Street and along Ross Run. The building will extend along the majority of the site's frontage with South Broad Street, West Centre Street, Ross Run, and West Barber Street. The development program will also include the development of Block 75.01, Lot 27.01 to include public open space.

The development program shall include:

1. Mixed-use Development
 - a. The construction of a mix of studio, one-bedroom, and two-bedroom residential units within a single multi-story building.
 - b. Amenities for residents which may include two courtyards, one (1) in-ground swimming pool, and other interior amenities for building residents, such as a fitness center and lounge.
 - c. A minimum of 7,000 square feet of retail space along South Broad Street and to the west of Ross Run. This total includes 1,500 square feet of community space.
 - d. Five-story parking garage located on the interior of Block 75.
2. Public Space
 - a. Appropriate landscaping interspersed with passive recreation.
3. Site Improvements:
 - a. Enhanced sidewalk network along all adjacent public rights-of-way.
 - b. Consolidated curb cuts internal circulation with one access point along West Barber Street and one access point along Ross Run.
 - c. Stormwater Management.

4.0 AMENDMENTS TO WOODBURY REDEVELOPMENT PLAN: DOWNTOWN BUSINESS DISTRICT

The following sections of the Woodbury Redevelopment Plan: Downtown Business District are hereby amended for the Amended Redevelopment Area only:

Figure 4.2. The Original Redevelopment Transects identifies all Lots in Block 75 to be a part of the Downtown Transect. This Amended Redevelopment Plan extends the Downtown Transect to include Lot 27.01 in Block 75.01. Any buildings in the Downtown Transect along the boundary with the Live-Work Transect will adhere to the Bulk standards for the Downtown Transect section.

Section 4.3.1.D. The Original Redevelopment Plan's Street Regulating Plan Map (shown in Figure 4.5 of the Redevelopment Plan) identifies Ross Run and Harrison Street to be extended to the south of Centre Street, dividing this area between the three transects. As shown in Figure 6 below, this Amended Redevelopment Plan consolidates the proposed new roadways to a single right-of-way located in the approximate location of Ross Run and extends the Downtown Transect to Ross Run.

Section 4.3.2.D. The Original Redevelopment Plan calls for the section of West Barber Street right-of-way between Ross Run and Broad Street to be expanded to 60 feet. This Amended Redevelopment Plan

recommends no change to the current right-of-way width of 42 feet for this section of West Barber Street.

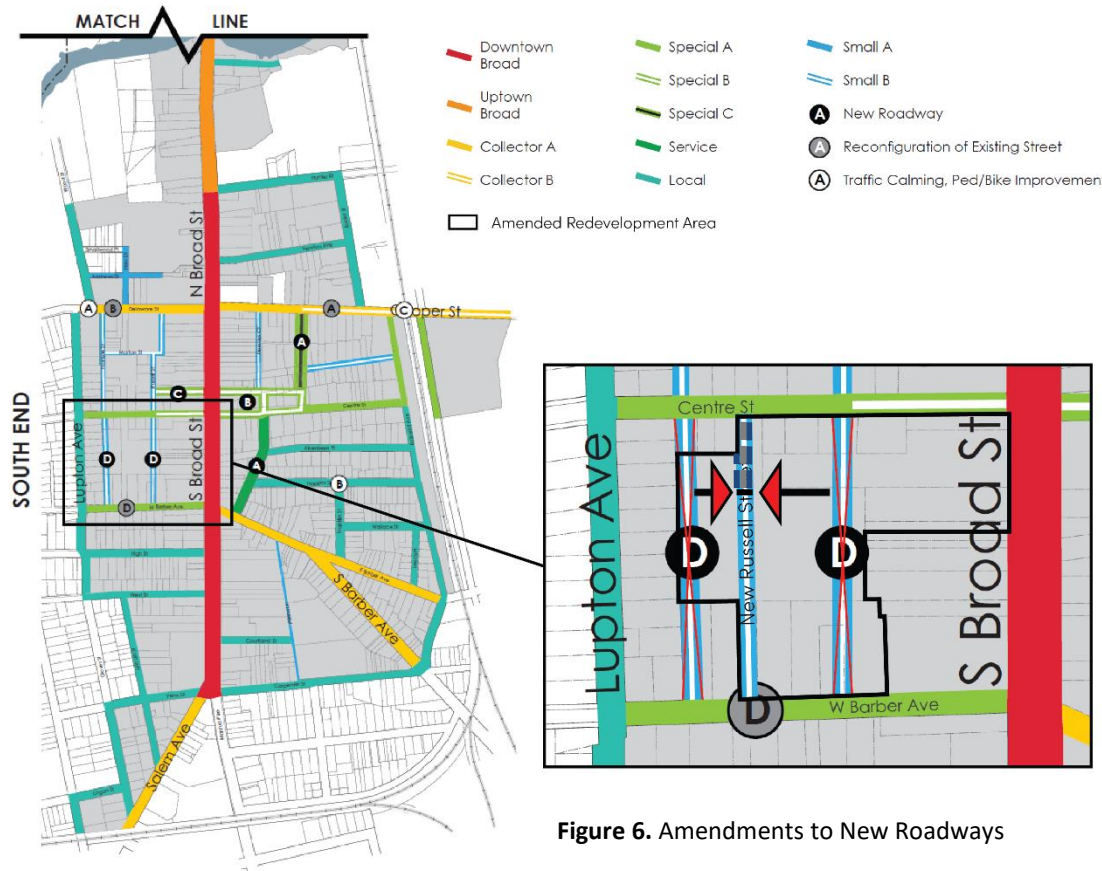


Figure 6. Amendments to New Roadways

Section 4.3.4.1.B. The Original Redevelopment Plan’s Typical Street Cross Section for Downtown Broad Street shows a ten (10) foot seating area located along buildings and within the pedestrian realm. This Amended Redevelopment Plan maintains the ten (10) foot seating area located adjacent to the buildings and amends the pedestrian realm to ten (10) feet along Broad Street.

Section 4.3.4.3. The Original Redevelopment Plan’s Street Regulating Plan Map (shown in Figure 4.5 of the Redevelopment Plan) identifies the section of Centre Street to the north of the site between the proposed Ross Run extension and Broad Street as “Special B” street type, which are intended to be master planned streets that frame the Centre Street Plaza and includes a proposed new street to the north of the Presbyterian Church. This Amended Redevelopment Plan amends the street type designation for this section of Centre Street to be “Special A” with flexibility to permit tree, path, and building setbacks as appropriate. The entire length from Broad Street to Ross Run should be “Special A.”

Section 4.3.4.11. The Original Redevelopment Plan’s Street Regulating Plan Map identifies the proposed extension of Harrison Street and Ross Run as “Small B” street types. As noted above, this Amended Redevelopment Plan recommends consolidating the Harrison Street and Ross Run extensions into a single street located in the approximate location of the existing Ross Run right-of-way. This Amended Redevelopment Plan further amends the street cross section requirements as shown in Section 4.3.4.11.B. to allow a minimum of three (3) feet for tree buffers, a minimum of seven (7) foot pedestrian realm and two (2) foot building setback from the pedestrian realm along the east side of Ross Run. There should be no blank or unarticulated facades, so vertical articulations may be incorporated to “break up” long facades. Articulations may include changes of materials, roof orientation, projections, or balconies/terraces/patios.

This setback should be measured from the farthest point away from the Right-of-way.

Section 6.9 The Original Redevelopment Plan lists “Green/plaza/square/piazza” as permitted within the “Downtown” and “Live-work” transects but not permitted within the “Neighborhood” transect. This Amended Redevelopment Plan permits “Green/plaza/square/piazza” within the “Neighborhood” transect, though as noted in the Applicability section, this only applies to the Amended Redevelopment Area. This Amended Redevelopment Plan further permits retail within the “Neighborhood” transect.

