



City of Woodbury
City Council Meeting Agenda
February 25, 2026
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. 01-28-2026
2. 01-06-2026
3. 12-10-2025
4. 07-23-2025
5. 06-25-2025

E. Open to the Public for Agenda Items Only

F. Ordinances

1. **ORDINANCE NO. 2446-26** - BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,341,846 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$978,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Second Reading

2. **ORDINANCE NO. 2447-26** - BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS IMPROVEMENTS FOR THE WATER AND SEWER UTILITY IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$760,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$760,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

Second Reading

3. **ORDINANCE NO. 2448-26** — AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 89, FIRE PREVENTION OF THE CODE OF THE CITY OF

WOODBURY TO ESTABLISH REGULATIONS AND FEES FOR THE ISSUANCE OF A CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM, AND PORTABLE FIRE EXTINGUISHER COMPLIANCE

Second Reading

4. **ORDINANCE NO. 2449-26** — AN ORDINANCE OF THE CITY OF WOODBURY AMENDING FEES LISTED IN CHAPTER 84 (FEES), AND CHAPTER 89 (FIRE PREVENTION), OF THE CODE BOOK OF THE CITY OF WOODBURY

Second Reading

5. **ORDINANCE NO. 2450-26** — AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 141, PEDDLING AND SOLICITING OF THE CODE OF THE CITY OF WOODBURY

Second Reading

6. **ORDINANCE NO. 2451-26** - ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AUTHORIZING AND APPROVING THE APPLICATION FOR A TAX EXEMPTION AND THE EXECUTION AND DELIVERY OF A FINANCIAL AGREEMENT BETWEEN THE CITY OF WOODBURY AND WOODBURY REDEVELOPMENT URBAN RENEWAL, LLC FOR A REDEVELOPMENT PROJECT LOCATED ON PROPERTY KNOWN AS BLOCK 75, LOTS 3.01, 3.02, 4, 5, 7, 13, 15, 27.01, 32, 33 & 35 AND ROSS RUN IN THE CITY PURSUANT TO THE LONG TERM TAX EXEMPTION LAW (N.J.S.A. 40A:20-1 et seq.)

First Reading

CONSENT AGENDA

1. **RESOLUTION NO. 26-65** - RESOLUTION AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS FOR THE FY2023 GREEN ACRES FRANCES AVENUE PARK PROJECT: LITTLE LEAGUE FIELDS IMPROVEMENTS
2. **RESOLUTION NO. 26-66** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CHANGE ORDER FOR THE PY2023 CDBG ROAD RESURFACING AND SAFETY IMPROVEMENTS PROJECT FOR NAOMI AVENUE & MANOR AVENUE
3. **RESOLUTION NO. 26-67** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING COUNCILPERSON TO THE PLANNING/ZONING BOARD
4. **RESOLUTION NO. 26-68** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE WATER OVERPAYMENT ACCOUNT #34020-0 142 HIGH ST GINA ROGERS
5. **RESOLUTION NO. 26-69** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE PURCHASE OF A FORD EXPEDITION FROM THE TOWNSHIP OF WEST DEPTFORD

END CONSENT AGENDA

I. Approval of the Bill and Voucher List

J. Reports

K. Unfinished Business

L. New Business

M. Open to the Public

N. Adjournment

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

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

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2446-26

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,341,846 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$978,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the City Council of the City of Woodbury, County of Gloucester, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the City of Woodbury, County of Gloucester, New Jersey ("City").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the City from all sources for the purposes stated in Section 7 hereof is \$1,341,846;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$978,500; and
- (c) a down payment in the amount of \$51,500 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

Section 3. The sum of \$978,500, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$51,500, which represents the required down payment, and the sum of \$311,846, which amount represents a grant heretofore approved from the New Jersey Department of Transportation, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the City in an amount not to exceed \$978,500 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the City in an amount not to exceed \$978,500, is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$196,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Grants</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Various Improvements to Municipal Buildings and Grounds including, but not limited to Roof Repairs, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$110,000	\$0	\$5,500	\$104,500	15 years
B.	Acquisition and Installation of Sluice Gate for Broad Street Dam, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	100,000	0	5,000	95,000	30 years

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Grants</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulnes</u>
C.	Acquisition of Various Heavy Equipment for the Public Works Department including, but not limited to, a Street Sweeper, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	260,000	0	13,000	247,000	15 years
D.	Acquisition of Heavy Duty Vehicles for the Public Works Department including, but not limited to, a Leaf Truck, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	260,000	0	13,000	247,000	10 years
E.	Paving of Various Streets in the City, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	200,000	0	10,000	190,000	10 years
F.	Paving and Rehabilitation of Crescent Avenue, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$411,846	\$311,846	\$5,000	\$95,000	10 years
	TOTAL	\$1,341,846	\$311,846	\$51,500	\$978,500	

Section 8. The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 13.73 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the City, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$978,500 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the City shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The City hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the City prior to the issuance of such bonds or bond anticipation notes.

Section 14. The City hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes is exempt from the gross income of the owners thereof for federal income taxation purposed, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such terms is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Ogden, Utah Service Center of the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the City may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

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

CITY OF WOODBURY

By: _____
SAM FERRAINO,
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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2446-26 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 **January 28, 2026** 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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2446-26 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 **February 25, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2447-26

BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT AND THE COMPLETION OF VARIOUS IMPROVEMENTS FOR THE WATER AND SEWER UTILITY IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$760,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$760,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the City Council of the City of Woodbury, County of Gloucester, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the City of Woodbury, County of Gloucester, New Jersey ("City").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the City from all sources for the purposes stated in Section 7 hereof is \$760,000; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$760,000.

Section 3. The sum of \$760,000, to be raised by the issuance of bonds or bond anticipation notes, is hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the City in an amount not to exceed \$1,050,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7

hereof, the issuance of bond anticipation notes of the City in an amount not to exceed \$760,000, is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$152,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Rehabilitation of Various Water Mains and Valves, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$250,000	\$0	\$250,000	40 years
B.	Improvements to and Rehabilitation of Various Wells including, but not limited to Aeration Tank for Well No. 9, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	125,000	0	125,000	40 years
C.	Various Improvements to Water & Sewer Buildings and Grounds, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	125,000	0	125,000	15 years
D.	Acquisition of a Dump Truck, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	260,000	0	260,000	10 years
	TOTAL	\$760,000	\$0	\$760,000	

Section 8. The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 25.62 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the City, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$760,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the City shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The City hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the City prior to the issuance of such bonds or bond anticipation notes.

Section 14. The City hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond

anticipation notes to be “arbitrage bonds” as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the “gross proceeds” (as such terms is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Ogden, Utah Service Center of the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the City may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

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

CITY OF WOODBURY

By: _____
SAM FERRAINO,
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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2447-26 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 **January 28, 2026** 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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF ADOPTION

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Cassidy L. Swanson, RMC
City Clerk

ORDINANCE NO. 2448-26

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING
CHAPTER 89, FIRE PREVENTION OF THE CODE OF THE CITY OF WOODBURY
TO ESTABLISH REGULATIONS AND FEES FOR THE ISSUANCE OF A
CERTIFICATE OF SMOKE ALARM, CARBON MONOXIDE ALARM, AND
PORTABLE FIRE EXTINGUISHER COMPLIANCE**

WHEREAS, the New Jersey Uniform Fire Safety Act, N.J.S.A. 52:27D-192 et seq., and the Uniform Fire Code, N.J.A.C. 5:70-1.1 et seq., mandate that before any one-family, two-family, or attached single-family dwelling is sold, leased, or otherwise subject to a change of occupancy, the owner must obtain a Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAC); and

WHEREAS, the City of Woodbury is designated as the Local Enforcing Agency (LEA) for the Uniform Fire Safety Act within the City of Woodbury; and

WHEREAS, the current Chapter 89 of the Code of the City of Woodbury primarily addresses fire prevention and alarm systems, but a specific section is necessary to formally adopt and enforce the state's requirements and establish the administrative process and fee schedule for the issuance of the CSACMAC.

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 89, Fire Prevention, is hereby amended to read as follows:

Section 1. Chapter 89, Fire Prevention, is hereby amended by adding a new Article III to be titled “Residential Certificate of Compliance (CSACMAC)” and to read as follows:

A. Purpose and Intent.

This section is enacted to establish a clear and efficient procedure for the enforcement of N.J.A.C. 5:70-2.3, which requires a Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Portable Fire Extinguisher Compliance (CSACMAC) prior to the sale, lease, or change of occupancy of any one-family, two-family, or attached single-family dwelling.

B. Applicability.

1. This section shall apply to all one-family, two-family, and attached single-family dwellings, including townhouses and condominiums, which are sold, leased, or made subject to any change of occupancy for residential purposes.
2. The requirements of this section shall not be construed to negate or replace any other inspection requirements set forth in the City of Woodbury Code, including the requirement for a Housing Certificate.

C. Enforcement Authority.

The City of Woodbury, acting as the Local Enforcing Agency (LEA) and its designated officers (Fire Official, Fire Inspectors), is hereby authorized and directed to enforce the provisions of N.J.A.C. 5:70-2.3 and to issue the required CSACMAC upon compliance.

D. Application and Compliance Requirements.

The owner or their agent shall apply to the City of Woodbury for an inspection no more than six (6) months prior to the date of transfer of title, lease, or change of occupancy. The structure must be inspected and found to be in compliance with the following minimum requirements, in accordance with the New Jersey Uniform Fire Code and state statutes:

1. Smoke Alarms: Approved, working smoke alarms shall be installed and maintained on each level of the dwelling, including basements but excluding crawl spaces and unfinished attics. A smoke alarm shall also be installed in the immediate vicinity of all sleeping areas. Alarms shall comply with the technical requirements of the State Uniform Fire Code, including the mandatory use of 10-year sealed battery smoke alarms for battery-powered installations, and shall be less than 10 years old from the date of manufacture.
2. Carbon Monoxide (CO) Alarms: Approved, working carbon monoxide alarms shall be installed in the immediate vicinity of all sleeping areas. Alarms may be battery-powered, hard-wired, or plug-in with battery backup, and shall be located within ten (10) feet of the entrance to any sleeping area.
3. Portable Fire Extinguisher: At least one portable fire extinguisher shall be installed in the dwelling, located within ten (10) feet of the kitchen, mounted, visible, and accessible. The extinguisher shall have a minimum rating of 2A:10B:C, weigh no more than ten (10) pounds, and be installed with the manufacturer's instructions visible. The extinguisher must be currently operable.

E. Fees.

The following non-refundable fee schedule is hereby established for the inspection and processing of the CSACMAC application, payable to the City of Woodbury:

1. Standard
 - A. Application received 10 or more business days prior to closing/occupancy: \$ 90.00
2. Expedited
 - A. Application received 4 to 9 business days prior to closing/occupancy: \$ 140.00
3. Emergency
 - A. Application received 3 or fewer business days prior to closing/occupancy: \$ 200.00
4. Re-Inspection Fee

A. Required for each subsequent inspection after the first failed inspection: \$ 40.00

F. Penalties.

Any person, firm, or corporation who violates the provisions of this section, including failure to obtain a valid CSACMAC prior to the transfer of title, lease, or change of occupancy, shall be subject to a penalty as prescribed in Chapter 89, Fire Prevention (Violations and Penalties), or as otherwise provided by law.

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: _____
SAM FERRAINO.,
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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2448-26 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 **January 28, 2026** 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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2448-26 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 **February 25, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

ORDINANCE NO. 2449-26

AN ORDINANCE OF THE CITY OF WOODBURY AMENDING FEES LISTED IN CHAPTER 84 (FEES), AND CHAPTER 89 (FIRE PREVENTION), 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, Chapter 84 (Fees) and Chapter 89 (Fire Prevention) are hereby amended to read as follows:

Section 1. Chapter 84, Fees, Section 1, Fees established, subsection B, Vital Statistics Office, is hereby repealed and the following is hereby adopted.

B. Vital Statistics Office:

1. Marriage license: \$28.00
2. Civil union license: \$28.00
3. Certified copies:
 - a. Birth certificates (first copy): \$28.00
 - b. Death certificates (first copy): \$28.00
 - c. Domestic partnership (first copy): \$28.00
 - d. Marriage certificate (first copy): \$28.00
 - e. Additional copies at time of application: \$5.00
 - f. Homeless and veterans: first copy free.
4. Certified copies mail request postage fee. One fee per requester address at time of application: \$10.00

Section 2. Chapter 84, Fees, Section 1, Fees established, is hereby amended by adding new subsection E, titled “Notary Services and to read as follows:

Notary services.

1. City Hall Notary Public Services will generally be available to the public when City Hall is open.
2. A fee will be charged for each Notary Public act completed.
 - a. No fee for Woodbury residents who provide proper proof of residence in the City.
 - b. \$2 per act for those who reside outside of the City of Woodbury.
3. A limit of 4 Notary Public acts per transaction.
4. The following rules shall apply to City Hall Notary Services:

- a. City Hall Notary Public cannot give legal advice or prepare documents on your behalf.
 - b. City Hall Notary Public cannot provide photocopies of documents on your behalf.
 - c. City Hall Notary Public can sign a document that does not contain a legally acceptable notary acknowledgement or jurat at their discretion; and
 - d. Signer(s) must appear in-person before a City Hall Notary Public to complete the transaction; and
 - e. Signer(s) must have and present acceptable valid photo identification; and
 - f. Signer(s) must provide witnesses, if necessary.
 - i. The witness(es) must be personally known to the individual whose document is being notarized and a valid photo identification must be provided by the witness(es).
 - ii. The City can provide witnesses if staffing ability allows, and only at the individual employee's discretion to act as a witness.
5. Not all notary services will be performed at this location. Extensive notary requests, such as wills and real estate transactions, will not be accommodated.

Section 3. Chapter 189, Fire Protection, Section 26, Residential Certificate of Compliance (CSACMAC), subsection (A-F), Fees is hereby adopted as follows:

F. Fees. The following non-refundable fee schedule is hereby established for the inspection and processing of the CSACMAC application, payable to the City of Woodbury:

- 1. Standard
 - A. Application received 10 or more business days prior to closing/occupancy
\$ 90.00
- 2. Expedited
 - A. Application received 4 to 9 business days prior to closing/occupancy
\$ 140.00
- 3. Emergency
 - A. Application received 3 or fewer business days prior to closing/occupancy
\$ 200.00
- 4. Re-Inspection Fee
 - A. Required for each subsequent inspection after the first failed inspection
\$ 40.00

Section 3.

Section 3. Repealer

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

Section 4. 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: _____
SAM FERRAINO,
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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2449-26 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 **January 28, 2026** 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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2449-26 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 **February 25, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

ORDINANCE NO. 2450-26

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING
CHAPTER 141, PEDDLING AND SOLICITING OF THE CODE OF THE CITY OF
WOODBURY**

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 141, Peddling and Soliciting, is hereby amended to read as follows:

Section 1.

Chapter 141, Peddling and Soliciting, Subsection 11, Grounds for denial of license is hereby amended by adding a new subpart (E) and to read as follows:

E. Violation of any provisions contained in Article II, Section 141-28

Section 2.

Chapter 141, Peddling and Soliciting, Subsection 19, Prohibited conduct, is hereby amended by adding a new subpart (S) and to read as follows:

No peddler shall:

S. Canvass, peddle, or solicit at an address listed on the Do Not Knock Registry.

Section 3.

Chapter 141, Peddling and Soliciting, is hereby amended by adding a new Article II, to be titled "Do Not Knock Registry", and by adding new subsections 141-(26-30) .

26. Establishment.

A. The City Clerk shall prepare a list of addresses of those premises where the owner and/or occupant has notified the Clerk that peddling, soliciting, canvassing, itinerant vending and door-to-door sales enterprising as set forth in this Article are not permitted on the premises (hereinafter referred to as the "Do Not Knock Registry"). Notification shall be by completion of a form available at the City Clerk's office during normal business hours. The list shall be updated on the first of each month.

27. Do Not Knock Registry display.

A. Any owner and/or occupant who has requested enlistment on the Do Not Knock Registry, pursuant to this Article herein, shall be able to register in the Clerk's office to obtain a sticker for display at his/her/its premises indicating enlistment on the Do Not Knock Registry.

28. Distribution to licensees.

A. The City Clerk shall distribute the current Do Not Knock Registry to a licensee under this chapter at the time of issuance of a license to peddle,

solicit, canvass, itinerant vend or otherwise door-to-door sell pursuant to the provisions of this chapter. The licensee shall not peddle, solicit, canvass, itinerant vend or conduct door-to-door sales at any premises identified on the then current Do Not Knock Registry. If a licensee holds a license with an approved term that extends beyond the date on which the Do Not Knock Registry is updated, it shall be the responsibility of the licensee to obtain the most current version of the Do Not Knock Registry.

29. Violations and penalties.

Any canvasser, peddler, solicitor, itinerant vender or owner or employee of a door-to-door sales enterprise who violates any provision of this article shall be:

- A. Subject to a maximum violation fine of \$1,000 per offense.
- B. Subject to up to 14-day period of revocation of any license issued pursuant to this chapter.
- C. Ineligible to receive a new license, pursuant to this chapter, for a period of not more than 14 days and as may be revoked by the Municipal Court Judge as noted in this chapter.

30. Application

- A. The application for the Do No Knock Registry will be created, maintained and updated, as needed, by the City Clerk’s Office. The Initial application is included as “EXHIBIT A”.

Section 4. Repealer.

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

Section 5. 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: _____
SAM FERRAINO,
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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2450-26 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 **January 28, 2026** 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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2450-26 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 **February 25, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2451-26

ORDINANCE OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AUTHORIZING AND APPROVING THE APPLICATION FOR A TAX EXEMPTION AND THE EXECUTION AND DELIVERY OF A FINANCIAL AGREEMENT BETWEEN THE CITY OF WOODBURY AND WOODBURY REDEVELOPMENT URBAN RENEWAL, LLC FOR A REDEVELOPMENT PROJECT LOCATED ON PROPERTY KNOWN AS BLOCK 75, LOTS 3.01, 3.02, 4, 5, 7, 13, 15, 27.01, 32, 33 & 35 AND ROSS RUN IN THE CITY PURSUANT TO THE LONG TERM TAX EXEMPTION LAW (N.J.S.A. 40A:20-1 *et seq.*)

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

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

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

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

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

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

WHEREAS, on June 26, 2025, the City Planning Board adopted a Resolution #PZ-8-2025 which recommends to City Council that it adopt the 100 Block South Broad Street Amendment to the Woodbury Redevelopment Plan: Downtown Business District Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 14, 15, 17, 27.01, 31 32, 33 & 35, and Block 75.01, Lot 27.01 and Ross Run (collectively, the "Property") attached hereto (the "Amendment").

WHEREAS, by Resolution #23-65 dated January 23, 2023, the City appointed Tantum-Canoe Brook and its affiliates Redeveloper of the Property; and

WHEREAS, Tantum-Canoe Brook assigned its rights and obligations under the to Woodbury Redevelopment Holdings, LLC which assigned its rights to Woodbury Redevelopment Urban Renewal, LLC ("Redeveloper"); and

WHEREAS, in conformance with the Redevelopment Plan, Redeveloper has provided conceptual proposals to redevelop the Property (including any of the Adjacent Properties that are purchased by Redeveloper), with a project consisting of approximately 250, one and two bedroom Class-A luxury market rate rental units, an approximately 325 car parking garage and approximately 7,500 sf of commercial, amenity space and an approximate ½ acre of public open space on Lot 27.01 which will likely include a community space for a beer garden and/or bar that will be open to the public and 1,500 sf of commercial space for use by the City of Woodbury as community space within the Project, together with associated site and infrastructure improvements, parking, lighting and other site improvements, as may be amended from time to time (collectively, the "Redevelopment Project"); and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Redevelopment Project, the City and the Redeveloper have entered into that certain Redevelopment Agreement, dated June 24, 2024, and First Amendment to Redevelopment Agreement dated December 10 2025, as such redevelopment agreement may be amended from time to time (as amended, the "Redevelopment Agreement"), which Redevelopment Agreement specifies the rights and responsibilities of the City and the Redeveloper with respect to certain aspects of the Redevelopment Project in accordance with the Redevelopment Plan; and

WHEREAS, the Long-Term Tax Exemption Law of New Jersey, N.J.S.A. 40A:20-1 *et seq.* ("Long-Term Tax Exemption Law") permits a municipality to enter into a financial agreement exempting real property from tax assessment and accepting payments in lieu of taxes where the property is qualified; and

WHEREAS, in accordance with the Long-Term Tax Exemption Law, Redeveloper shall form an Urban Renewal Entity that is an affiliate of the Redeveloper (the "Entity"),

and has submitted a written application for a tax exemption on January 20, 2026 (the "Application"), to the City for approval of a tax exemption for the improvements to be constructed as part of the Project (the "Project Improvements") in accordance with the Long-Term Tax Exemption Law and the New Jersey Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 *et seq.*, as amended and supplemented (the "Bond Financing Law"); and

WHEREAS, the Governing Body of the City has determined, *inter alia*, that the Project will not be constructed without a tax exemption for the Project Improvements and the other economic incentives afforded to the Entity pursuant to the Long-Term Tax Exemption Law and the Bond Financing Law; and

WHEREAS, as part of its Application for tax exemption, the Entity has submitted a form of Financial Agreement ("Financial Agreement") providing for payments in lieu of taxes, a copy of which is attached to this Ordinance as Exhibit "A" which includes exhibits and schedules attached to the Financial Agreement; and

WHEREAS, based upon, among other things, the representations made by the Entity in the Application, and the other materials included by the Entity therein, as well as prior representations made by the Redeveloper to the City, the Governing Body has determined that exemption from taxation of the Project Improvements pursuant to the Financial Agreement and receipt by the City of annual service charges in lieu of taxes allows maximum redevelopment of the Project Site and is, therefore, in the best interest of the City and is in accordance with the provisions of the Long-Term Tax Exemption Law and the Bond Financing Law and the public purposes pursuant to which the Redevelopment Project is being undertaken; and

WHEREAS, the Governing Body now deems it to be in the best interest of the City to adopt an Ordinance: (i) approving the Application submitted by the Entity; and (ii) authorizing the City to enter into the Financial Agreement with the Entity on the terms and conditions stated in the Financial Agreement attached to this Ordinance and as further set forth herein, including *inter alia* the granting of a tax exemption.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Woodbury, County of Gloucester, and State of New Jersey, that the Application submitted by the Entity is hereby approved and, as a result thereof, the City will enter into the Financial Agreement with the Entity on the terms and conditions stated in the Financial Agreement attached to this Ordinance and as further set forth herein:

1. The Governing Body makes such determinations and findings by virtue of and pursuant to and in conformity with the Long-Term Tax Exemption Law, the Bond Financing Law and other applicable law.

2. The development of the Project is hereby approved for the grant of a tax exemption under the Long-Term Tax Exemption Law and the Bond Financing Law by virtue of, pursuant to and in conformity with the provisions of the same.

3. The Financial Agreement in substantially the form attached hereto (with such changes as shall be approved by the Mayor, Administrator, Solicitor and Special Redevelopment Counsel, upon prior notice to the Governing Body) and all exhibits and schedules thereto are hereby authorized and approved.

4. The Improvements shall be exempt from real property taxation and in lieu of real property taxes, the Entity shall make payments to the City (or an entity designed by the City pursuant to the terms of the Financial Agreement or other related security documents in accordance with the Bond Financing Law) of an annual service charge during the term and under the provisions set forth in the Financial Agreement.

5. Upon adoption of this Ordinance and execution of the Financial Agreement, a certified copy of this Ordinance and the Financial Agreement shall be: (i) filed with the Tax Assessor of the City; and (ii) transmitted to (a) the Department of Community Affairs, Director of the Division of Local Government Services, and (b) the chief financial officer of Gloucester County for informational purposes; and

BE IT FURTHER ORDAINED that the Mayor, Business Administrator and Chief Financial Officer of the City are each hereby authorized and directed to determine all matters and terms in connection with the Financial Agreement, all in consultation with the City Solicitor and Special Redevelopment Counsel to the City, and the manual or facsimile signature of the Mayor, Business Administrator and/or Chief Financial Officer upon any documents shall be conclusive as to all such determinations. The Mayor, the Business Administrator, the Chief Financial Officer, the City Clerk and any other City official, officer or professional, are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with counsel, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed

BE IT FURTHER ORDAINED that the Mayor, Business Administrator and Chief Financial Officer of the City are each hereby authorized to execute the Financial Agreement (whose signatures may be attested and the official seal of the City may be affixed by the Clerk or Deputy Clerk of the City) and any additional documents as are necessary to implement and carry out the intent of this Ordinance and the Financial Agreement; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon proper passage in accordance with the law.

CITY OF WOODBURY

By: _____
SAM FERRAINO,
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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2451-26 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 **February 25, 2026** 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 Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
Mayor Miller				

CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2451-26 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 **March 25, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

 Cassidy L. Swanson, RMC
 City Clerk

RESOLUTION NO. 26-65

**RESOLUTION AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO
BIDDERS FOR THE FY2023 GREEN ACRES FRANCES AVENUE PARK
PROJECT: LITTLE LEAGUE FIELDS IMPROVEMENTS**

WHEREAS, Bryson & Yates, LLC, Engineers for the City of Woodbury have completed the Plans, Specifications and accompanying bid documents for the “FY2023 Green Acres Frances Avenue Park Project: Little League Fields Improvements” (the “Project”); and

WHEREAS, the City Engineer recommends advertising the Notice to Bidders on or about February 27, 2026 and proceeding with a bid opening date of March 19, 2026; and

WHEREAS, the City of Woodbury wishes to proceed in accordance with the recommendation of the City Engineer for said Project.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Woodbury that the City Engineer is hereby authorized to issue the Notice to Bidders, advertise same and take any and all actions to provide the bid packages necessary in furtherance of receiving bids for the “FY2023 Green Acres Frances Avenue Park Project: Little League Fields Improvements.”

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on February 25, 2026.

CITY OF WOODBURY

By:

SAM FERRAINO,
President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
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 **February 25, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-66

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING A CHANGE ORDER FOR THE PY2023 CDBG ROAD
RESURFACING AND SAFETY IMPROVEMENTS PROJECT FOR NAOMI
AVENUE & MANOR AVENUE**

WHEREAS, the City of Woodbury (Woodbury), with its principal place of business at 33 Delaware Street, Woodbury, New Jersey 08096, entered into a contract with Landberg Construction LLC of Dorothy, New Jersey for PY2023 CDBG Road Resurfacing & Safety Improvements for the Milling and Paving of Naomi Avenue and Manor Avenue, the "Project", by Resolution #25-101 for the contract amount of \$122,068.60; and

WHEREAS, the Final Change Order is required to reconcile the actual quantities constructed or not constructed, plus additional costs based on completion of any extra work by the Contractor as directed by the City Engineer on behalf of the City of Woodbury, as set forth in the attached Final Change Order dated February 19, 2026; and

WHEREAS, the final contract price, including the Change Order, is \$115,303.63, resulting in an overall decrease in the original contract price of \$6,764.97, or 5.54%; and

WHEREAS, such changes have been reviewed and approved by the City Engineer; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury that the Mayor is hereby authorized to execute the attached Final Change Order to the contract with Landberg Construction LLC for the PY2023 CDBG Road Resurfacing & Safety Improvements Project for the Milling and Paving of Naomi Avenue and Manor Avenue.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on February 25, 2026.

CITY OF WOODBURY

By: _____
SAM FERRAINO
President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
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 **February 25, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-67

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING
COUNCILPERSON TO THE PLANNING/ZONING BOARD**

WHEREAS, there exists a need for a Councilperson to be appointed as a representative to the Planning/Zoning Board of the City of Woodbury.

NOW, THEREFORE, BE IT RESOLVED that **COUNCILMAN ROB JOHNSON** will replace **COUNCILMAN SAM FERRAINO** and be appointed as the Council Representative to the Planning/Zoning Board for the year 2026.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on February 25, 2026.

CITY OF WOODBURY

By: _____
SAM FERRAINO,
President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
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 **February 25, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-68

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
REIMBURSE WATER OVERPAYMENT ACCOUNT #34020-0 142 HIGH ST GINA
ROGERS**

WHEREAS, GINA ROGERS made an overpayment in the amount of \$199.00 for account #34020-0 142 HIGH ST, and the property owner has requested a refund; and

WHEREAS, GINA ROGERS asked to have such overpayment refunded.

**GINA ROGERS
219 HUNTINGTON DR
SOUTHAMPTON, NJ 08088**

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on February 25, 2026.

CITY OF WOODBURY

By: _____
SAM FERRAINO,
President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
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 **February 25, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-69

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE PURCHASE OF A FORD EXPEDITION FROM THE TOWNSHIP
OF WEST DEPTFORD**

WHEREAS, the Township of West Deptford has a Ford Expedition vehicle available for sale to the City of Woodbury; and

WHEREAS, the Woodbury Fire Department has determined that said vehicle is suitable for departmental use; and

WHEREAS, the proposed acquisition is an intergovernmental transaction between public entities and is therefore exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5(2); and

WHEREAS, the Township of West Deptford must authorize the sale of said vehicle by a duly adopted Resolution of its governing body.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Woodbury, County of Gloucester, State of New Jersey, that the purchase of a 2015 Ford Expedition, VIN: 1FMJU1GTXFEF29249, from the Township of West Deptford in the total amount of Twelve Thousand Dollars (\$12,000.00) is hereby authorized; and

BE IT FURTHER RESOLVED that this authorization shall become effective upon adoption of a corresponding Resolution by the Township of West Deptford approving the sale of said vehicle; and

BE IT FURTHER RESOLVED that the City Administrator and Fire Administrator are hereby authorized to execute any documents necessary to effectuate this purchase.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on February 25, 2026.

CITY OF WOODBURY

By: _____
SAM FERRAINO,
President of Council

ATTEST:

CASSIDY L. SWANSON, RMC
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilwoman Garlic				
Councilwoman Harwell				
Councilman Johnson				
Councilman Lange				
Councilwoman Miller				
Councilperson Miller				
Council President Ferraino				
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 **February 25, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk