



# 155th Annual Reorganization Meeting of the Mayor and City Council Meeting Agenda

January 6, 2026

Gloucester County Ceremonial Courtroom 201

1 North Broad Street, Woodbury, NJ 08096

6:00 PM

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- A. The meeting is called to order by Woodbury City Clerk, Cassidy Swanson**
- B. The City Clerk leads the Pledge of Allegiance and Moment of Silent Reflection**
- C. The City Clerk reads the Open Public Meetings Statement**
- D. 2025 General Election Results**
- E. Oaths of Office**
1. City Clerk introduces **Danielle Carter**, First Ward Council Member. Councilwoman Carer recites the Oath of Office.  
*Oath for Councilwoman Carter to be given by Deputy Director of the Gloucester County Board of Commissioners, Jim Jefferson.*
  2. City Clerk introduces **Norlyn Garlic**, Second Ward Council Member. Councilwoman Garlic recites the Oath of Office.  
*Oath for Councilwoman Garlic to be given by Director of the Gloucester County Board of Commissioners, Frank DiMarco.*
  3. City Clerk introduces **Rob Johnson**, Third Ward Council Member. Councilman Johnson recites the Oath of Office.  
*Oath for Councilman Johnson to be given by Deputy Director of the Gloucester County Board of Commissioners, Jim Jefferson.*
- F. Roll Call by the City Clerk**
1. Councilmembers: Danielle Carter, Sam Ferraino, William Fleming, Norlyn Garlic, Frances Harwell, Rob Johnson, Ryan Lange, Donna Miller, Jo Miller, and Mayor Kyle Miller.
- G. City Clerk calls for the Nomination of the Council President and a vote**
- H. Oath of Office**
1. City Clerk introduces the Council President for the year 2026. The Council President then recites the Oath of Office.  
*Oath for Council President to be given by New Jersey State Senator Stephen M. Sweeney.*
- I. Council President Introduces Honored Guests**
1. The President of the Council delivers the annual message.

2. Introductions and Acknowledgements by the Honorable Danielle Carter, First Ward Councilwoman.
3. Introductions and Acknowledgments by the Honorable Norlyn Garlic, Second Ward Councilwoman.
4. Introductions and Acknowledgements by the Honorable Rob Johnson, Third Ward Councilman.
5. Council members provide annual thoughts and messages, as desired.
6. Honorable Dignitaries provide annual thoughts and messages, as desired.

## J. Consent Agenda

1. **RESOLUTION NO. 26-01** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY RATIFYING AND CONFIRMING MOTION FIXING TIME OF THE ANNUAL MEETING OF THE MAYOR AND CITY COUNCIL FOR THE YEAR 2026
2. **RESOLUTION NO. 26-02** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO PROVIDE RULES AND REGULATIONS FOR PUBLIC PARTICIPATION AT CITY COUNCIL MEETINGS
3. **RESOLUTION NO. 26-03** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ESTABLISHING THE SCHEDULE OF REGULAR MEETINGS OF CITY COUNCIL FOR THE LEGISLATIVE YEAR 2026
4. **RESOLUTION NO. 26-04** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY FIXING THE SUM TO BE CHARGED FOR NOTICE OF PUBLIC MEETINGS
5. **RESOLUTION NO. 26-05** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING THE SOUTH JERSEY TIMES AND THE COURIER POST AS THE OFFICIAL NEWSPAPERS FOR NOTICES OF PUBLIC MEETINGS
6. **RESOLUTION NO. 26-06** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING DEPOSITORIES FOR FUNDS  
{Ocean First Bank and the New Jersey Cash Management Fund}
7. **RESOLUTION NO. 26-07** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A TAX SEARCH OFFICER {Theresa Mulvenna}
8. **RESOLUTION NO. 26-08** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING GRANT COORDINATOR AND GRANT TREASURER  
{Robert Law}
9. **RESOLUTION NO. 26-09** RESOLUTION OF CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING SIGNATORIES FOR BANKING INSTITUTIONS  
{Robert Law, Theresa Mulvenna, and Kyle Miller}
10. **RESOLUTION NO. 26-10** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING HOUSING INSPECTORS {John Leech and Clifton Miller}
11. **RESOLUTION NO. 26-11** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A BUILDING INSPECTOR {John Leech}
12. **RESOLUTION NO. 26-12** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING PLANNING/ZONING BOARD ADMINISTRATOR {John Leech}

13. **RESOLUTION NO. 26-13** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING ZONING OFFICERS {John Leech and Clifton Miller}
14. **RESOLUTION NO. 26-14** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY FIXING INTEREST RATE FOR DELINQUENCY IN PAYMENT OF TAXES AND/OR WATER AND SEWER BILLINGS AND FIXING THE RATE OF INTEREST TO BE CHARGED ON ASSESSMENT INSTALLMENTS
15. **RESOLUTION NO. 26-15** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING FUND COMMISSIONER FOR THE MUNICIPAL JOINT INSURANCE FUND {Cassidy Swanson}
16. **RESOLUTION NO. 26-16** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A 9-1-1 COORDINATOR {Brandon Volk}
17. **RESOLUTION NO. 26-17** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A SAFETY COORDINATOR FOR THE MUNICIPAL JOINT INSURANCE FUND {Kelli Marro}
18. **RESOLUTION NO. 26-18** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A CERTIFIED PESTICIDE APPLICATOR {Richard Leidy}
19. **RESOLUTION NO. 26-19** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A PUBLIC AGENCY COMPLIANCE OFFICER {Robert Law}
20. **RESOLUTION NO. 26-20** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ALTERNATE FUND COMMISSIONER FOR THE MUNICIPAL JOINT INSURANCE FUND {Bradley Pennypacker}
21. **RESOLUTION NO. 26-21** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING COUNCILPERSON TO THE PLANNING/ZONING BOARD {Councilman Sam Ferraino}
22. **RESOLUTION NO. 26-22** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING A TEMPORARY BUDGET FOR THE YEAR 2026
23. **RESOLUTION NO. 26-23** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING A CASH MANAGEMENT PLAN AND INTERNAL CONTROL PROCEDURES
24. **RESOLUTION NO. 26-24** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A SOLICITOR {Timothy Scaffidi, Esq.}
25. **RESOLUTION NO. 26-25** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN AUDITOR {Mike Cesaro - PKF O'Connor Davies}
26. **RESOLUTION NO. 26-26** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ENGINEER {Bryson & Yates}
27. **RESOLUTION NO. 26-27** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A BOND COUNSEL {Jeffrey Winitsky, Esq. – Parker McCay}
28. **RESOLUTION NO. 26-28** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING COMPUTER CONSULTING SERVICES FOR THE WOODBURY POLICE DEPARTMENT {Premier Technology Solutions}

29. **RESOLUTION NO. 26-29** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A COMPUTER CONSULTANT FOR WOODBURY CITY HALL {Premier Technology Solutions}
30. **RESOLUTION NO. 26-30** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A LABOR COUNSEL {Brown & Connery, LLP}
31. **RESOLUTION NO. 26-31** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING INSURANCE AGENT FOR THE CITY OF WOODBURY AND RISK MANAGEMENT CONSULTANT FOR THE GLOUCESTER, SALEM AND CUMBERLAND COUNTY MUNICIPAL JOINT INSURANCE FUND {Chris Powell - Hardenbergh Insurance}
32. **RESOLUTION NO. 26-33** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING A SPECIAL REDEVELOPMENT COUNSEL {Kevin Sheehan - Parker McCay}
33. **RESOLUTION NO. 26-34** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A FINANCIAL ADVISOR {Acacia}
34. **RESOLUTION NO. 26-35** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A GRANT CONSULTANT {Triad Associates}
35. **RESOLUTION NO. 26-36** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ECONOMIC DEVELOPMENT CONSULTANT {Triad Associates}
36. **RESOLUTION NO. 26-37** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING AN EMPLOYEE ASSISTANCE PROGRAM {Cooper Health}
37. **RESOLUTION NO. 26-38** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING AN ENVIRONMENTAL CONSULTANT {Environmental Resolutions, Inc.}
38. **RESOLUTION NO. 26-39** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTING THE MITIGATION PLAN FOR FOUR NEW JERSEY COUNTIES
39. **RESOLUTION NO. 26-40** RESOLUTION OF CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A \$26.00 CHARGE FOR TAX SALE MAILINGS IN LIEU OF ADVERTISING
40. **RESOLUTION NO. 26-41** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING CASSIDY SWANSON AS THE CLEAN COMMUNITIES' COORDINATOR
41. **RESOLUTION NO. 26-42** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO CONDUCT ELECTRONIC TAX SALE
42. **RESOLUTION NO. 26-43** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING A PRESIDENT "PRO TEMPORE" OF THE CITY COUNCIL WITH FULL AUTHORITY TO ACT IN ALL MATTERS AS THE PRESIDENT DURING THE COUNCIL PRESIDENT'S PERIODS OF ABSENCE {Councilman Rob Johnson}
43. **RESOLUTION NO. 26-44** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING A MUNICIPAL SERVICES CONSULTANT {Justin Braz of MAD Global Strategy Group, LLC}

44. **RESOLUTION NO. 26-45** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING SPECIAL OPRA COUNSEL {Gary M. Marek, Esq.}
45. **RESOLUTION NO. 26-46** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING SPECIAL COUNSEL {Brown & Connery, LLP}
46. **RESOLUTION NO. 26-47** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY DESIGNATING A DIRECTOR FOR THE WOODBURY PUBLIC LIBRARY {Tara Aiken}
47. **RESOLUTION NO. 26-48** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING BRANDON VOLK AS EMERGENCY MANAGEMENT COORDINATOR AND BRIAN BOUCHER AS DEPUTY EMERGENCY MANAGEMENT COORDINATOR FOR THE CITY OF WOODBURY
48. **RESOLUTION NO. 26-49** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CANCELLATION OF BALANCES AND CREDITS UNDER TEN DOLLARS (\$10.00) ON 2025 WATER/SEWER AND TAX ACCOUNTS IN THE CITY OF WOODBURY
49. **RESOLUTION NO. 26-50** RESOLUTION OF THE CITY OF WOODBURY AUTHORIZING RELEASE OF THE PERFORMANCE BOND #K15768927 POSTED BY PSE&G FOR THE PSE&G WOODBURY SUBSTATION 69KV UPGRADES PROJECT
50. **RESOLUTION NO. 26-51** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH PIONEER PIPE CONTRACTORS, INC. FOR THE REPAIR OF RUPTURED WATER MAIN AT 34 EAST BARBER AVENUE
51. **RESOLUTION NO. 26-52** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH PIONEER PIPE CONTRACTORS, INC. FOR THE REPAIR OF RUPTURED WATER MAIN AT 36 EAST BARBER AVENUE
52. **RESOLUTION NO. 26-53** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH ROOT 24, INC. FOR THE REPAIR OF RUPTURED SEWER MAIN AT INTERSECTION OF EAST BARBER AVENUE AND LAKE DRIVE
53. **RESOLUTION NO. 26-54** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF AN EMERGENCY REPAIR CONTRACT WITH GEMINI GENERAL CONTRACTING FOR THE REPAIR OF RUPTURED WATER MAIN AT INTERSECTION OF CARPENTER STREET AND ALLENS LANE
54. Motion to pay the listed bills and vouchers

#### **K. End Consent Agenda**

#### **L. Ordinances**

1. **ORDINANCE NO. 2445-26** 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*

- M. Mayor Miller Delivers his Annual Message**
- N. Open to the Public**
- O. Motion to Adjourn**

**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.