Section 6.10. This Amended Redevelopment Plan permits “Parking Structures” as a permitted accessory use within “Live-Work” transect, though as noted in the Applicability section, this only applies to the Amended Redevelopment Area. In-ground swimming pool to be permitted accessory use.

Section 6.13.2.A. The Original Redevelopment Plan considers a “Flex Mixed Use” building to be “a multi-story building that contains ground floor retail uses, with upper floor residential, retails, office or other commercial uses.” This Amended Redevelopment Plan permits retail to be located on the ground floor on portions of the Amended Redevelopment Area that do not have frontage along South Broad Street.

Section 6.13.2.D. The maximum building width for “Flex Mixed Use” buildings within the Original Redevelopment Plan is 200 feet. This Amended Redevelopment Plan permits “Flex Mixed Use” buildings a maximum width of 500 feet.

Section 6.13.2.E. This Amended Redevelopment Plan adds fiber cement as a permitted façade material.

Section 6.15.1.D. This Amended Redevelopment plan amends the following standards from the Development Standards Table for the “Downtown” transect:

- Amending all “--” to indicate zero (0) ft;
- Minimum Front Yard Setback for “Small” streets amended from ten (10) feet to two (2) feet from the pedestrian realm;
- Maximum Side Yard Setback for “Downtown Broad” streets from zero (0) feet to forty (40) feet;
- Maximum Building Height for “Small” streets amended from fifty (50) feet to seventy (70) feet;
- Minimum First Story Clear Height for “Downtown Broad” streets amended from sixteen (16) feet to fifteen (15) feet;
- Minimum First Story Clear Height “Special A” and “Small B” streets is ten (10) feet;
- Minimum Pedestrian Width for “Special A” streets amended from twenty (20) feet to thirteen (13) feet;
- Minimum Height for Downtown Broad Street: fifteen (15) feet;
- Minimum Height for Small Streets (Ross Run): ten (10) feet.

Section 6.16.2.D. The Original Redevelopment Plan requires that “ground floor retail establishments shall have patron access from both front and the rear.” This Amended Redevelopment Plan requires front access only.

Section 6.16.2.E. The Original Redevelopment Plan requires that “the vertical plane of storefronts... be setback or recessed a minimum of 16 inches from the primary vertical plane of the façade.” This Amended Redevelopment Plan eliminates this requirement.

Section 6.18.1. This Amended Redevelopment Plan permits shared parking between residential and non-residential uses provided that the redevelopment entity demonstrates to the satisfaction of the Planning Board that shared parking can sufficiently accommodate residential and non-residential uses.

Section 6.20. The Original Redevelopment Plan defines Architectural Paneling as “Modular, exterior panels applied to a building or structure that are not necessary for the structural integrity of the building or structure. Made of high-quality materials such as wood, metal, or stone. Excluding aluminum, vinyl, or steel siding. Used to modulate the façade and create vertical or horizontal breaks.” This Amended Redevelopment Plan amends this definition to “Modular, exterior panels applied to a building or structure that are not necessary for the structural integrity of the building or structure. Made of high-quality materials such as fiber cement, wood, metal, or stone. Excluding vinyl. Used to modulate the façade and create vertical or horizontal breaks.”

5.0 AFFORDABLE HOUSING

All applications for development for the Amended Redevelopment Area shall comply with all state and local laws as they relate to low- and moderate-income housing. The site is not subject to any affordable housing obligations.

6.0 RELATIONSHIP TO DEVELOPMENT REGULATIONS OF THE MUNICIPALITY

The Amended Redevelopment Area, specifically Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 31, 32, 33, and 35, and Block 75.01, Lot 27.01, is located within the area governed by the Woodbury Redevelopment Plan: Downtown Business District (the “Original Redevelopment Plan”). Prior to the adoption of the Original Redevelopment Plan, the Amended Redevelopment Area was located within the C-1 Commercial District. Standards for the C-1 Commercial District are enumerated in Article XI of the City of Woodbury Zoning Code.

Upon adoption by the City of Woodbury Council, the regulations that apply to the Amended Redevelopment Area as provided in this Amended Redevelopment Plan shall supersede the standards of the Original Redevelopment Plan only for sections specifically identified in Section 4.0 of this Plan (“Amendments to Development Regulations Woodbury Redevelopment Plan: Downtown Business District.” Amendments to the Original Redevelopment Plan shall apply only to the parcels and rights-of-way in the Amended Redevelopment Area.

7.0 RELATIONSHIP TO OTHER PLANS

7.1 Relationship to County Master Plan

Gloucester County last adopted a Development Management Plan in February 1982. This Redevelopment Plan aligns with a number of goals enumerated in the Development Management Plan, including the following:

1. By developing within an existing urban environment in manner that concentrates a high density of primarily residential uses, the plan supports the County goals “to preserve the County’s essential, sensitive natural resources” and “to encourage a growth pattern that will concentrate rather than disperse development throughout the County.”
2. By creating new non-residential space in addition to the anticipated new residents who will live, work, and shop in the City and larger area, the plan supports the County goal “to encourage the continued growth of a viable, diversified County economic base.”
3. By providing new residential units in a mix ranging from studio to two-bedroom, thereby increasing the diversity of housing options within the City, the plan supports the County goal “to provide adequate housing opportunities for all portions of the County’s population.”
4. By utilizing infill development and enhancing an area that had been underdeveloped along a key commercial corridor, the plan supports the County goal “to maintain and enhance the County’s existing urban areas.”

7.2 Relationship to State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (the “State Plan”, adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies and a map which reflects desired growth patterns. The Redevelopment Area is located in Planning Area 1, the Metropolitan Planning Area.

The plan aligns with a number of the intents and policy objectives for the Suburban Planning Area as enumerated in the State Plan. The relevant intents of Planning Area 1 include the following:

- Provide for much of the state’s future redevelopment
- Revitalize cities and towns
- Promote growth in compact forms
- Protect the character of existing stable communities.

The relevant policy objectives of Planning Area 1 include the following:

1. **Land Use:** Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
2. **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.
3. **Economic Development:** Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private

sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

7. **Recreation:** Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.
8. **Redevelopment:** Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Redevelopment at this site supports these planning intents and policy objectives by directing redevelopment into a developed area of the City with supportive infrastructure. This plan supports the redevelopment of the site in a manner that will increase the housing supply and increase the density of development in an urban core.

7.3 Relationship to Other Municipal Plans

The City of Woodbury is contiguous to West Deptford Township, Deptford Township, and Woodbury Heights Borough. The site is located within the center of the City of Woodbury and is at least a half-mile by vehicle to each of the contiguous municipalities. The primarily residential nature of the site and its design to be integrated into the South Broad Street corridor suggests that it is unlikely to have a substantial impact on the master plan of any of the contiguous municipalities.

8.0 GENERAL PROVISIONS

8.1 Zoning Map Amendment

The Zoning Map of the City of Woodbury shall be amended to include this Amended Redevelopment Area as identified, discussed, and outlined in this document.

8.2 Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the City Council may amend, revise, or modify this Amended Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Amended Redevelopment Area. The City Council may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of City's professionals.

8.3 Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Amended Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

8.4 Redevelopment Entity

The City Council of the City of Woodbury will serve as the Redevelopment Entity responsible for the implementation of the Amended Redevelopment Plan.

8.5 Applications for Development

Any site and/or subdivision plan application for parcels within the Amended Redevelopment Area shall be in accordance with the requirements of this Amended Redevelopment Plan and all applicable ordinances and regulations of the City of Woodbury. Approvals, waivers, and variances will be governed by the requirements of the Municipal Land Use Law and the City's usual procedures. Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Amended Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. Any development or construction within the Amended Redevelopment Area shall be undertaken in accordance with a Redevelopment Agreement executed between the City and a municipally designated redeveloper.

The Planning Board may grant deviations from the strict application of the regulations contained within this Amended Redevelopment Plan, except that no deviations shall be granted that result in any of the following effects or conditions:

1. to allow a use not specifically permitted within the redevelopment area;
2. exceeding the maximum density allowed for any permitted use;
3. exceeding the maximum building or structure height as measured in feet and/or stories;
4. to allow a deviation from any contractual obligations of the redeveloper to the City; or
5. any deviation sought that would necessitate the granting of a variance under N.J.S.A.40:55D-70.
d require an amendment of this Amended Redevelopment Plan

RESOLUTION NO. 25-152

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE REIMBURSEMENT OF TAX PAYMENT
BLOCK 73 LOT 9.02 A.K.A. 102 DELAWARE ST COOPER, CARLTON & YVETTE**

WHEREAS, COOPER, CARLTON & YVETTE made an overpayment of
\$8977.32 on block 73 Lot 9.02 A.K.A. 102 DELAWARE ST; and

WHEREAS, COOPER, CARLTON & YVETTE asked to have such overpayment
refunded to

**COOPER, CARLTON & YVETTE
102 DELAWARE ST
WOODBURY, NJ 08096
For: overpayment of tax**

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Woodbury, that the Tax Collector is hereby authorized to reimburse overpayment as
stated, effective *nunc pro tunc* to July 23, 2025.

ADOPTED at the regular meeting of the Mayor and City Council of the City of
Woodbury held on August 13, 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 a meeting held on **August 13, 2025**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-153

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING EXECUTION OF LEASE AGREEMENT BY AND BETWEEN THE
CITY OF WOODBURY AND THE WOODBURY CITY BOARD OF EDUCATION FOR
PORTION OF PROPERTY LOCATED AT BLOCK 83 LOT 27 A.K.A 25 NORTH
BROAD STREET**

WHEREAS, the City of Woodbury (the "Tenant") desires to lease certain property and grounds surrounding mural installation, as detailed in Exhibit "A," owned by the Board of Education of the City of Woodbury (the "Landlord"), located at Block 83, Lot 27 in the City of Woodbury; and

WHEREAS, the Board of Education has agreed to lease the said property to the City of Woodbury for a term of ninety-nine (99) years commencing upon execution of the Lease Agreement; and

WHEREAS, the Lease Agreement provides that the Tenant shall use the property solely to install and maintain the mural and surrounding grounds, and that no lease cost shall be charged to the Tenant; and

WHEREAS, the Tenant agrees to maintain the property in good condition, obtain general liability insurance naming the Landlord as an additional insured, and abide by all other terms and conditions set forth in the Lease Agreement; and

WHEREAS, the City Council of the City of Woodbury finds it in the best interest of the City to enter into such Lease Agreement.

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

1. The Mayor and City Clerk are hereby authorized and directed to execute the Lease Agreement with the Board of Education of the City of Woodbury, in a form satisfactory to the City Solicitor, for the lease of the property located at Block 83, Lot 27, including the mural area as detailed in Exhibit "A," for a term of ninety-nine (99) years.
2. The City of Woodbury shall maintain the property and is responsible for any costs in maintaining the property,
3. The City of Woodbury shall maintain general liability insurance with limits not less than One Million Dollars (\$1,000,000), and name the Board of Education as an additional insured.

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on August 13, 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 **August 13, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

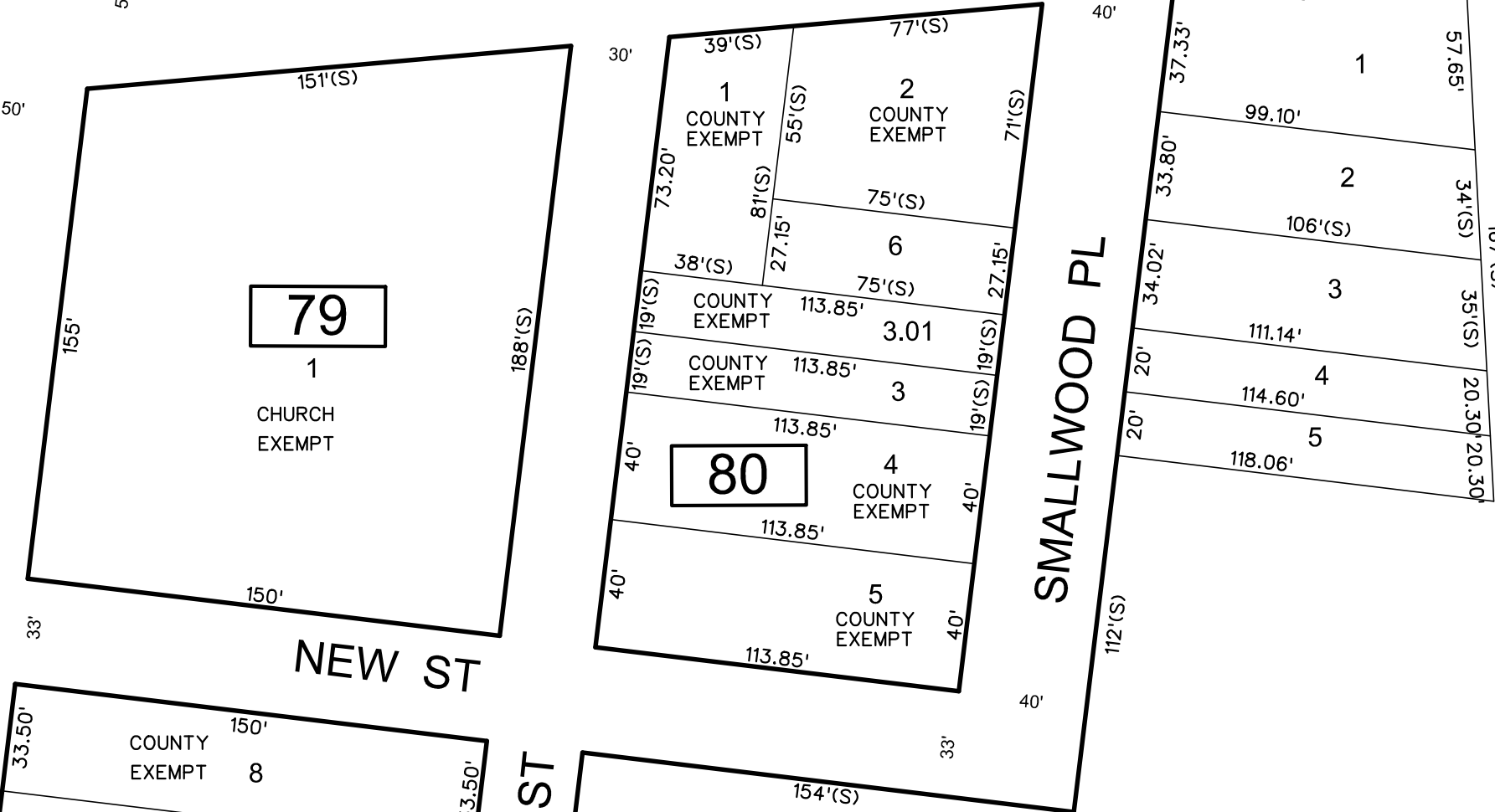
REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

SHEET 17

WOOD ST

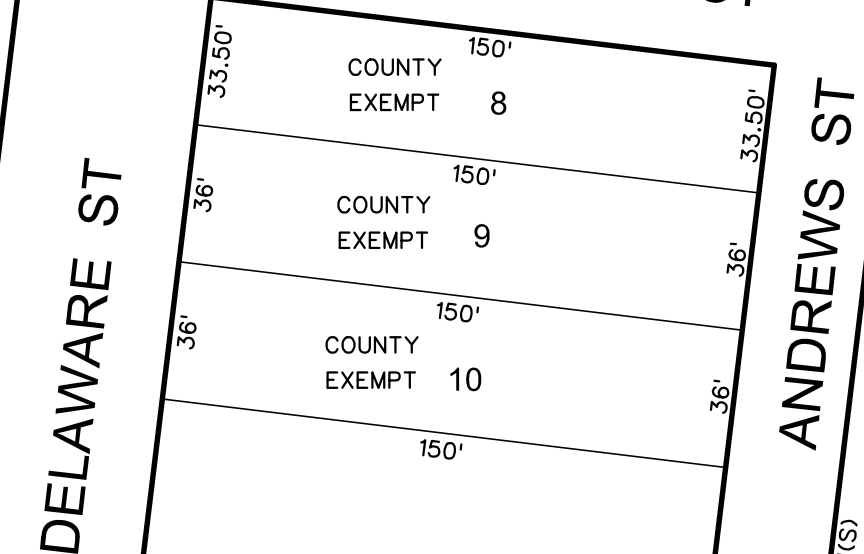
WEST DEPTFORD TOWNSHIP
GLOUCESTER COUNTY



SMALLWOOD PL

83

14
13.885 Ac
WOODBURY BOARD OF EDUCATION
EXEMPT



SHEET 28

TAX MAP
CITY OF WOODBURY

GLOUCESTER COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: MARCH 2012

CHARLES A. ATKINSON

LICENSED LAND SURVEYOR
NEW JERSEY LICENSE NO. 33994
850 SO. WHITE HORSE PIKE
HAMMONTON, NEW JERSEY 08037
COA# 24GA27973300

THIS MAP WAS FORMALLY
CERTIFIED BY THE
DIVISION OF TAXATION ON
SEPTEMBER 23, 2013, SIGNED
BY SUE DAVISON, CTA AND
ASSIGNED SERIAL NUMBER 1026

HUNTER ST

SHEET 29

NORTH BROAD ST (N.J.S.H. ROUTE 45)

Lease Area

WOODBURY CREEK
SHEETS

RESOLUTION NO. 25-154

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING
THE CITY OF WOODBURY POLICY AND PROCEDURES MANUAL FOR REGIONAL
CONTRIBUTION AGREEMENT RECAPTURED FUNDS OWNER-OCCUPIED
HOUSING REHABILITATION PROGRAM**

WHEREAS, the City of Woodbury wishes to administer the Recaptured Funds Owner-Occupied Housing Rehabilitation Program to assist low and moderate-income homeowners in rehabilitating substandard housing; and

WHEREAS, the City has prepared a Policy and Procedures Manual to guide program administration, participant eligibility, funding, contractor requirements, and overall program operations; and

WHEREAS, the Program provides deferred, zero-percent interest loans of up to \$15,000 per eligible unit to finance repairs such as roofing, plumbing, heating, electrical, weatherization, and other necessary improvements consistent with program guidelines; and

WHEREAS, the Program requires income eligibility certification, property inspections, contract bidding, and proper record keeping to ensure compliance and effective program delivery; and

WHEREAS, contractors participating in the Program must meet licensing, insurance, and performance standards established by the City; and

WHEREAS, the City finds it is in its best interest to adopt the Program Policy and Procedures Manual, as detailed in "Exhibit A".

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

1. The City of Woodbury Recaptured Funds Owner-Occupied Housing Rehabilitation Program Policy and Procedures Manual, as detailed in “Exhibit A”, is hereby adopted.
2. The City Administrator and designated staff are authorized to administer the Program in accordance with the Manual and applicable laws and regulations.
3. The City Administrator and designated staff are authorized to designate a third party to administer the Program in accordance with the Manual and applicable laws and regulations

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on August 13, 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 **August 13, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-155

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING EXECUTION OF SATISFACTION OF REGIONAL
CONTRIBUTION AGREEMENT HOME IMPROVEMENT PROGRAM
MORTGAGE REGARDING BLOCK 78, LOT 2
A/K/A 22 HARRISON STREET**

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

WHEREAS, on April 23, 2007, the City approved expenditure of funds in the amount of \$25,504.00 for repairs to Block 78, Lot 2 a/k/a 22 Harrison Street; and

WHEREAS, repayment of said funds was secured by a City of Woodbury RCA Home Improvement Program mortgage dated May 17, 2007, recorded in MB 10588, Page 234; 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 \$25,504.00; 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 August 13, 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				

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 **August 13, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk