



City of Woodbury
City Council Meeting Agenda
December 10, 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. November 12

E. Open to the Public for Agenda Items Only

F. Ordinances

1. **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
SECOND READING
2. **ORDINANCE NO. 2441-25** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 11, CONTRACTS OF THE CODE OF THE CITY OF WOODBURY BY ADOPTING A NEW ARTICLE III TO BE TITLED "PROJECT LABOR AGREEMENTS"
SECOND READING
3. **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
SECOND READING
4. **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
SECOND READING
5. **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
SECOND READING

CONSENT AGENDA

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1. **RESOLUTION NO. 25-182** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

WOODBURY ESTABLISHING DATE FOR REORGANIZATION MEETING FOR 2026

2. **RESOLUTION NO. 25-183** - 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 WOODBURY HEIGHTS ELEMENTARY SCHOOL BOARD OF EDUCATION FOR THE PROVISION OF CLASS III SPECIAL LAW ENFORCEMENT OFFICER FOR THE 2025-2026 SCHOOL YEAR
3. **RESOLUTION NO. 25-184** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE SALE OF PUBLIC PROPERTY ONLINE THROUGH A NEW JERSEY STATE CONTRACT AUCTION SERVICE (GOVDEALS.COM)
4. **RESOLUTION NO. 25-185** - 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. 25-186** - RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS IN THE LOCAL BUDGET OF THE CITY OF WOODBURY FOR THE YEAR 2025
6. **RESOLUTION NO. 25-187** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AMENDING APPLICATION FOR FAMILY AND/OR MEDICAL LEAVE (FMLA) AND/OR NEW JERSEY FAMILY LEAVE (NJFLA)
7. **RESOLUTION NO. 25-188** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING LOCAL MATCHING FUNDS FOR THE UNITED STATES ENVIRONMENTAL PROTECTION (EPA) COMMUNITY PROJECTS FUNDING GRANTS PROGRAM
8. **RESOLUTION NO. 25-189** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ACCEPTING THE PROPOSAL SUBMITTED FOR THE BROAD STREET MURAL PROJECT AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH DE'VON DOWNES
9. **RESOLUTION NO. 25-190** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDED A CONTRACT WITH BUILDINGSTARS OPERATIONS, INC. FOR CUSTODIAL AND JANITORIAL SERVICES FOR CITY FACILITIES
10. **RESOLUTION NO. 25-191** - RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF WOODBURY IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO MUNICIPALITY CODE §162-4

END CONSENT AGENDA

I. Approval of the Bill and Voucher List

J. Reports

K. Unfinished Business

L. New Business

M. Open to the Public

N. Resolutions

1. **RESOLUTION NO. 25-192** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS RELATED TO THE PURCHASE, LEASE, OR 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. 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. 2441-25

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING
CHAPTER 11, CONTRACTS OF THE CODE OF THE CITY OF WOODBURY BY
ADOPTING A NEW ARTICLE III TO BE TITLED “PROJECT LABOR AGREEMENTS”**

WHEREAS, the City of Woodbury wishes to ensure that construction contracts are awarded in an atmosphere that invites competition and guards against favoritism, improvidence, arbitrary conduct, extravagance, fraud and corruption, so as to secure the best work or supplies at the lowest cost practicable; and

WHEREAS, the City of Woodbury possesses discretion in determining the “lowest responsible bidder” and is entitled to specify the terms of the contract and the criteria bidders must meet; and

WHEREAS, the City of Woodbury has the power to determine whether a respective bidder is the “lowest responsible bidder” as defined by NJ Public Contract Law; and

WHEREAS, the City of Woodbury finds it in its best interest to define “responsible” to protect and promote public health, safety, and welfare; and

WHEREAS, due to challenges relating to the supply of skilled craft personnel, the City of Woodbury has a financial and proprietary interest in ensuring contractors and subcontractors have an adequate supply of trained, skilled workers; and

WHEREAS, the U.S. Congress passed the Fitzgerald Act (29 U.S.C. § 50), establishing a national apprenticeship training system through the U.S. Department of Labor; and

WHEREAS, ensuring that all contractors participate in bona fide, industry-recognized apprenticeship programs improves safety and quality; and

WHEREAS, the City of Woodbury recognizes the importance of developing a local skilled workforce for future projects and reducing unemployment through apprenticeships and pre-apprenticeships; and

WHEREAS, the City of Woodbury wishes to include such standards in procurement and provide for project labor agreements (PLAs).

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

Section 1. Title. The New Article III of Chapter 11, Contracts, shall be titled “Project Labor Agreements.”

Section 2. Responsible Contractor Policy

A. Financial Responsibility:

- i. Bidders on public construction contracts exceeding \$5,000,000 must provide satisfactory evidence of proper registration and authorization to conduct work, and compliance with State and Federal requirements.
- B. Social Responsibility:
 - i. The City may factor OSHA compliance and other indicators into determinations of responsibility.
- C. Apprenticeship Requirement:
 - i. Contractors and subcontractors must participate in registered apprenticeship programs and pay prevailing wages and benefits consistent with the NJ Prevailing Wage Act and/or Davis-Bacon Act.
- D. Contractor Responsibility Certification:
 - i. All contractors must submit a certification with their bid using a City-provided form.

Section 3. Project Labor Agreements

Purpose: This article ensures that large construction projects exceeding \$5,000,000 are performed efficiently, at a reasonable cost, and with high quality. It also promotes apprenticeship employment and local workforce development.

Section 4. Definitions

APPRENTICE — A worker who participates in a program registered by the Bureau of Apprenticeship and Training of the U.S. Department of Labor (DOL) who takes a construction apprenticeship test and receives benefits and pay not less than those received by an apprentice.

APPRENTICE PROGRAM — A registered apprenticeship program providing to each trainee combined classroom and on-the-job training under the direct and close supervision of a highly skilled worker in an occupation recognized as an apprenticeable trade, and registered by the Bureau of Apprenticeship and Training of the U.S. Department of Labor and meeting the standards established by the Bureau.

APPROPRIATE LABOR ORGANIZATION — An organization representing, for collective bargaining purposes, journey-level workers and apprentices in one or more crafts or trades and which:

- A. Operates an apprenticeship training program in an appropriate craft or trade that is registered with the U.S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training;
- B. Has entered into a labor agreement with an employer or multi-employers in the building and construction industry in New Jersey;

- Has represented journey-level workers, mechanics, and apprentices employed on public construction contracts; and
- C. Possesses the ability to refer, provide, or represent qualified and journey-level workers in the crafts or trades required by the public construction contract in sufficient numbers to perform the contracted work involved in that contract.

CERTAIN PROJECTS — The City of Woodbury, in its sole discretion, may exempt projects which otherwise would fall within the purview of this chapter from the requirements of same.

CITY OF WOODBURY or CITY — The City of Woodbury and all public agencies and authorities created, controlled, or directed by the City of Woodbury or the Business Administrator and/or his/her designee.

CRAFT EMPLOYEE — A person employed in a trade as defined herein at either the apprentice or journeyman level.

CONTRACTOR — A person or entity awarded a public works project or contract on a publicly funded project contemplated by this chapter.

CRAFT-REQUEST FORM — A form which delineates the job or craft titles and descriptions (for example, but not by way of limitation, plumbers, glaziers, carpenters, etc.) which are needed for a particular project, which form may be the one customarily used by the relevant trade or craft unions at that time and place.

DEVELOPER — An entity that is engaged in a Public Works Project as defined herein or the awardee of a public construction contract for a public construction project, and/or their contractors/agents.

JOURNEYMAN — A skilled worker who is a member of a Labor Organization and who has successfully completed an official apprenticeship qualification in a building trade or craft.

LABOR ORGANIZATION — An organization which represents, for purposes of collective bargaining, employees involved in the performance of construction contracts and eligible to be paid prevailing wages under the New Jersey Prevailing Wage Act (P.L. 1963, c.150; N.J.S.A. 34:11-56.25 et seq.) and has the present ability to refer, provide or represent sufficient numbers of qualified employees to perform the contracted work and which has an apprenticeship program registered by the Bureau of Apprenticeship and Training of the United States Department of Labor.

LABOR PERSON HOURS — The number of hours worked multiplied by the number of employees performing such work.

MINORITY — Any person who is identified as Black, Asian, Hispanic, or American Indian as codified in N.J.A.C. 17:27-2.1.

MINORITY/WOMEN-OWNED BUSINESS ENTERPRISE (MWBE) —

1. A business in which the Principal is a Minority as defined herein, or a woman;
2. A business in which at least fifty-one percent (51%) of the ownership interest is held by a Minority as defined herein, or by a woman, and the management and daily business operations are controlled by one or more of the Minorities or women who own it; or
3. A corporation or other business entity authorized under the laws of New Jersey whose management and daily business operations are controlled by one or more of the Minorities or women who own it, and which at least fifty-one percent (51%) of the corporation is owned by one or more Minorities or women, and if stock is issued, at least fifty-one percent (51%) of the stock is owned by one or more Minorities or women.

PROJECT COMPLETION — The determination by the City that the project, in whole or in part, is ready for the use intended, which ordinarily shall mean the date on which the project receives its final Certificate of Occupancy.

PROJECT LABOR AGREEMENT — A pre-hire collective bargaining agreement between a Labor Organization and the City of Woodbury for public construction jobs that contains at a minimum the requirements set forth in this section.

PUBLIC CONSTRUCTION CONTRACT — Any contract for the construction, reconstruction, demolition or renovation of buildings or property at the public expense for which:

- A. It is required by law that workers be paid the prevailing wage determined by the Commissioner of Labor pursuant to the provisions of the New Jersey Prevailing Wage Act, P.L. 1963, c.150 (N.J.S.A. 34:11-56.26 et seq.); and
- B. The City of Woodbury estimates that the total cost of the contract, exclusive of any land acquisition cost, will equal or exceed \$5,000,000, and providing part or all of said funding is supplied by or through the City of Woodbury.

PUBLIC WORKS PROJECT — Any public works contract for the construction, reconstruction, demolition, hazardous materials abatement, or renovation of buildings entered into by the City using public funds, for which:

1. It is required by law that workers be paid the prevailing wage determined by the Commissioner of Labor pursuant to the provisions of the “New Jersey Prevailing Wage Act,” P.L. 1963 c.150 (C. 34:11-56.25 et seq.); and
2. The total cost of the project, exclusive of any land acquisition costs, will equal or exceed \$5,000,000 (N.J. Stat. Ann. § 52:38-2).

TOTAL CONSTRUCTION COST — All costs, including infrastructure, demolition and hazardous materials abatement, excluding only land acquisition costs, incurred to construct a project through the date of completion, that is, the date

the Final Certificate of Occupancy is issued. Total Construction Cost shall generally be determined in accordance with the industry standard of Marshall and Swift Valuation, but including the cost of piling and soil compaction. Total Construction Cost must include any construction cost constituting as an element of Total Project Cost under N.J.S.A. 40A:20-3(h)(4).

TRADE — A skilled job, typically one requiring manual skills and special training, such as carpentry, masonry, and plastering, that are primarily concerned with the construction and finishing of buildings.

Section 5. Project Labor Agreements Required

All public works projects must include a Project Labor Agreement (PLA), unless deemed impractical by the City Council based on cost or complexity.

Section 6. General Requirements of PLAs

PLAs must include:

1. No-strike/lockout guarantee.
2. Dispute resolution procedures.
3. Applicability to all contractors and subcontractors.
4. Apprenticeship participation evidence.
5. Compliance with affirmative action and MWBE participation standards.
6. Applicability limited to the specific project.
7. Federal/state monitoring to ensure equal access.
8. Referral priority for Woodbury residents already in a union.
9. Inclusion of demolition and hazardous materials work.

Section 7. Pre-Apprenticeship Training Program

Encourages collaboration with local institutions (Woodbury City Public Schools Board of Education, Rowan College of South Jersey, County of Gloucester, and community organizations) to promote apprenticeship participation by Woodbury residents.

Section 8. Inclusion of Minorities and Women

Public construction contracts shall require that 20% of the labor force be composed of women and minority group members as defined by N.J.S.A. 40A:11-41.

Section 9. Compliance with Public Contracts Law

The ordinance is subject to all Federal, State, and Local procurement laws, including the Davis-Bacon Act, NJ Prevailing Wage Act, and Local Public Contracts Law.

Section 10. Enforcement

Contractors and subcontractors must file compliance certifications and quarterly reports detailing hours worked, residency, minority/women participation, and apprenticeship engagement. The City may impose penalties for violations, including fines (3%–10% of contract value), suspension, or debarment.

Section 11. Repealer

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

Section 12. 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: **November 12, 2025**
Date advertised: **November 27, 2025**
Date adopted: **December 10, 2025**

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

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 Cassidy L. Swanson, RMC
 City Clerk

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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
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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. 25-182

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
ESTABLISHING DATE FOR REORGANIZATION MEETING FOR 2026**

WHEREAS, there exists a legal requirement for this public body to annually establish a Reorganization Meeting for the Mayor and City Council of the City of Woodbury; and

WHEREAS, the public body hereby agrees to establish Tuesday, January 6, 2026, at 6:00 p.m. as the time for said meeting; and

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Woodbury, the Mayor concurring, that the Reorganization Meeting shall occur on Tuesday, January 6, 2026, at 6:00 p.m. at the Gloucester County Ceremonial Courthouse; and

BE IT FURTHER RESOLVED that the Clerk/Administrator give due notice of such meeting pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-1.

ADOPTED at a meeting of the Mayor and City Council of the City of Woodbury on December 10, 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

RESOLUTION NO. 25-183

**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 WOODBURY HEIGHTS
ELEMENTARY 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 Woodbury Heights

Elementary 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 the regular meeting of the Mayor and City Council of the City of Woodbury held on December 10, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

CERTIFICATION

I, Cassidy L. Swanson, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, at the meeting held on **December 10, 2025**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-184

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE SALE OF PUBLIC PROPERTY ONLINE THROUGH A NEW
JERSEY STATE CONTRACT AUCTION SERVICE (GOVDEALS.COM)**

WHEREAS, the City of Woodbury has various surplus vehicles and equipment no longer needed for use by the City of Woodbury; and

WHEREAS, *N.J.S.A.* 40A:11-36 permits the sale of such vehicles and equipment at public auction; and

WHEREAS, staff is of the opinion that the sale of such vehicles and equipment at public auction through GovDeals.com is likely to produce the best price; and

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

1. The vehicles and equipment listed on the attached Exhibit A may be auctioned off at public auction through New Jersey State Contract Vendor (N.J. State Contract #A-70967) GovDeals.com pursuant to *N.J.S.A.* 40A:11-36 and Local Finance Notice 2008-9; and
2. Notice of the date, time and place of the public auction together with a description of the items to be sold and the conditions of sale shall be published as required by law; and
3. Sale shall be held not less than seven (7) nor more than fourteen (14) days after the latest publication of the notice thereof; and
4. The City of Woodbury reserves the right to reject all bids for any specific vehicle and/or equipment or all bids for all vehicles and/or equipment, if it determines such rejection to be in the public interest; and
5. The sale will be conducted online and the address of the auction site is GovDeals.com; and
6. The surplus property as identified shall be sold in an “as-is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property and subject to the conditions as Exhibit A; and
7. The terms and conditions of the agreement entered into with GovDeals, Inc. is available online at GovDeals.com and also available from the Clerk’s Office at the City of Woodbury Municipal Building.

ADOPTED, at a meeting of the Mayor and City Council of the City of Woodbury on December 10, 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 **December 10, 2025**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

EXHIBIT A

PUBLIC WORKS DEPARTMENT VEHICLE 1994 Ford F800F Truck VIN:
1FDYK84E5RVA02114

PUBLIC WORKS DEPARTMENT HIGHWAY/ROAD EQUIPMENT Mauldin
Vibratory Roller Model 1450 VIN: 14-9407-155

RESOLUTION NO. 25-185

**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 Year End Holiday	\$ 6,160.00
2025-2026 Aggressive Driving Crackdown	\$ 3,080.00

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 Year End Holiday	\$ 6,160.00
2025-2026 Aggressive Driving Crackdown	\$ 3,080.00

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on December 10, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

CERTIFICATION

I, Cassidy L. Swanson, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, at a meeting held on December 10, 2025, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-186

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE TRANSFER OF APPROPRIATIONS IN THE YEAR 2025**

WHEREAS, Section 40A: 4-58 of the Revised Statutes of New Jersey authorizes the transfer of appropriations, during the last two (2) months of the fiscal year, to said budget where adopted heretofore by the governing body by two-thirds vote thereof.

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

1. That the excess in the appropriations listed in the column designed "FROM" be transferred to the appropriations listed in the column designated "TO" as follows:

		<u>CURRENT FUND</u>	<u>FROM</u>	<u>TO</u>
20-122-299	Elections - Other Expenses		\$ 1,000.00	-
20-130-299	Financial Administration - Other Expenses		\$ 22,000.00	-
20-145-299	Collection of Taxes - Other Expenses		\$ 5,000.00	-
20-155-227	Legal Services - Other Expenses		\$ 12,200.00	-
20-165-228	Engineering - Other Expenses		\$ 35,000.00	-
21-180-299	Planning & Zoning Board - Other Expenses		\$ 2,401.84	-
22-196-299	Housing Inspection - Other Expenses		\$ 2,500.00	-
25-265-299	Fire - Other Expenses		\$ 5,000.00	-
26-290-101	Road Repair & Maintenance - Salaries and Wages		\$ 95,200.00	-
26-302-228	Community Forestry - Other Expenses		\$ 10,000.00	-
26-305-299	Solid Waste Collection - Other Expenses		\$ 47,800.00	-
26-315-301	Vehicle Maintenance - Other Expenses		\$ 20,000.00	
31-460-274	Gasoline - Other Expenses			
20-100-101	Administration - Salaries and Wages			\$ 17,000.00
20-100-299	Administration - Other Expenses			\$ 5,000.00
20-120-299	Municipal Clerk - Other Expenses			\$ 1,000.00
22-196-101	Housing Inspection - Salaries and Wages			\$ 2,500.00
23-220-290	Insurance - Employee Group Health			\$ 35,200.00
23-221-290	Insurance - Health Benefits Waiver			\$ 22,200.00
25-240-111	Police - Salaries and Wages			\$ 5,000.00

25-240-600	Vehicle Purchase - Other Expenses		\$ 63,000.00
25-265-101	Fire - Salaries and Wages		\$ 5,000.00
26-290-299	Road Repair & Maintenance - Other Expenses		\$ 10,000.00
26-310-444	Buildings & Grounds - Other Expenses		\$ 15,000.00
28-370-224	Recreation - Other Expenses		\$ 17,800.00
31-430-271	Electricity - Other Expenses		\$ 5,000.00
31-435-275	Street Lighting - Other Expenses		\$ 22,000.00
31-460-274	Gasoline - Other Expenses		\$ 16,500.00
36-471-102	Defined Contribution Retirement Program		\$ 1,000.00
36-472-100	Social Security - Other Expenses		\$ 12,500.00
45-940-100	Green Trust Loan Repayments - Principal and Interest		\$ 2,401.84
TOTAL		\$ 258,101.84	\$258,101.84

WATER AND SEWER UTILITY FUND

		FROM	TO
55-503-278	Payments to Gloucester County Utilities Authority	\$ 360,000.00	
55-501-101	Operating - Salaries and Wages		\$ 40,000.00
55-502-299	Operating - Other Expenses		320,000.00
TOTAL		\$ 360,000.00	\$360,000.00

2. This resolution shall take effect immediately.

ADOPTED, at a meeting of the Mayor and City Council of the City of Woodbury on December 10, 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 **December 10, 2025**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-187

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AMENDING
APPLICATION FOR FAMILY AND/OR MEDICAL LEAVE (FMLA) AND/OR NEW
JERSEY FAMILY LEAVE (NJFLA)**

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

WHEREAS, there is a need to amend the Application for Family and/or Medical Leave (FMLA) and/or New Jersey Family Leave (NJFLA) under the section titled New Jersey Family Leave.

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 by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that the Application for Family and/or Medical Leave (FMLA) and/or New Jersey Family Leave (NJFLA) hereby amended and inserted for use in the City of Woodbury Personnel Policies and Procedures Manual as follows:

Complete and Return To:
Lina Dever, City Hall
(856) 845-1300 ext. 139
ldever@woodbury.nj.us

BE IT FURTHER RESOLVED that all resolutions or parts of resolutions inconsistent with this resolution are hereby repealed to the extent of such inconsistencies.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on December 10, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

CERTIFICATION

I, Cassidy L. Swanson, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, at a meeting held on **December 10, 2025**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-188

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING LOCAL MATCHING FUNDS FOR THE UNITED STATES
ENVIRONMENTAL PROTECTION (EPA) COMMUNITY PROJECTS FUNDING
GRANTS PROGRAM**

WHEREAS, the City of Woodbury as the owner and operator of the City's municipal stormwater infrastructure system, has been awarded a FY 2024 Congressionally Directed Spending EPA Community Grant in the amount of \$531,000 to partially fund the Stormwater Management Improvement project; and

WHEREAS, in order to obtain this funding, the City of Woodbury shall submit an application to the EPA Community Project Funding program; and

WHEREAS, the EPA shall determine if the application is complete and conforms with the scope and intent of the Community Project Funding; and

WHEREAS, the City of Woodbury is required to contribute \$132,750, which is the 20% cost share requirement of the total project grant cost of \$663,750.

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

1. The City of Woodbury shall make application to the EPA Community Project Funding Programs as the owner and operator of the municipal stormwater infrastructure system; and
2. Provide additional application information and furnish such documents as may be required; and
3. Comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the Stormwater Management Improvement project.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on December 10, 2025.

CITY OF WOODBURY

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

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

CERTIFICATION

I, Cassidy L. Swanson, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, at a meeting held on **December 10, 2025**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-189

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ACCEPTING THE PROPOSAL SUBMITTED FOR THE BROAD STREET MURAL PROJECT AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH DE'VON DOWNES

WHEREAS, the City of Woodbury issued a Request for Proposals (“RFP”) for the design, fabrication, and installation of a public mural at 161 N. Broad Street as part of the City’s Broad Street Mural Project; and

WHEREAS, the City’s Mural Steering Committee reviewed all proposals in accordance with the evaluation criteria outlined in the RFP, including artistic quality, relevance to community goals, feasibility, durability, and alignment with the Woodbury Heart & Soul Statements and community feedback; and

WHEREAS, following committee review, public presentation, and discussion, the City determined that the proposal submitted by De’von Downes best meets the project goals, technical requirements, and community vision for the Broad Street Mural; and

WHEREAS, the total project budget is not to exceed \$16,500; and

WHEREAS, the selected artist must enter into a contract with the City outlining the required scope of work, schedule, and other obligations.

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

1. The proposal submitted by De’von Downes for the Broad Street Mural Project is hereby accepted.
2. The Mayor and Deputy Administrator are hereby authorized to execute a Phase 1 contract with De’von Downes in an amount not to exceed \$2,000, subject to approval by the City Solicitor.
3. The Mayor and Deputy Administrator are hereby authorized to execute a Phase 2 contract with De’von Downes in an amount not to exceed \$14,500, subject to approval by the City Solicitor and acceptance of Phase 1 product by the Mayor and Deputy Administrator.
4. The artist shall comply with all requirements set forth by the City.
5. The Deputy Administrator and their designees are authorized to coordinate with the artist throughout the design review, installation, and project completion process.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on December 10, 2025.

CITY OF WOODBURY

By: _____
WILLIAM H. FLEMING JR.,

President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-190

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDING
A CONTRACT WITH BUILDINGSTARS OPERATIONS, INC. FOR CUSTODIAL AND
JANITORIAL SERVICES FOR CITY FACILITIES**

WHEREAS, the City of Woodbury solicited proposals for Custodial and Janitorial Services for City Hall, the Public Library, the Department of Public Works, and the Police Department, the "Project"; and

WHEREAS, the City received three (3) proposals for the Project, all of which were below the bid threshold of \$47,000, and therefore may be awarded without public bidding in accordance with N.J.S.A. 40A:11-3; and

WHEREAS, the City Administrator and staff have reviewed the proposals and recommend awarding a contract to Buildingstars Operations, Inc.; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this contract.

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

1. The contract for Custodial and Janitorial Services for City facilities is hereby awarded to Buildingstars Operations, Inc., in the amount set forth in their proposal; and
2. The Mayor and/or Administrator are hereby authorized to execute a contract in accordance with the specifications, the recommended proposal, and the within Resolution.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on December 10, 2025.

CITY OF WOODBURY

By: _____

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

ATTEST:

**CASSIDY L. SWANSON, RMC
City Clerk**

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

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Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 25-191

**RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF WOODBURY
IMPOSING LIEN(S) FOR PROPERTY MAINTENANCE PURSUANT TO
MUNICIPALITY CODE §162-4**

WHEREAS, the property owner(s) on the attached exhibit failed to maintain to their properties as required by the Code of the City of Woodbury; and

WHEREAS, following written (10) days notices, the property owners failed to alleviate the maintenance issues; and

WHEREAS, the City of Woodbury was forced to utilize City labor, equipment and supplies and performed the required maintenance on the property; and

WHEREAS, pursuant to Woodbury Municipal Code, §162-4 the City Official in charge of performing such services has certified to City Council the cost of performing such maintenance as set forth in the attached exhibit; and

WHEREAS, the City Council has examined the certificates and found same correct.

NOW, THEREFORE, BE IT RESOLVED, that the sums set forth on the attached exhibit shall forthwith be charged as liens upon the property as set forth on the attached exhibit and shall be added to and become and form part of the taxes next to be assessed and levied upon such dwellings and lands and shall bear interest at the same rates as taxes and shall be collected and enforced by the same officers and in the same manner as taxes.

ADOPTED at this regular meeting of the Mayor and City Council of the City of Woodbury on December 10, 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				
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Council President Fleming				
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Cassidy L. Swanson, RMC
City Clerk

Exhibit A

CITY OF WOODBURY					06/25/2025	
BOARD UP & CLEAN UP/PROPERTY LIENS						
BLOCK	LOT	ADDRESS	OWNER NAME	TOTAL	BILLED ORIGINALLY	REASON
145	10.01	70 EUCLID STREET	NZ-70 EUCLID STREET LLC	\$925.17	10/29/2025	BOARD UP / VANDALISM
TOTAL				\$925.17		

RESOLUTION NO. 25-192

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS RELATED TO THE PURCHASE, LEASE, OR 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, or 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 purchase, lease, or acquisition of real property or investment of public funds privilege - Pursuant to N.J.S.A. 10:4-12b(5) – Land Identified As Block 154, Lots 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, and 8.24

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 December 10, 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				
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CERTIFICATION

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Cassidy L. Swanson, RMC
City Clerk