



City of Woodbury
City Council Meeting Agenda
November 12, 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. Resolutions

1. **RESOLUTION NO. 25-175** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING PROMOTION OF MARTIN BEHR FROM PART-TIME FIREFIGHTER TO CAREER FIREFIGHTER FOR THE WOODBURY FIRE DEPARTMENT
2. **RESOLUTION NO. 25-176** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING HIRING OF SCOTT GRAIFF AS A CAREER FIREFIGHTER FOR THE WOODBURY FIRE DEPARTMENT

E. Oath of Office

1. Martin Behr, *Career Firefighter for the Woodbury Fire Department*
2. Scott Graiff, *Career Firefighter for the Woodbury Fire Department*

F. Approval of the Minutes

1. October 22, 2025

G. Open to the Public for Agenda Items Only

H. Ordinances

1. **ORDINANCE NO. 2438-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 20, FIRE DEPARTMENT OF THE CODE OF THE CITY OF WOODBURY
SECOND READING
2. **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
SECOND READING
3. **ORDINANCE NO. 2440-25** - ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE CONTRACT FOR PURCHASE OF REAL ESTATE WITH WOODBURY REDEVELOPMENT HOLDINGS LLC

FIRST READING

4. **ORDINANCE NO. 2441-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING THE CODE OF THE CITY OF WOODBURY TO REGULATE SERVICE PROVIDER CONTRACTS AND PROJECT LABOR AGREEMENTS

FIRST READING

5. **ORDINANCE NO. 2442-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 156 "SEWERS" AND CHAPTER 197 "WATER" OF THE CODE OF THE CITY OF WOODBURY

FIRST READING

6. **ORDINANCE NO. 2443-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 156, SEWERS, ARTICLE 1, SEWER RENTALS, SECTION 1, RENTS AND FEES PRESCRIBED, SUBSECTION C, DRAINAGE WATER PERMITS

FIRST READING

7. **ORDINANCE NO. 2444-25** - AN ORDINANCE TO FIX AND ESTABLISH SALARIES AND RATE OF COMPENSATION ON THE VARIOUS OFFICERS AND EMPLOYEES OF THE CITY OF WOODBURY IN THE COUNTY OF GLOUCESTER, AND TO PROVIDE THE MANNER OF PAYMENT THEREOF AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH

FIRST READING

CONSENT AGENDA

1. **RESOLUTION NO. 25-177** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WOODBURY REDEVELOPMENT HOLDINGS LLC
2. **RESOLUTION NO. 25-178** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY RECOGNIZING NOVEMBER 29, 2025, AS "SMALL BUSINESS SATURDAY" AND SUPPORTING EFFORTS TO INCREASE AWARENESS OF THE VALUE OF LOCALLY OWNED SMALL BUSINESSES
3. **RESOLUTION NO. 25-179** - RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WOODBURY ESTABLISHING A 5-YEAR MORATORIUM ON THE ISSUANCE OF ROAD OPENING PERMITS FOR THE PORTIONS OF THE ROADS RESURFACED AS PART OF THE FY2024 LOCAL ROAD MILLING & OVERLAY PROJECT FROM OCTOBER 22, 2024, THROUGH OCTOBER 21, 2029
4. **RESOLUTION NO. 25-180** - 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)
5. **RESOLUTION NO. 25-181** - RESOLUTION OF THE CITY OF WOODBURY TO AUTHORIZE SALE OF ONE 2014 DODGE CHARGER, VIN #2C3DXAG1EH244544, BY THE CITY OF WOODBURY TO THE MOUNT HOLLY POLICE DEPARTMENT

END CONSENT AGENDA

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

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

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

RESOLUTION NO. 25-175

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING PROMOTION OF MARTIN BEHR
FROM PART-TIME FIREFIGHTER TO CAREER FIREFIGHTER FOR THE
WOODBURY FIRE DEPARTMENT**

WHEREAS, there is currently an opening for the position of Career Firefighter in the Woodbury Fire Department; and

WHEREAS, the Fire Administrator of the City of Woodbury has recommended the promotion of Part-Time Firefighter Martin Behr, who is qualified and has demonstrated the requisite character and aptitude for the position; and

WHEREAS, the Mayor and Council of the City of Woodbury concur with the Fire Administrator's recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, that Martin Behr is hereby promoted from the position of Part-Time Firefighter to the position of Career Firefighter for the Woodbury Fire Department, effective *nunc pro tunc* on October 1, 2025.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on November 12, 2025.

CITY OF WOODBURY

By: _____

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

ATTEST:

**CASSIDY L. SWANSON,
City Clerk**

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

CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **November 12, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-176

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING HIRING OF SCOTT GRAIFF AS A CAREER FIREFIGHTER
FOR THE WOODBURY FIRE DEPARTMENT**

WHEREAS, there is currently an opening for the position of Career Firefighter in the Woodbury Fire Department; and

WHEREAS, the City of Woodbury Fire Department has received applications and conducted such interviews and investigation of applicants as appropriate and consistent with its policies and procedures; and

WHEREAS, the Fire Chief of the City of Woodbury has determined that Scott Graiff possesses the character and qualifications necessary to serve as a Career Firefighter in the City of Woodbury Fire Department; and

WHEREAS, the Mayor and Council of the City of Woodbury concur with the Fire Administrator's recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, that Scott Graiff is hereby hired in the position of Career Firefighter for the Woodbury Fire Department, effective *nunc pro tunc* on October 1, 2025.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on November 12, 2025.

CITY OF WOODBURY

By:

WILLIAM H. FLEMING JR.,
President of Council

ATTEST:

CASSIDY L. SWANSON,
City Clerk

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

CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **November 12, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
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 2439-25 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, RMC
City Clerk

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ORDINANCE NO. 2440-25

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE CONTRACT FOR PURCHASE OF REAL ESTATE WITH WOODBURY REDEVELOPMENT HOLDINGS LLC

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

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

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

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

WHEREAS, the City has adopted a Redevelopment Plan for the Downtown Business District dated May 24, 2010, last amended August 13, 2025 (the “Redevelopment Plan”) which area includes Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 15, 27.01, 32, 33 & 35, owned by the City, as well as adjacent properties which include 101 S. Broad (Block 75, Lot 17), 117 S. Broad St (Block 75, Lot 14) and 41 W. Centre St. (Block 75, Lot 31) and the common drive way referred to as Ross Run (collectively referred to as the “Property”), consisting of approximately One Hundred Fifty Thousand (150,000) Square Feet as more or less; and

WHEREAS, the City over the past years has been assembling parcels and demolishing structures for the purpose of redeveloping all or a substantial portion of this block that is centrally located in the downtown; and

WHEREAS, through a Request for Qualifications Process (RFQ) the City sought a qualified Redeveloper to finance and construct a mixed-use project (residential and retail) at the Property; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8, *et seq.*, a redevelopment entity is authorized to enter into contracts for the planning, construction or undertaking of any redevelopment project or redevelopment work consistent with the Redevelopment Plan in an area designated as an area in need of redevelopment, including, but not limited to, contracts designating a private entity to serve as a redeveloper for a specific redevelopment project; and

WHEREAS, by Resolution #23-65 dated January 23, 2023, the City designated Tantum-Canoe Brook, on behalf of Woodbury Redevelopment Holdings, LLC and its affiliates, the Potential Redeveloper of the Property; and

WHEREAS, on March 6, 2023 the City and Redeveloper executed a Memorandum of Understanding (MOU) for the Property; and

WHEREAS, on June 24, 2025 the City and the Redeveloper executed a Redevelopment Agreement for the redevelopment of the Property (the "Redevelopment Agreement"), to set forth the terms and conditions pursuant to which the Property is to be redeveloped; and

WHEREAS, on December 10, 2025, the City authorized the execution of an Amended and Restated Redevelopment Agreement; and

WHEREAS, on April 30, 2024, the City adopted Ordinance 2411-24 authorizing the sale of the Property to Redeveloper; and

WHEREAS, on June 24, 2024, the City and the Redeveloper executed a Contract for the Purchase of Real Property ("Contract") to convey the Property to Redeveloper; and

WHEREAS, since the time of the execution of the Contract, the Redeveloper has entered into agreements to acquire additional property, the Redeveloper has formed an Urban Renewal Entity to undertake the Project, the Parties have refined the scope of the development and have outlined the terms of a financial agreement; and

WHEREAS, the Parties desire to amend the Contract to authorize the assignment to the Urban Renewal Entity, the ground lease of Lot 27.01, the scope of the project and the terms of the financial agreement.

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

1. The assignment of the Contract from Woodbury Redevelopment Holdings, LLC to Woodbury Redevelopment Urban Renewal, LLC is acknowledged and approved by the City.
2. As part of the transaction, the City is authorized to either convey title to Block 75, Lot 27.01 (the "Lot") to Redeveloper or to retain title to the Lot and ground lease the Lot to Redeveloper subject to the terms of a Ground Lease to be negotiated and executed with the Redeveloper.
3. The Mayor, Clerk, Business Administrator and other City Representatives authorized to do so by law, are hereby authorized to execute the First Amendment to the Contract for the Purchase of Real Property attached hereto as **Exhibit A**, subject to minor modification or revision, as deemed necessary and appropriate after consultation with counsel.

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

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 2440-25 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 **November 12, 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 2440-25 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 **December 10, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

 Cassidy L. Swanson, RMC
 City Clerk

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ORDINANCE NO. 2442-25

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING
CHAPTER 156 “SEWERS” AND CHAPTER 197 “WATER”
OF THE CODE OF THE CITY OF WOODBURY**

WHEREAS, the Mayor and Council of the City of Woodbury have determined that certain amendments to Chapter 156 entitled “**Sewers**” and Chapter 197 entitled “**Water**” are necessary; and

WHEREAS, in all other respects Chapter 156 entitled “**Sewers**” and Chapter 197 entitled “**Water**” shall remain in full force and effect.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

1. Chapter 156-1 of the Code of the City of Woodbury, “Rents and fees prescribed” is hereby amended and shall henceforth read in its entirety as follows:

§156-1. Rents and fees prescribed.

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

A. Minimum annual charge:

(1) The following charges shall be made for sewer service for each unit connected with the sewer and receiving water service, payable quarterly on January 15, April 15, July 15 and October 15 of each year.

Type of User	Minimum Annual Charge
Each single-family user	\$ 836
Structures with apartments or stores, each apartment or store	\$ 836
Service stations and garages	\$1,672
Small businesses	\$ 836
Churches	\$ 836

(2) For other types of users, the following schedule of charges is to be used, payable quarterly on January 15, April 15, July 15 and October 15, except that services having a water meter larger than one inch shall be billed per billing period.

a. The charge for hotels, motels, boardinghouses, private dwellings with rented rooms, public buildings, self-service laundries, car washes, restaurants, public and private schools, diners, taverns, bars, hospitals, nursing homes, bowling alleys, theaters, shopping centers, large business establishments or plants and other commercial and industrial establishments not herein specifically mentioned shall be based upon metered water consumption. Such billing shall

be based upon the unit charge of \$209.00 for each 25,000 gallons of water or fraction thereof used per quarter.

- b. The rate for industrial users shall be established by resolution of the City Council, which rate shall be based on quantity and concentration of sewage other than that of domestic sewage and cost to the City of Woodbury for particular treatment process as well as the nature of the industry.
- (3) Notwithstanding anything to the contrary in this section, the minimum service charge to be paid with respect to any type of property or business shall be \$796 per annum.

B. Special rates. In any special case not contemplated in the schedule of rates set out in this section or not clearly defined herein, the City Council is hereby authorized to establish special rates or rentals under such schedules or formulas as the City Council may deem necessary and to make, execute and deliver such contracts or agreements with such special consumers as the circumstances may require.

2. Chapter 197-23 of the Code of the City of Woodbury, "Minimum charges for metered service" is hereby amended and shall henceforth read in its entirety as follows:

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

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

Size of Meter (inches)	Water Allowed (gallons)	Minimum Rate
5/8	Up to 5,000	\$48.65
3/4	Up to 5,000	\$48.65
1	Up to 5,000	\$48.65

B. In addition to the foregoing minimum charge, there shall be an additional minimum charge for each connected service furnishing water to apartments, multiple-family dwellings, stores or any dual or multiple occupancy, in the sum of \$48.65 for each such unit in excess of one. Wherever such additional minimum charge is enforced, an additional 5,000 gallons of water will be allowed for each additional \$46.33 of minimum charge billed.

C. Wherever there exists a sprinkler system designed to afford protection against destruction of property by fire, the following rates shall be charged quarterly:

Size of Service (inches)	Charge
-----------------------------	--------

4	\$116.63
6	\$233.26

D. The foregoing minimum rates shall be charged whenever an established service exists even though there shall be no actual consumption of water through such service.

3. Chapter 197-24 of the Code of the City of Woodbury, "Additional charges based on water consumption" is hereby amended and shall henceforth read in its entirety as follows:

A. In addition to the minimum charges enumerated in the preceding section, for all water drawn above the minimum used there shall be charged per billing period the following rates:

Gallons per quarter	Charge per 1,000 gallons
First 10,000 of excess	\$6.48
Next 10,000 of excess	\$7.78
All additional excess	\$10.33

B. In special cases not contemplated in this schedule of rates or not clearly defined therein, the City Council is hereby authorized to establish special rates or rentals under such schedules or formulas as the City Council may deem necessary to keep and maintain the Public Works Department on a self-liquidating basis, and to make, execute and deliver such contracts with such special consumers as the circumstances may require; provided, however, that the City Council reserves the right to amend, alter or change this section by resolution from time to time as circumstances may require.

C. Excess usage of the Woodbury Board of Education shall be billed at the City of Woodbury's first-tier excess use rate, i.e., the rate charged for the first 10,000 gallons of excess water usage as set forth in § 197-24A.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with 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 2442-25 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 **November 12, 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				
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 2442-25 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 **December 10, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

ORDINANCE NO. 2443-25

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 156,
SEWERS, ARTICLE 1, SEWER RENTALS, SECTION 1, RENTS AND FEES
PRESCRIBED, SUBSECTION C, DRAINAGE WATER PERMITS**

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 156, Sewers, Article 1, Sewer Rentals, Section 1, Rents and Fees Prescribed, Subsection C, Drainage Water Permits be amended as follows:

Section 1. Subsection C, "Drainage Water Permits" is hereby deleted in its entirety.

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				
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 2443-25 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 **November 12, 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 2443-25 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 **December 10, 2025** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

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ORDINANCE NO. 2444-25

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

BE IT ORDAINED by the Mayor and Council of the City of Woodbury, County of Gloucester, State of New Jersey, that Chapter 106, Housing Standards, Article I, in General Lead-Based Paint Hazard Inspection Frequency Requirements; Single-family, two-family and multiple rental dwellings, Section 17(B)(1), (2) and (3) are hereby amended as follows:

Section 1. The payment of all salaries and compensation required to be made under the provisions of this ordinance shall be on an annual, bi-weekly, quarterly or hourly pays-per-year basis commencing with the first pay period of January 2025 or as otherwise noted below.

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

Section 2A. ANNUAL SALARY (Paid in 26 Bi-Weekly Pays in 2025)

1	Administrator		\$120,000.00 - \$175,000.00
2	Deputy Administrator		\$100,000.00 - \$120,000.00
3	JIF Safety Coordinator		\$8,300.00 - \$9,500.00
4	Deputy Emergency Management Coordinator		\$5,000.00 - \$7,300.00
5	Emergency Management Coordinator		\$5,000.00 - \$7,300.00

Section 2B. ANNUAL SALARY (Paid Quarterly)

1	Mayor		\$3,700.00 - \$4,500.00
2	President of City Council		\$3,100.00 - \$3,900.00
3	Councilpersons		\$2,700.00 - \$3,500.00

1	Annual Dog Clinic Workers	for day	\$80.00 - \$100.00
2	Election Day City Hall Workers	per shift	\$80.00 - \$100.00
3	Police Cadet		NJ Minimum Wage - \$18.00
4	Police Special Officers	SLEO I	NJ Minimum Wage - \$19.00
5	Police Special Officers	SLEO II	\$16.00 - \$20.00
6	Police Special Officers	SLEO III	\$31.00 - \$38.00
7	Senior Special Law Enforcement Officer II		\$31.00 - \$38.00

8	Police Maintenance Person		\$27.00 - \$38.00
9	Part-time Fire Fighter		\$17.00 - \$20.00
10	Intern		NJ Minimum Wage - \$18.00
11	Part-time Police Civilian Aide	Effective 2/13/24	\$30.00 - \$34.00
12	Part-time Community Events Coordinator		\$19.00 - \$24.00

Section 3. The City recognizes the following unions, whose member employees' salaries and hourly rates are stated in their respective collective bargaining agreements - PBA Local 122, IAFF Local 3592, and UFCW Local 360. In addition to the annual salary, certain members of the Police Department and Fire Department shall be paid for legal holidays in accordance with contractual agreements. Payment shall be made on or before December 1, 2025, or as specified in contractual agreements.

	Administrative and Clerical	
1	Assistant Municipal Finance Officer	*Contract*
2	Water & Sewer Meter Coordinator & Assistant Billing Clerk	*Contract*
3	Administrative Secretary & Board of Health Secretary	*Contract*
4	Police Clerk	*Contract*
5	Police Administrative Assistant	*Contract*
6	Housing Official & Code Enforcement Officer	*Contract*
7	Tax & Utility Clerk	*Contract*
8	City Hall Administrative Assistant	*Contract*
	Public Works Department	
1	Driver / Laborer	*Contract*
	Police Department	
1	Chief of Police	*Contract*
2	Captain	*Contract*
3	Lieutenant	*Contract*
4	Sergeant	*Contract*
5	Corporal	*Contract*
6	Detective	*Contract*
7	Patrol Officer	*Contract*
	Fire Department	
1	Fire Official	*Contract*
2	Full-time Fire Fighter	*Contract*

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

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

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

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

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

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 2444-25 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 **November 12, 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 2444-25 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 **December 10, 2025**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-177

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WOODBURY REDEVELOPMENT HOLDINGS LLC

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

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

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

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

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

WHEREAS, the City over the past years has been assembling parcels and demolishing structures for the purpose of redeveloping all or a substantial portion of this block that is centrally located in the downtown; and

WHEREAS, through a Request for Qualifications Process (RFQ) the City sought a qualified Redeveloper to finance and construct a mixed-use project (residential and retail) at the Property; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8, *et seq.*, a redevelopment entity is authorized to enter into contracts for the planning, construction or undertaking of any redevelopment project or redevelopment work consistent with the Redevelopment Plan in an area designated as an area in need of redevelopment, including, but not limited to, contracts designating a private entity to serve as a redeveloper for a specific redevelopment project; and

WHEREAS, by Resolution #23-65 dated January 23, 2023, the City designated Tantum-Canoe Brook, on behalf of Woodbury Redevelopment Holdings, LLC and its affiliates, the Potential Redeveloper of the Property; and

WHEREAS, on March 6, 2023 the City and Redeveloper executed a Memorandum of Understanding (MOU) for the Property; and

WHEREAS, on June 24, 2025 the City and the Redeveloper executed a Redevelopment Agreement for the redevelopment of the Property (the "Redevelopment Agreement"), to set forth the terms and conditions pursuant to which the Property is to be redeveloped; and

WHEREAS, since the time of the execution of the Redevelopment Agreement, the Redeveloper has entered into agreements to acquire additional property, the Redeveloper has formed an Urban Renewal Entity to undertake the Project, the Parties have refined the scope of the development and have outlined the terms of a financial agreement; and

WHEREAS, the Parties desire to amend the Redevelopment Agreement to address the formation of the Urban Renewal Entity, the change in the properties subject to the agreement, scope of the project and the terms of the financial agreement.

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

1. The assignment of the Redevelopment Agreement and the Purchase and Sale Agreement from Woodbury Redevelopment Holdings, LLC to Woodbury Redevelopment Urban Renewal, LLC is acknowledged by the City.
2. The Mayor, Clerk, Business Administrator and other City Representatives authorized to do so by law, are hereby authorized to execute the Amended and Restated Redevelopment Agreement attached hereto as **Exhibit A**, subject to minor modification or revision, as deemed necessary and appropriate after consultation with counsel.

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

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on November 12, 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 **November 12, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-178

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
RECOGNIZING NOVEMBER 29, 2025, AS “SMALL BUSINESS SATURDAY”
AND SUPPORTING EFFORTS TO INCREASE AWARENESS OF THE VALUE
OF LOCALLY OWNED SMALL BUSINESSES**

WHEREAS, there are over 33,000,000 small businesses in the United States; and

WHEREAS, small businesses represent 99.9 percent of all businesses with employees in the United States; and

WHEREAS, small businesses employ over 47 percent of the employees in the private sector in the United States, equaling over 61,000,000 people; and

WHEREAS, small businesses pay 40.8 percent of the total payroll of the employees in the private sector in the United States; and

WHEREAS, small businesses of 20 employees or less, make up 90 percent of the businesses in the United State; and

WHEREAS, small businesses constitute nearly 98 percent of firms exporting goods; and

WHEREAS, small businesses generated 1,500,000 jobs annually; and

WHEREAS, November 29, 2025, is an appropriate day to designate as “Small Business Saturday”.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Woodbury, County of Gloucester and the State of New Jersey on 12th day of November, 2025, that:

1. Recognizes and encourages the observance of “Small Business Saturday”; and
2. Supports efforts of Local Businesses by
 - a. Encouraging consumers to shop locally; and
 - b. To increase awareness of the value of locally owned small businesses and the impact of locally owned small businesses on the economy of the United States.
 - c.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on November 12, 2025.

CITY OF WOODBURY

By: _____

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

ATTEST:

CASSIDY L. SWANSON,
City Clerk

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

CERTIFICATION

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **November 12, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-179

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
WOODBURY ESTABLISHING A 5-YEAR MORATORIUM ON THE
ISSUANCE OF ROAD OPENING PERMITS FOR THE PORTIONS OF THE
ROADS RESURFACED AS PART OF THE
FY2024 LOCAL ROAD MILLING & OVERLAY PROJECT
FROM OCTOBER 22, 2024 THROUGH OCTOBER 21, 2029**

WHEREAS, there existed a need by the City of Woodbury to mill and overlay portions of certain Local Roads as part of the 5-Year Road Resurfacing Program commencing in 2024; and

WHEREAS, the “FY2024 Local Road Resurfacing Project” consisted of Spring Street, Wallace Street, and Briar Hill Lane from N. Jackson Street to the eastern terminus; and

WHEREAS, the City of Woodbury performed this project through a Bond Ordinance and by advertising for bids pursuant to the provisions of the New Jersey Local Public Contracts Law *N.J.S.A. 40A:11 et seq.*; and

WHEREAS, the project was awarded to Think Pavers Hardscaping LLC of Mt. Royal, NJ on June 26, 2024; and

WHEREAS, the City of Woodbury has accepted the final completion of the Contract for the road improvement project known as “FY2024 Local Road Resurfacing Project” on October 22, 2024; and

WHEREAS, the City of Woodbury has made final payment to the Contractor, Think Pavers Hardscaping LLC for the aforementioned project on May 28, 2025; and

WHEREAS, the City of Woodbury has paid to Think Pavers Hardscaping LLC the retainer previously held from the submitted invoices and payments on October 22, 2025, and Think Pavers Hardscaping LLC has therefore submitted and the City has accepted a Maintenance Bond for the aforementioned project in the amount of \$28,338.05 for a period of two (2) years, commencing on October 10, 2025; and

WHEREAS, the Code of the City of Woodbury, “Chapter 167 – STREETS AND SIDEWALKS” provides for road opening permits under the conditions as stated in “Article III – Openings and Excavations § 167-9 Application for and issuance of permit; filing fee and deposit.”; and

WHEREAS, § 167-9 Paragraph B. states that no road opening permits shall be granted by the City for any opening or excavation on a street that has been covered with a hard surface, such as concrete or asphalt with a thickness of 2 inches or more, for a period of five (5) years from the date of completion of construction of such hard surface, except that a permit may be issued upon majority vote of City Council to grant such permit based on the conditions and reasons stated in sub-paragraphs (1), (2) or (3) of §167-9 Paragraph B.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Woodbury has placed a moratorium from any road opening, excavations or disturbance otherwise, and from the issuance of permits thereto, on the area of new pavement constructed as part of the project known as “FY2024 Local Road Resurfacing Project” as described above, for a period of 5 years beginning on the date of final completion, October 22, 2024 and terminating on October 21, 2029, subject to the respective conditions as stated in the latest version of “Chapter 167 – STREETS AND SIDEWALKS” of the Code of the City of Woodbury.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held November 12, 2025.

CITY OF WOODBURY

By:

WILLIAM H. FLEMING, JR.
President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Harwell				
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 **November 12, 2025** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-180

**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 Borough of Woodbury Heights through 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:

Drunk Driving Enforcement Fund	\$ 1,772.79
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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”:

Drunk Driving Enforcement Fund	\$ 1,772.79
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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 November 12, 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 **November 12, 2025** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson
City Clerk

RESOLUTION NO. 25-181

RESOLUTION OF THE CITY OF WOODBURY TO AUTHORIZE SALE OF ONE 2014 DODGE CHARGER, VIN #2C3DXAG1EH244544, BY THE CITY OF WOODBURY TO THE MOUNT HOLLY POLICE DEPARTMENT

WHEREAS, the City of Woodbury owns a 2014 Dodge Charger (the “Dodge Charger”) Vin #2C3CDXAG1EH244544; and

WHEREAS, said vehicle had been utilized by the Woodbury Police Department; and
WHEREAS, the City of Woodbury Police Department no longer has the need to utilize the Dodge Charger; and

WHEREAS, the Mount Holly Police Department has offered to purchase the Dodge Charger for Four Thousand (\$4,000.00) Dollars; and

WHEREAS, the governing body agrees to sell the “Dodge Charger” to the Mount Holly Police Department for the sum of Four Thousand (\$4,000.00) Dollars.

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

1. That the governing body does hereby approve and authorize the sale of the 2014 Dodge Charger, Vin #2C3CDXAGE1EH244544 to the Mount Holly Police Department for the sum of \$4,000.00 in its “As Is” condition.
2. That the City Clerk be and is hereby authorized to have the title to the 2014 Dodge Charger transferred to the Mount Holly Police Department.

ADOPTED at a meeting of the Mayor and City Council of the City of Woodbury on November 12, 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 **November 12, 2025**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk