



City of Woodbury
City Council Meeting Agenda
October 22, 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. August 13
2. September 24

E. Open to the Public for Agenda Items Only

F. Ordinances

1. **ORDINANCE NO. 2434-25** — AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, ARTICLE VI, SPECIAL ZONES AND AREAS, SECTION 17.2 FIRE LANES, SUBSECTION D, PENALTIES, OF THE CODE OF THE CITY OF WOODBURY
SECOND READING
2. **ORDINANCE NO. 2435-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, ARTICLE XII, SCHEDULES, SECTION 31, NO PARKING, OF THE CODE OF THE CITY OF WOODBURY
SECOND READING
3. **ORDINANCE NO. 2436-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 182, TOWING, ROAD SERVICE, AND STORAGE OF VEHICLES, SECTION 182-6, RATE SCHEDULE; CHARGES AND FEES, SUBSECTION B, CHARGES AND FEES, OF THE CODE OF THE CITY OF WOODBURY
SECOND READING
4. **ORDINANCE NO. 2437-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 42, POLICE DEPARTMENT, ARTICLE V, GUIDELINES, SECTION 35, PURPOSE, SUBSECTION C(1)(A) OF THE CODE OF THE CITY OF WOODBURY
SECOND READING
5. **ORDINANCE NO. 2438-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 20, FIRE DEPARTMENT OF THE CODE OF THE CITY OF WOODBURY
FIRST READING
6. **ORDINANCE NO. 2439-25** - AN ORDINANCE OF THE CITY OF WOODBURY REPEALING CHAPTER 178, TAXATION, ARTICLE I, EXEMPTION AND ABATEMENT FOR CERTAIN COMMERCIAL, INDUSTRIAL AND RESIDENTIAL STANDARDS AND ADOPTING A NEW CHAPTER 178, ARTICLE I, EXEMPTION AND ABATEMENT FOR CERTAIN COMMERCIAL,

INDUSTRIAL AND RESIDENTIAL STANDARDS, OF THE CODE BOOK OF THE CITY OF
WOODBURY
FIRST READING

CONSENT AGENDA

1. **RESOLUTION NO. 25-161** - 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)
2. **RESOLUTION NO. 25-162** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING REVISED PERSONNEL POLICIES AND PROCEDURES MANUAL AND EMPLOYEE HANDBOOK TO BE USED IN THE CITY OF WOODBURY
3. **RESOLUTION NO. 25-163** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO AFFIRM THE CITY OF WOODBURY'S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS, AND VOLUNTEERS
4. **RESOLUTION NO. 25-164** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A CONTACT PERSON TO ACCESS THE JIF EMPLOYMENT PRACTICES LIABILITY HELPLINE
5. **RESOLUTION NO. 25-165** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDED A CONTRACT TO LANDBERG CONSTRUCTION, LLC FOR THE FY2024 NJDOT LOCAL AID ROAD IMPROVEMENT PROJECT - RESURFACING OF STUART STREET AND LAFAYETTE AVENUE
6. **RESOLUTION NO. 25-166** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE AND RETAINAGE, AND ACCEPTING THE MAINTENANCE BOND OF THINK PAVERS HARDSCAPING, LLC. FOR THE FY2024 LOCAL ROADS RESURFACING PROJECT – SPRING STREET, WALLACE STREET AND BRIAR HILL LANE FROM N. JACKSON STREET TO THE EASTERN TERMINUS
7. **RESOLUTION NO. 25-167** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING AND REFUNDING TAXES FOR CURRINGTON, JAMES D 100% DISABLED VETERAN, BLOCK 114 LOT 29 A.K.A 46 HOPKINS ST.
8. **RESOLUTION NO. 25-168** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #16560-0 315 PARK AVE LAYTON, ROBERT E. JR. & CINDY J.
9. **RESOLUTION NO. 25-169** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #42430-0 204 EMERSON ST. MATIAS, JESSICA
10. **RESOLUTION NO. 25-170** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #17570-0 216 DARE ST ESTATE OF BRIGGITTE CRUZ
11. **RESOLUTION NO. 25-171** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

WOODBURY AUTHORIZING THE TRANSFER OF OWNERSHIP OF ANTIQUE FIRE EQUIPMENT TO THE FRIENDSHIP FIRE COMPANY

12. **RESOLUTION NO. 25-172** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF A SHARED SERVICE AGREEMENT AND MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF WOODBURY AND THE GATEWAY REGIONAL HIGH SCHOOL BOARD OF EDUCATION FOR THE PROVISION OF CLASS III SPECIAL LAW ENFORCEMENT OFFICER FOR THE 2025-2026 SCHOOL YEAR

END CONSENT AGENDA

I. Approval of the Bill and Voucher List

J. Reports

K. Unfinished Business

L. New Business

1. Motion to approve the Trick-or-Treat Hours of 3 pm - 8 pm on Friday, October 31
2. Motion to approve the Woodbury Police Department to enforce a curfew of 8 pm on Thursday, October 30, and 8 pm on Friday, October 31
3. Motion to accept the 2025 Best Practices Inventory and approve its submission to the Department of Community Affairs

M. Open to the Public

N. Resolutions

1. **RESOLUTION NO. 25-173** — RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS RELATED TO COLLECTIVE BARGAINING AGREEMENT, EMPLOYMENT RELATIONSHIP AND THE PURCHASE, LEASE ACQUISITION OF REAL PROPERTY OR INVESTMENT OF PUBLIC FUNDS

O. Adjournment

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

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

ORDINANCE NO. 2434-25

AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, ARTICLE VI, SPECIAL ZONES AND AREAS, SECTION 17.2 FIRE LANES, SUBSECTION D, PENALTIES, OF THE CODE OF THE CITY OF WOODBURY

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 190, Vehicles And Traffic, Article Vi, Special Zones And Areas, Section 17.2 Fire Lanes, Subsection D, Penalties, of the Code Book of the City of Woodbury is hereby amended to hereby amended to read as follows:

Section 1.

D. Penalties.

Any violation of the provisions of this section shall be punishable by a payable fine of \$100.00.

Section 2. Repealer

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

Section 3. Severability

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

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

CITY OF WOODBURY

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 2434-25 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 **September 24, 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 2434-25 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 **October 22, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

**CITY OF WOODBURY
ORDINANCE NO. 2435-25**

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 190,
VEHICLES AND TRAFFIC, ARTICLE XII, SCHEDULES, SECTION 31, NO PARKING,
OF THE CODE OF THE CITY OF WOODBURY**

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, Jersey that Chapter 190, Vehicles and Traffic, Article XII Schedules, Section 31, No Parking, of the Code Book of the City of Woodbury is hereby amended with the addition that reads as follows:

Name of Street	Side	Location
Evergreen Avenue	East	From the exit of Evergreen Avenue School to a point 100 feet south or that greater distance as determined and marked with yellow curb paint at the direction of the Chief of Police.
East Red Bank Avenue	South	From North Evergreen Avenue to the Deptford Township Line or that greater distance as determined and marked with yellow curb paint at the direction of the Chief of Police.

Section 2. Repealer

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

Section 3. Severability

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

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				
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Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

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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

**CITY OF WOODBURY
ORDINANCE NO. 2436-25**

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 182,
TOWING, ROAD SERVICE, AND STORAGE OF VEHICLES, SECTION 182-6, RATE
SCHEDULE; CHARGES AND FEES, SUBSECTION B, CHARGES AND FEES, OF
THE CODE OF THE CITY OF WOODBURY**

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 182, Towing, Road Service, and Storage of Vehicles, Section 182-6, Rate Schedule; Charges and Fees, Subsection B, Charges and Fees, of the Code Book of the City of Woodbury is hereby amended to read as follows:

B. Charges and Fees.

(1) All towing vendors may charge a fee up to the amount established by the New Jersey State Police for Non-Consensual Law Enforcement Tows for non-toll roads as published by the State of New Jersey Department of Law and Public Safety 'Towing Rates and Application'.

(2) Storage is charged per calendar day. Additionally, fees billed to the City for vehicles removed at the City's direction will be consistent with N.J.S.A. 40:48-2.50 and shall not exceed the following:

1. A limit of \$3.00 per day for the first 30 days of storage per vehicle.
2. A limit of \$2.00 per day for day 31 of storage and any day thereafter.
3. A limit of \$400.00 per vehicle stored, regardless of the duration of the storage, except that a waiver may be granted for good cause upon the request of the municipality by the Division of Local Government Services in the Department of Community Affairs.

Section 2. Repealer

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

Section 3. Severability

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

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

CITY OF WOODBURY

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

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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 2436-25 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 **October 22, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

ORDINANCE NO. 2437-25

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING
CHAPTER 42, POLICE DEPARTMENT, ARTICLE V, GUIDELINES, SECTION 35,
PURPOSE, SUBSECTION C(1)(A) OF THE CODE OF THE CITY OF WOODBURY**

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 42. Police Department, Article V. Guidelines, Section 35, Purpose, Subsection C(1) is hereby amended to read as follows:

Section 1.

C(1)(a) Non-County of Gloucester rates and fees to be charged. The initial flat hourly rate shall be \$110.00, consisting of a \$95.00 compensation for services and a \$15.00 administrative charge to compensate the City for the costs associated with maintaining and administering this program. In addition to the flat hourly rate set forth above, there shall be a flat hourly fee of \$15.00 charged for each police vehicle used in the performance of the outside employment. The funds collected from the flat fee for police vehicle use shall be placed in the fleet maintenance budget of the Woodbury Police Department. The Chief of Police, with the approval of Council by Resolution, may waive or reduce the hourly rate, administrative fees, and/or fees for police vehicle use for events sponsored by the City of Woodbury. The effective date of these new rates shall be October 30, 2025.

Section 2. Repealer

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

Section 3. Severability

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

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

CITY OF WOODBURY

By: _____

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Approved:

KYLE MILLER,
Mayor

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

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

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2437-25 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 **September 24, 2025**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

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

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2437-25 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 **October 22, 2025**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

ORDINANCE NO. 2438-25

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING
CHAPTER 20, FIRE DEPARTMENT OF THE CODE OF THE CITY OF WOODBURY**

WHEREAS, the emergency and non-emergency services response activity to incidents continues to increase each year; Environmental Protection requirements involving equipment and training, and Homeland Security regulations involving equipment and training, creating additional demands on all operational aspects of the fire department services; and

WHEREAS, the fire department has investigated different methods to maintain a high level of quality of emergency and non-emergency service capability throughout times of constantly increasing service demands, where maintaining an effective response by the fire department decreases the costs of incidents to insurance carriers, businesses, and individuals through timely and effective management of emergency situations, saving lives and reducing property and environmental damage; and

WHEREAS, raising real property tax to meet the increase in service demands would not be fair when the responsible party(s) should be held accountable for their actions; and

WHEREAS, the City Council of the Woodbury Fire Department desires to implement a fair and equitable procedure by which to collect said mitigation rates and shall establish a billing system in accordance with applicable laws, regulations and guidelines; Now, Therefore

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 20, Fire Department, be amended as follows:

Section 1. Chapter 20, Fire Department, is hereby amended by adding a new subsection 20-15(A-D) to be titled "Mitigation Rates For The Deployment Of Emergency And Non-Emergency Services By The Fire Department For Services Provided/Rendered By/For The City Of Woodbury Fire Department" and to read as follows:

A: The Woodbury Fire Department shall initiate mitigation rates for the delivery of emergency and non-emergency services by the fire department for personnel, supplies and equipment to the scene of emergency and non-emergency incidents as listed in "EXHIBIT A". The mitigation rates shall be based on actual costs of the services and that which is usual, customary and reasonable (UCR) as shown in "EXHIBIT A", which may include any services, personnel, supplies, and equipment and with baselines established by addendum to this document.

A(1): EXHIBIT A: Mitigation Rates Based on Per Hour

B: A claim shall be filed to the responsible party(s) through their insurance carrier. In some circumstances, the responsible party(s) will be billed directly.

C: The fire department's City Council may make rules or regulations and from time to time may amend, revoke, or add rules and regulations, not consistent with this Section, as they may deem necessary or expedient in respect to billing for these mitigation rates or the collection thereof.

D: The Mitigation Rates lists in Exhibit A will increase annually based on the annual percentage increase in the Consumer Price Index (CPI), as developed by the Bureau of Labor Statistics of the U.S. Department of Labor. Rate adjustments will occur on the anniversary date of this ordinance/resolution to keep the fire department's cost recovery program in conformity with increasing operating expenses.

Section 2. Repealer

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

Section 3. Severability

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

SECTION 4. It is found and determined that all formal actions of this City Council concerning and relating to the adoption of this Ordinance were adopted in open meetings of this City Council, and that all deliberations of this City Council and any of its committees that resulted in such formal actions were in accordance with all legal requirements, and the Codified Ordinances of the City Council

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

CITY OF WOODBURY

By: _____

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

ATTEST:

**CASSIDY L. SWANSON,
City Clerk**

Approved:

KYLE MILLER,
Mayor

Date introduced: _____

Date advertised: _____

Date adopted: _____

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

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2438-25 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 **October 22, 2025**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

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

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2438-25 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 **November 12, 2025**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

A(1)

EXHIBIT A

MITIGATION RATES

BASED ON PER HOUR

The mitigation rates below are average “billing levels”, and are typical for the incident responses listed, however, when a claim is submitted, it may be itemized and based on the actual services provided.

These rates are based on actual costs using amortized schedules for apparatus (including useful life, equipment, repairs, and maintenance). Labor rates include an average department’s actual burdened labor costs and not just a firefighter's wage. These include wages, retirement, benefits, workers comp, etc.

MOTOR VEHICLE INCIDENTS

Level 1 - \$618.00

Provide hazardous materials assessment and scene stabilization. This will be the most common “billing level”. This occurs almost every time the fire department responds to an accident/incident.

Level 2 - \$705.00

Includes Level 1 services as well as clean up and material used (sorbents) for hazardous fluid clean up and disposal. We will bill at this level if the fire department has to clean up any gasoline or other automotive fluids that are spilled as a result of the accident/incident.

Level 3 – CAR FIRE - \$860.00

Provide scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection, and clean up gasoline or other automotive fluids that are spilled as a result of the accident/incident.

ADD-ON SERVICES:

Extrication - \$1,859.00

Includes heavy rescue tools, ropes, airbags, cribbing etc. This charge will be added if the fire department has to free/remove anyone from the vehicle(s) using any equipment. We will not bill at this level if the patient is simply unconscious and fire department is

able to open the door to access the patient. This level is to be billed only if equipment is deployed.

Creating a Landing Zone - \$567.00

Includes Air Care (multi-engine company response, mutual aid, helicopter). We will bill at this level any time a helicopter landing zone is created and/or is utilized to transport the patient(s).

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates, for each incident using, itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus, per personnel, plus products and equipment used.

HAZMAT

Level 1 - \$999.00

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.

Level 2 - \$3,566.00

Intermediate Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up and command, Level A or B suit donning, breathing air and detection equipment. Set-up and removal of decon center.

Level 3 – \$8,420.00

Advanced Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command, Level A or B suit donning, breathing air and detection equipment and robot deployment. Set-up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene. Includes 3 hours of on scene time - **each additional hour @ \$391.00 per HAZMAT team.**

FIRES

Assignment - \$568.00 per hour, per engine / \$711.00 per hour, per truck

Includes:

- Scene Safety

- Investigation
- Fire / Hazard Control

This will be the most common “billing level”. This occurs almost every time the fire department responds to an incident.

OPTIONAL: A fire department has the option to bill each fire as an independent event with custom mitigation rates.

Itemized, per person, at various pay levels and for itemized products use.

ILLEGAL FIRES

Assignment - \$568.00 per hour, per engine / \$711.00 per hour, per truck

When a fire is started by any person or persons that requires a fire department response during a time or season when fires are regulated or controlled by local or state rules, provisions or ordinances because of pollution or fire danger concerns, such person or persons will be liable for the fire department response at a cost not to exceed the actual expenses incurred by the fire department to respond and contain the fire. Similarly, if a fire is started where permits are required for such a fire and the permit was not obtained and the fire department is required to respond to contain the fire the responsible party will be liable for the response at a cost not to exceed the actual expenses incurred by the fire department. The actual expenses will include direct labor, equipment costs and any other costs that can be reasonably allocated to the cost of the response.

WATER INCIDENTS

Level 1

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command, scene safety and investigation (including possible patient contact, hazard control). This will be the most common “billing level”. This occurs almost every time the fire department responds to a water incident.

Billed at \$583 plus \$70 per hour, per rescue person.

Level 2

Intermediate Response: Includes Level 1 services as well as clean up and material used (sorbents), minor hazardous clean up and disposal. We will bill at this level if the fire department has to clean up small amounts of gasoline or other fluids that are spilled as a result of the incident.

Billed at \$1,170 plus \$70 per hour, per rescue person.

Level 3

Advanced Response: Includes Level 1 and Level 2 services as well as D.A.R.T. activation, donning breathing apparatus and detection equipment. Set up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene.

Billed at \$2,897 plus \$70 per hour per rescue person, plus \$140 per hour per HAZMAT team member.

Level 4

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized, per trained rescue person, plus rescue products used.

BACK COUNTRY OR SPECIAL RESCUE

Itemized Response: Each incident will be billed with custom mitigation rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus per hour, per trained rescue person per hour, plus rescue products used.

Minimum billed \$583 plus \$70 per hour, per rescue person. Additional rates of \$583 per hour per response vehicle and \$70 per hour per rescue person.

CHIEF RESPONSE

This includes the set-up of Command and providing direction of the incident. This could include operations, safety, and administration of the incident.

Billed at \$356 per hour.

MISCELLANEOUS / ADDITIONAL TIME ON-SCENE

ADDITIONAL TIME ON-SCENE (for all levels of service)

Engine billed at \$568 per hour.

Truck billed at \$771 per hour.

Command at \$356 per hour

Miscellaneous equipment billed at \$427.

MITIGATION RATE NOTES

The mitigation rates above are average "billing levels" for one hour of service, and are typical for the incident responses listed, however, when a claim is submitted, it may be itemized and based on the actual services provided.

These average mitigation rates were determined by itemizing costs for a typical run (from the time a fire apparatus leaves the station until it returns to the station) and are based on the actual costs, using amortized schedules for apparatus (including useful life, equipment, repairs, and maintenance) and labor rates (an average department's "actual personnel expense" and not just a firefighter's basic wage). The actual personnel expense includes costs such as wages, retirement, benefits, workers comp, insurance, etc.

ORDINANCE NO. 2439-25

AN ORDINANCE OF THE CITY OF WOODBURY REPEALING CHAPTER 178, TAXATION, ARTICLE I, EXEMPTION AND ABATEMENT FOR CERTAIN COMMERCIAL, INDUSTRIAL AND RESIDENTIAL STANDARDS AND ADOPTING A NEW CHAPTER 178, ARTICLE I, EXEMPTION AND ABATEMENT FOR CERTAIN COMMERCIAL, INDUSTRIAL AND RESIDENTIAL STANDARDS, OF THE CODE BOOK OF THE CITY OF WOODBURY

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 178, Taxation, Article I, Exemption and Abatement for Certain Commercial, Industrial and Residential Standards be repealed and a new Chapter 178, Taxation, Article I, Exemption and Abatement for Certain Commercial, Industrial and Residential Standards, be adopted to read as follows:

Section 1. Title. Chapter 178, Taxation, Article I be and is hereby titled “Exemption and Abatement for Certain Commercial, Industrial and Residential Structures”.

Section 2. Statutory authority.

The City Council hereby determines to utilize the authority granted under Article VIII, Section I, Paragraph 6, of the New Jersey Constitution and the law to establish the eligibility of single-family dwellings, commercial and industrial structures for exemptions and abatements as provided in this Article within the area designated as in need of rehabilitation.

Section 3. Commencement of exemptions and abatements.

This Article authorizes the City of Woodbury to grant exemptions and abatements to commence and take effect upon the adoption of this Ordinance and thereafter per statutory authority.

Section 4. Definitions.

The City Council adopts the definitions as set forth in N.J.S.A. 40A:21 et seq. relevant to this Article.

Section 5. Improvements to dwellings more than 20 years old.

The City Council hereby determines to provide for the exemption from taxation of improvements to dwellings more than 20 years old. In determining the value of real property, the City shall regard the first \$25,000.00 in the Assessors full and true value (market value) of improvements for each dwelling unit primarily and directly affected by the improvements as not increasing the value of the property for a period of five years, notwithstanding that the value of the property to which the improvements are made is increased thereby. During the exemption period, the assessment on the property shall

not be less than the assessment thereon existing immediately prior to the improvements, except if there is damage to the dwelling through action of the elements sufficient to warrant a reduction.

Section 6. Improvements to commercial and industrial structures; exclusions.

A. The City Council hereby determines to provide an exemption from taxation of improvements to commercial and industrial structures as set forth in N.J.S.A. 40A:21-8 and in accordance with provisions of N.J.S.A. 40A:21-9 through 40A:21-12. Such an improvement, as defined under N.J.S.A. 40A:21-3n, shall not include ordinary painting, repairs and replacement items or an enlargement of the volume of the existing structure by more than 30 percent. The exemption shall be granted for a five-year period and shall not increase the value of the property by the value of the improvement, notwithstanding that the value of the property to which the improvement is made is increased thereby. During the exemption period, the assessment on the property shall not be less than the assessment thereon existing immediately prior to the improvement, unless there is damage to the structure through action of the elements sufficient to warrant a reduction.

B. This Article authorizes the exemption for improvements to commercial and industrial structures to be granted only by the governing body by resolution on an individual basis after review, evaluation and approval of each application if the market value of the improvement is in excess of \$250,000.00. In the event an improvement has a market value of \$250,000.00 or less, the authority to grant the exemption shall be vested in the Tax Assessor. Application forms for such exemption shall be available at the offices of the Municipal Clerk and Tax Assessor.

Section 7. Transfers of property to new owner.

In the event property subject to an exemption provided under Section 6 or 7 of this Article has been transferred to a new owner, the exemption already granted for the property shall continue for the remaining period of the exemption without further application by the new owner.

Section 8. New construction or enlargement of commercial and industrial structures.

The City Council hereby determines to grant exemptions for the new construction of commercial and industrial structures, or the enlargement of the volume of an existing commercial or industrial structure by more than 30 percent, pursuant to the procedures set forth in the law and in this Article, for a five-year period. Such exemption shall not mean the conversion of an existing building or structure to another use.

Section 9. Application information.

Applicants for tax exemption for new construction of commercial or industrial structures, or the enlargement of existing commercial or industrial structures by more than 30 percent, hereinafter referred to as the "project," shall provide the Municipal Clerk and Tax Assessor with an application setting forth the following information:

- A. A general description of a project for which exemption and abatement is sought;
- B. A legal description of all real estate necessary for the project;
- C. Plans, drawings and other documents as may be required by the governing body to demonstrate the structure and design of the project;
- D. A description of the number, classes and type of employees to be employed at the project site within two years of completion of the project;
- E. A statement of the reasons for seeking tax exemption and abatement for the project, and a description of the benefits to be realized by the applicant if a tax agreement were granted;
- F. Estimates of the cost of completing such project;
- G. A statement showing:
 - (1) The real property taxes currently being assessed at the project site;
 - (2) Estimated tax payments that would be made annually by the applicant on the project during the period of the agreement; and
 - (3) Estimated tax payments that would be made by the applicant on the project during the first full year following the termination of the tax agreement.
- H. If the project is a commercial or industrial structure, a description of any lease agreement between the applicant and proposed users of the project, and a history and description of the users' businesses;
- I. Such other pertinent information as the governing body may require on a case-by-case basis.

Section 10. Written agreement; abatement schedule; approval; filing.

A. Based on such application, the governing body may enter into a written agreement on a discretionary basis with an applicant for the exemption of local property taxes. The agreement shall provide for the applicant to pay the municipality, in lieu of full property taxes, an amount equal to a percentage of taxes otherwise due according to the following schedule:

- (1) In the first full year after completion: no payment in lieu of taxes otherwise due;
- (2) In the second full year after completion: an amount not less than 20 percent of taxes otherwise due;

(3) In the third full year after completion: an amount not less than 40 percent of taxes otherwise due;

(4) In the fourth full year after completion: an amount not less than 60 percent of taxes otherwise due;

(5) In the fifth full year after completion: an amount not less than 80 percent of taxes otherwise due;

B. The application and agreement shall be approved by a resolution adopted by the governing body. Municipal bills for payments in lieu of taxes shall be adjusted to incorporate tax rate changes from year to year.

C. The Clerk of the City of Woodbury is authorized to forward a copy of all executed abatement agreements entered into pursuant to this Article to the Tax Assessor and the Director of the Division of Local Government Services in the Department of Community Affairs within 30 days of the date of execution.

Section 11. Disqualification from exemption.

In the event a property owner subject to a tax agreement ceases to operate or disposes of the property or fails to meet the conditions for qualifying for the exemption, the local property taxes due for all the prior year's subject to exemption and for the current year shall be payable as if no exemption had been granted. The Tax Collector of the City of Woodbury shall notify the property owner within 15 days of the date of disqualification of the amount of taxes due.

Section 12. Property transfers; conditions for continuation of exemption.

In the event property subject to a tax agreement has been transferred to a new owner and it is determined that the new owner will continue to use the property pursuant to the qualifying conditions, no tax shall be due, the exemption shall continue and the agreement shall remain in effect. As a condition for such continuation of the exemption, the new owner must apply for the assignment of the agreement by letter submitted to the Municipal Clerk and Tax Assessor within 30 days of ownership transfer. Such assignment must be approved by resolution of the governing body.

Section 13. Exemption for additional improvement or construction on property with prior exemption.

The City Council hereby determines that an additional improvement, conversion or construction completed on a property already granted a previous exemption pursuant to this Article during the period in which the previous exemption or abatement is in effect shall qualify for an additional exemption. The additional improvement, conversion or construction shall be considered as separate for purposes of calculating the exemption, except that the assessed value of any previous improvement, conversion or construction shall be added to the assessed valuation as it was prior to that improvement, conversion

or construction for the purpose of determining the assessed value of the property for which any additional exemption is to be subtracted.

Section 14. Tax delinquency; waiver of tax appeals.

A. No exemption shall be granted or tax agreement entered into pursuant to this Article for any property for which property taxes are delinquent or remain unpaid, or for which penalties for nonpayment of taxes are due. As a condition for the continuation of an exemption already granted during the five-year period, property taxes must be kept current. In the event that a tax delinquency for such property exists for more than a 60-day period, the Tax Assessor is authorized to notify the affected property owner that the exemption has been terminated and the full value of the property will be subject to property taxes under the local property tax law from the date of delinquency.

B. As a further condition to granting an exemption, a property owner shall be required to waive the filing of any tax appeal for the subject property for the life of the exemption. In the event a tax appeal is filed for the subject property during the five-year exemption period, the exemption shall cease as of January 1 of the tax year for which the appeal is filed.

Section 15. Application forms; filing time frame.

Every application submitted pursuant to this Article shall be on a form available at the offices of the City of Woodbury Tax Assessor and Municipal Clerk and shall be filed with the Clerk and Tax Assessor of the City of Woodbury, as a condition for approval, within 30 days, including Saturdays and Sundays, following the completion of the improvement, project, conversion or construction.

Section 16. Duration of exemption.

All exemptions granted hereunder shall be in effect for a five-year period commencing with the date of completion of the improvement or project.

Section 17. Termination of exemption.

At the termination of an exemption authorized pursuant to this Article, the subject property shall be subject to all applicable real property taxes as provided by state law, provided that nothing herein shall be deemed to prohibit the project or improvement at the termination of the agreement for tax exemption from qualifying for and receiving the full benefits of any other tax preference provided by law.

Section 18. Applicability; exemptions in Historic District.

This Article shall apply to the entirety of the City of Woodbury. All applications seeking exemption under the various categories of property, including those in the Historic District, encompassed by this Article may require additional approvals by the City of Woodbury Planning Board and any other entity created to ensure consistency with building standards, including those of the Historic District. Such approvals relating to the Historic

District standards shall be submitted in conjunction with the filing of the application for the exemption under this Article.

Section 19. Repealer

Ordinance Nos. 1844-98 and 2092-08 and all other amendments thereto, be and the same are hereby repealed. However, no exemption or abatement granted pursuant to the foregoing ordinances shall be affected or terminated by virtue of this repeal, and shall remain in effect for the time and under the terms granted as if the ordinance authorizing the exemption or abatement had not been so repealed.

Section 20. Severability

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

Section 21. When effective

This Ordinance and the exemptions and abatements granted hereunder shall remain in effect as provided by law.

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 2439-25 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 **October 22, 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 2439-22 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **November 12, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

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RESOLUTION NO. 25-161

**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 Division of Highway Traffic Safety, 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:

2025 Drive Sober or Get Pulled Over Labor Day	\$ 7,000.00
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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”:

2025 Drive Sober or Get Pulled Over Labor Day	\$ 7,000.00
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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 October 22, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
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 **October 22, 2025** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

RESOLUTION NO. 25-162

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING
REVISED PERSONNEL POLICIES AND PROCEDURES MANUAL AND EMPLOYEE
HANDBOOK TO BE USED IN THE CITY OF WOODBURY**

WHEREAS, the City of Woodbury maintains a Personnel Policies and Procedures Manual to set forth guidelines, policies, and practices for its supervisory employees (the “Manual”); and

WHEREAS, the City of Woodbury maintains an Employee Handbook to set forth guidelines, policies, and practices for its employees (the “Handbook”); and

WHEREAS, the Municipal Excess Liability Joint Insurance Fund, through which the City of Woodbury maintains certain coverage, requires regular updates to the Manual and the Handbook; and

WHEREAS, the City Council has reviewed the revised Manual and the revised Handbook, and desires to adopt the same for use in the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, County of Gloucester, and State of New Jersey that the revised Manual and the revised Handbook reflect the current guidelines, policies, and practices for the City of Woodbury for its officials, supervisors, employees, and volunteers in the subject addressed therein and shall be, and hereby are, adopted for use in the City of Woodbury.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on October 22, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
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 **October 22, 2025** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

RESOLUTION NO. 25-163

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO AFFIRM
THE CITY OF WOODBURY'S CIVIL RIGHTS POLICY WITH RESPECT TO ALL
OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES,
VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC
THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS, AND
VOLUNTEERS**

WHEREAS, it is the policy of the City of Woodbury to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act; and

WHEREAS, the governing body of the City of Woodbury has determined that certain procedures need to be established to accomplish this policy; and

WHEREAS, the Municipal Excess Liability Joint Insurance Fund, through which the City of Woodbury maintains certain coverage, requires regular updates to the Manual and the Handbook; and

WHEREAS, the City Council has reviewed the revised Manual and the revised Handbook, and desires to adopt the same for use in the City; and

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

1. No official, employee, appointee or volunteer of the City of Woodbury by whatever title known, or any entity that is in any way a part of the City of Woodbury shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person's constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the City of Woodbury's business or using the facilities or property of City of Woodbury.
2. The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the City of Woodbury to provide services that otherwise could be performed by the City of Woodbury.
3. Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.
4. The City Administrator or his/her designee shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways

to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

- 5. No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.
- 6. The City Administrator or his/her designee shall establish written procedures that require all officials, employees, appointees and volunteers of the (local unit type) as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.
- 7. The City Administrator or his/her designee shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.
- 8. At least annually, the City Administrator or his/her designee shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the City of Woodbury. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the City of Woodbury's web site.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED that a copy of this resolution shall be published in the official newspaper of the City of Woodbury in order for the public to be made aware of this policy and the City of Woodbury's commitment to the implementation and enforcement of this policy.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on October 22, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
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 **October 22, 2025** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

RESOLUTION NO. 25-164

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING
A CONTACT PERSON TO ACCESS THE JIF EMPLOYMENT
PRACTICES LIABILITY HELPLINE**

WHEREAS, the Governing Body of the City of Woodbury, hereinafter referred to as "MUNICIPALITY", is a member of the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund, hereinafter referred to as "FUND"; and

WHEREAS, the FUND provides access to an Employment Practices Liability (EPL) Helpline to assist its members in securing guidance in employment related matters prior to acting; and

WHEREAS, the FUND requires each MUNICIPALITY to designate specific individuals who will have access to the EPL Helpline; and

WHEREAS, each member MUNICIPALITY can designate up to two (2) individuals to have access to the EPL Helpline.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, County of Gloucester, that it does hereby appoint John Leech as its Contact Person.

BE IT FURTHER RESOLVED by the City Council of the City of Woodbury, County of Gloucester, that it does hereby appoint Bradley Pennypacker as its additional Contact Person.

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the FUND Administrator's office for their records.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on October 22, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
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 **October 22, 2025** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

RESOLUTION NO. 25-165

**RESOLUTION OF THE CITY COUNCIL OF THE CITY WOODBURY
AWARDING A CONTRACT TO LANDBERG CONSTRUCTION, LLC
FOR THE FY2024 NJDOT LOCAL AID ROAD IMPROVEMENT PROJECT -
RESURFACING OF STUART STREET AND LAFAYETTE AVENUE**

WHEREAS, the City Clerk and Engineer received bids on October 21, 2025 for the FY2024 NJDOT Local Aid Road Improvement Project for Resurfacing of Stuart Street and Lafayette Avenue, as set forth below:

<u>Contractor</u>	<u>Bid Amount</u>
Landberg Construction LLC	\$233,572.17
Think Pavers Hardscaping, LLC	\$234,280.00
Paving Plus, LLC	\$245,018.06
Earle Asphalt Company	\$268,413.13

WHEREAS, the City Engineer has reviewed the bids received and by correspondence dated October 21, 2025, has recommended award of the Contract to Landberg Construction, LLC for the Bid Amount of \$233,572.17; and

WHEREAS, the low bid is compliant in all material non-waivable respects and the amount is consistent with the Engineer's Estimate; and

WHEREAS, the City of Woodbury received a Municipal Aid Grant from the New Jersey Department of Transportation in the amount of \$305,084.00 for related construction costs; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this project through Bond Ordinance No. 2403-24.

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

1. The contract is hereby awarded to Landberg Construction, LLC for the FY2024 NJDOT Local Aid Road Improvement Project for Resurfacing of Stuart Street and Lafayette Avenue in the total bid amount of \$233,572.17.
2. That the Mayor and/or Administrator is hereby authorized to execute a contract in accordance with the project specifications, the afore-described bid, and the within Resolution.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 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 regular business meeting held on **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

 Cassidy L. Swanson, RMC
 City Clerk

RESOLUTION NO. 25-166

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE AND
RETAINAGE, AND ACCEPTING THE MAINTENANCE BOND OF THINK
PAVERS HARDSCAPING, LLC. FOR THE
FY2024 LOCAL ROADS RESURFACING PROJECT – SPRING STREET,
WALLACE STREET AND BRIAR HILL LANE FROM N. JACKSON STREET
TO THE EASTERN TERMINUS**

WHEREAS, Think Pavers Hardscaping, LLC. posted a Performance Guaranty, being Harco National Insurance Company Bond No. 0859422 dated July 24, 2024, for the project known as the FY2024 Local Roads Resurfacing Project – Spring Street, Wallace Street and Briar Hill Lane from North Jackson Street to the Eastern Terminus; and

WHEREAS, Bryson & Yates, City Engineer on the Project, by correspondence dated October 16, 2025, recommends release of the Performance Guaranty contingent upon the posting of a Maintenance Guaranty in a form acceptable to the City Solicitor to be held for a period of two (2) years; and

WHEREAS, Think Pavers Hardscaping, LLC posted a Maintenance Bond, being Harco National Insurance Company Bond No. 0859422 in the amount of \$28,338.05 for a period of two (2) years, commencing on October 10, 2025; and

WHEREAS, Bryson & Yates, City Engineer on the Project, and Timothy D. Scaffidi, City Solicitor, recommend acceptance of the Maintenance Bond for the project; and

WHEREAS, Bryson & Yates, City Engineer on the Project, recommends release of the retainer held by the City of Woodbury in the amount of \$3,778.41 to Think Pavers Hardscaping, LLC.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, County of Gloucester and State of New Jersey on this 22nd day of October, 2025, that:

1. The Performance Guaranty, being Harco National Insurance Company Bond No. 0859422 posted by Think Pavers Hardscaping, LLC for the project known as the FY2024 Local Roads Resurfacing Project – Spring Street, Wallace Street and Briar Hill Lane from North Jackson Street to the Eastern Terminus is hereby released; and
2. The Maintenance Bond being Harco National Insurance Company Bond No. 0859422 posted by Think Pavers Hardscaping, LLC for the project known as the FY2024 Local Roads Resurfacing Project – Spring Street, Wallace Street and Briar Hill Lane from North Jackson Street to the Eastern Terminus, in the amount of \$28,338.05 is hereby accepted; and
3. The Retainer held by the City of Woodbury in the amount of \$3,778.41, is hereby released to Think Pavers Hardscaping, LLC.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Kyle 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 **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-167

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
CANCELLING AND REFUNDING TAXES FOR CURRINGTON, JAMES D
100% DISABLED VETERAN, BLOCK 114 LOT 29 A.K.A 46 HOPKINS ST.**

WHEREAS, CURRINGTON, JAMES D, the owner of block 114 lot 29 A.K.A. 46 HOPKINS ST has made an application for a 100% Disabled Veteran Exemption to the Gloucester County Tax Assessor, which has been accepted; and

WHEREAS, the Gloucester County Tax Assessor has approved for the cancellation of taxes effective AUGUST 7, 2025 on Block 114 Lot 29 A.K.A. 46 HOPKINS ST; and

WHEREAS, the Woodbury City Tax Collector has approved the cancellation and refunding of the 3rd quarter 2025 taxes in the amount of \$2074.59, and the cancellation of the 4th qt 2025 taxes in the amount of \$2074.59; and

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 2025.

CITY OF WOODBURY

By: _____

WILLIAM H. FLEMING, JR.
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Kyle 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 **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-168

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
REIMBURSE WATER OVERPAYMENT ACCOUNT #16560-0 315 PARK AVE
LAYTON, ROBERT E. JR. & CINDY J.**

WHEREAS, LAYTON, ROBERT E. JR & CINDY J. made an overpayment in the amount of \$130.67- for account #16560-0 315 PARK AVE and the property owner has requested a refund; and

WHEREAS, LAYTON, ROBERT E. JR & CINDY J. asked to have such overpayment refunded.

LAYTON, ROBERT E. JR & CINDY J.
724 MAIN ST
SEWELL, NJ 08080

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 2025.

CITY OF WOODBURY

By: _____

WILLIAM H. FLEMING, JR.
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Kyle 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 **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-169

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
REIMBURSE WATER OVERPAYMENT ACCOUNT #42430-0 204 EMERSON
ST. MATIAS, JESSICA**

WHEREAS, MATIAS, JESSICA made an overpayment in the amount of \$299.10 for account #42430-0 204 EMERSON ST and the property owner has requested a refund; and

WHEREAS, MATIAS, JESSICA asked to have such overpayment refunded.

MATIAS, JESSICA
415 E 115 ST APT 1D
NEW YORK, NY 10029

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 2025.

CITY OF WOODBURY

By: _____

WILLIAM H. FLEMING, JR.
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Kyle 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 **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-170

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
REIMBURSE WATER OVERPAYMENT ACCOUNT #17570-0 216 DARE ST
ESTATE OF BRIGGITTE CRUZ**

WHEREAS, ESTATE OF BRIGGITTE CRUZ made an overpayment in the amount of \$58.67 for account #175700-0 216 DARE ST and the property owner has requested a refund; and

WHEREAS, ESTATE OF BRIGGITTE CRUZ asked to have such overpayment refunded.

ESTATE OF BRIGGITTE CRUZ
358 WESTWOOD DRIVE
WEST DEPTFORD, NJ 08096

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 2025.

CITY OF WOODBURY

By: _____

WILLIAM H. FLEMING, JR.
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Kyle 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 **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-171

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE TRANSFER OF OWNERSHIP OF ANTIQUE FIRE
EQUIPMENT TO THE FRIENDSHIP FIRE COMPANY**

WHEREAS, the City of Woodbury recognizes and honors the historic contributions of its fire service and the importance of preserving the City's firefighting heritage; and

WHEREAS, the Friendship Fire Company, an integral part of Woodbury's proud history, has been entrusted with the care, maintenance, and refurbishment of two significant pieces of antique fire equipment: a 1799 Philip Mason Hand Pumper and a 1911 Ahrens Fox Steam Engine; and

WHEREAS, these pieces of equipment were originally acquired by members of the Friendship Fire Company with the assistance of the City of Woodbury, and since that time, the Company has invested substantial time, effort, and resources into their preservation and restoration; and

WHEREAS, the City of Woodbury recognizes that the Friendship Fire Company has acted as the faithful steward of these historic firefighting artifacts and is best positioned to continue its long-term care, display, and preservation for future generations; and

WHEREAS, the Friendship Fire Company operates as a recognized non-profit organization under Section 501(c)(3) of the Internal Revenue Code, further demonstrating its charitable mission and commitment to preserving the City's history and serving the community; and

WHEREAS, it is the desire of the City of Woodbury to formally acknowledge the dedication of the Friendship Fire Company by transferring ownership of the aforementioned antique firefighting equipment to the Company, ensuring they remain properly preserved and connected to the City's firefighting legacy.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Woodbury, County of Gloucester, State of New Jersey, that the City hereby authorizes the transfer of ownership of the 1799 Philip Mason Hand Pumper and the 1911 Ahrens Fox Steam Engine to the Friendship Fire Company.

BE IT FURTHER RESOLVED THAT, this transfer is made in recognition of the Company's historical commitment to preserving these artifacts and with the expectation that the Friendship Fire Company will continue to safeguard and honor this vital part of Woodbury's history.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 2025.

CITY OF WOODBURY

By:

WILLIAM H. FLEMING, JR.
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Kyle 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 **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-172

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING EXECUTION OF A SHARED SERVICE AGREEMENT
AND MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE
CITY OF WOODBURY AND THE GATEWAY REGIONAL HIGH
SCHOOL BOARD OF EDUCATION FOR THE PROVISION OF
CLASS III SPECIAL LAW ENFORCEMENT OFFICER FOR THE 2025-
2026 SCHOOL YEAR**

WHEREAS, the City of Woodbury, a municipal corporation of the State of New Jersey (hereinafter "City"), and the Gateway Regional High School Board of Education, a body politic and corporate (hereinafter the "Board"), are desirous of entering into a Shared Services Agreement (hereinafter "SSA") and a Memorandum of Understanding for the employment of Class III-Special Law Enforcement Officers (hereinafter School Resource Officer or "SRO"); and

WHEREAS, pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et.seq., municipalities may enter into agreements for shared services with other governmental units to provide or receive any service that the local unit participating in the agreement is empowered to provide and receive within its own jurisdiction; and

WHEREAS, each local unit authorized to enter into an agreement under the Uniform Shared Services and Consolidation Act may do so by adoption of a resolution; and

WHEREAS, the agreement must comply with the requirements of N.J.S.A. 40A:65-7 and specify the services to be performed under the agreement, procedures for payment and assignment and allocation of responsibility for meeting standards between and among the parties; and

WHEREAS, the City has agreed to provide the services required by the Board for a SRO upon the terms contained herein.

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

1. That the City Council does hereby approve and authorize the execution of the attached Shared Services Agreement and Memorandum of Understanding between the Gateway Regional High School Board of Education and the City of Woodbury.

2. That the Mayor and/or Council President be and is hereby authorized to execute said Agreements on behalf of the City of Woodbury.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on October 22, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilperson Miller				
Councilwoman Miller				
Council President Fleming				
Mayor Kyle 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 **October 22, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,
City Clerk

RESOLUTION NO. 25-173

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

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

- (1) *Matters required by law to be confidential*: Any matter which, by express provision of Federal law, State statute, or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- (2) Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
- (3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance, and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by an institution or program, including but not limited to, information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress, or condition of any individual, unless the individual concerned.
- (4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates, or investment of public funds, if it could adversely affect the public interest if discussion of the matters were disclosed.
- (6) *Matters of public protection*: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair that protection.

- (7) *Matters relating to litigation, negotiations and attorney-client privilege:* Any matter of pending or anticipated litigation or contract negotiation other than in subsection b. (4) above in which the City is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise ethical duties as a lawyer.
- (8) *Matters relating to the employment relationship:* Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion, or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that the matter or matters be discussed at a public.
- (9) *Deliberations after public hearing.* Deliberations by the Authority occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party.

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

1. Matters relating to the employment relationship - Pursuant to N.J.S.A. 10:4-12b(8)
2. Matters relating to the purchase, lease acquisition of real property or investment of public funds privilege - Pursuant to N.J.S.A. 10:4-12b(5) – Land Identified As Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 15, 27.01, 32, 33 & 35; Block 114, Lot 2.

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

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on October 22, 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 **October 22, 2025**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk