



**City of Woodbury**  
**City Council Meeting Agenda**  
**May 27, 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. Resolutions**

1. **RESOLUTION NO. 26-92** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE BUDGET TO BE READ BY TITLE ONLY

**E. 2026 Introduced Municipal Budget Presentation**

1. 2026 Introduced Municipal Budget Presentation

**F. Public Hearing on the 2026 Introduced Municipal Budget**

**G. Resolutions**

1. **RESOLUTION NO. 26-93** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY ADOPTION OF THE 2026 MUNICIPAL BUDGET

**H. Presentations**

1. **The FAF Coalition, 200 N. Broad St. Redevelopment Project Proposal**
2. **Moshe Attias, 200 N. Broad St. Redevelopment Project Proposal**

**I. Open to the Public for Agenda Items Only**

**J. Ordinances**

1. **ORDINANCE NO. 2454-26** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, ARTICLE XII, SCHEDULES, SECTION 31, NO PARKING, AND SECTION 36, ONE-WAY STREETS, OF THE CODE OF THE CITY OF WOODBURY  
***Second Reading***
2. **ORDINANCE NO. 2455-26** - AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 128, NOISE, BY ADOPTING NEW SECTION 9 TO BE TITLED "EXEMPTIONS"  
***Second Reading***
3. **ORDINANCE NO. 2456-26** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS  
***Second Reading***
4. **ORDINANCE NO. 2457-26** - AN ORDINANCE AMENDING CHAPTER 190, ARTICLE XVII –

MUNICIPAL PARKING LOTS, SECTION 66, MUNICIPAL PARKING LOT REGULATIONS OF THE CODE BOOK OF THE CITY OF WOODBURY

***Second Reading***

5. **ORDINANCE NO. 2458-26** - AN ORDINANCE AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, OF THE CODE BOOK OF THE CITY OF WOODBURY

***Second Reading***

---

CONSENT AGENDA

---

1. **RESOLUTION NO. 26-95** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE CONSUMPTION LICENSE NO. 0822-33-001-006 HELD BY COLONIAL WOODBURY LLC FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027
2. **RESOLUTION NO. 26-96** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE CONSUMPTION LICENSE NO. 0822-32-004-011 HELD BY AS BOYAL LLC FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027
3. **RESOLUTION NO. 26-97** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING AND REFUNDING TAXES FOR CURRINGTON, JAMES D. 100% DISABLED VETERAN, BLOCK 114 LOT 29 A.K.A 46 HOPKINS ST
4. **RESOLUTION NO. 26-98** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING AND REFUNDING TAXES FOR ALICEA, HECTOR & SANTIAGO, LINDA 100% DISABLED VETERAN, BLOCK 177 LOT 15 A.K.A 1029 TATUM ST
5. **RESOLUTION NO. 26-99** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING AND REFUNDING TAXES FOR JORDAN, SHANE 100% DISABLED VETERAN, BLOCK 87 LOT 1.07 A.K.A 67 WALNUT ST
6. **RESOLUTION NO. 26-100** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING AND REFUNDING TAXES FOR BEY, MARK 100% DISABLED VETERAN, BLOCK 65 LOT 12 A.K.A 153 WEST ST
7. **RESOLUTION NO. 26-101** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 38 LOT 3.02 A.K.A. 246 QUEEN ST GULLEDGE, TREVOR & NUCCI, VICTORIA
8. **RESOLUTION NO. 26-102** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 174.01 LOT 8 A.K.A. 145 RUGBY PL HERTRICH, MARGARET CASULLO
9. **RESOLUTION NO. 26-103** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 109 LOT 14 A.K.A. 246 S BARBER AVE GREEN, PATRICIA
10. **RESOLUTION NO. 26-104** - RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WOODBURY AUTHORIZING RELEASE OF THE PERFORMANCE BOND AND ACCEPTING THE MAINTENANCE BOND OF LANDBERG CONSTRUCTION LLC FOR THE PY2023 CDBG PROJECT: RESURFACING AND SAFETY IMPROVEMENTS TO NAOMI AVENUE & MANOR AVENUE

11. **RESOLUTION NO. 26-105** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS FOR THE FY2026 LOCAL RECREATIONAL IMPROVEMENT PROJECT: YOUTH FOOTBALL PRACTICE FIELD LIGHTS
12. **RESOLUTION NO. 26-106** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A PERMIT FOR FIREWORKS DISPLAY AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR THE FOURTH OF JULY PUBLIC FIREWORKS DISPLAY
13. **RESOLUTION NO. 26-107** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING A SHARED SERVICES AGREEMENT WITH THE GLOUCESTER COUNTY IMPROVEMENT AUTHORITY FOR THE USE OF CERTAIN STAGE UNITS ON JUNE 27, 2026

---

END CONSENT AGENDA

---

**M. Approval of the Bill and Voucher List**

**N. Reports**

**O. Unfinished Business**

**P. New Business**

**Q. Open to the Public**

**R. Resolutions**

1. **RESOLUTION NO. 26-108** - 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

**S. Adjournment**

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

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

**RESOLUTION NO. 26-92**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE BUDGET TO BE READ BY TITLE ONLY**

**WHEREAS**, N.J.S. 40A:4-8, as amended by L.2015, c. 95, § 14, 2015, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection, and has been made available to each person upon request; and

**WHEREAS**, these two conditions have been met.

**NOW, THEREFORE, BE IT RESOLVED**, that the budget shall be read by title only.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-93**

**SECTION 2 - UPON ADOPTION FOR YEAR 2026**

Be it Resolved by the COUNCIL MEMBERS of the CITY  
of WOODBURY, County of GLOUCESTER that the budget hereinbefore set forth is hereby  
adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 12,844,560.32 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in  
Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of  
the following summary of general revenues and appropriations.
- (d) \$ - (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ 339,759.95 (Item 5 Below) Minimum Library Tax

**RECORDED VOTE**

(Insert last name)

Ayes

Nays

Abstained

Absent

**SUMMARY OF REVENUES**

1. General Revenues			
Surplus Anticipated		08-100	\$ 1,300,000.00
Miscellaneous Revenues Anticipated		13-099	\$ 5,454,409.73
Receipts from Delinquent Taxes		15-499	\$ 500,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)		07-190	\$ 12,844,560.32
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY			\$ -
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)		07-191	
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX		07-192	\$ 339,759.95
<b>Total Revenues</b>		13-299	\$ 20,438,730.00

**CITY OF WOODBURY  
ORDINANCE NO. 2454-26**

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, ARTICLE XII, SCHEDULES, SECTION 31, NO PARKING, AND SECTION 36, ONE-WAY STREETS, OF THE CODE OF THE CITY OF WOODBURY**

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 190, Vehicles and Traffic, Article XII, Schedules, is hereby amended to read as follows

**Section 1. Chapter 190, Vehicles and Traffic, Article XII, Schedules, Section 31, No Parking, of the Code Book of the City of Woodbury is hereby amended with the addition that reads as follows:**

<b>Name of Street</b>	<b>Side</b>	<b>Location</b>
Curtis Avenue	North	From Railroad Avenue to South Broad Street (entire length)
Dickerson Street	South	From North Broad Street, until its termination (entire length)
East Centre Street	South	From South Broad Street to Railroad Avenue (entire length)
Manor Avenue	South	From Naomi Avenue to Lafayette Avenue (entire length)
Morris Street	East	From Salem Avenue to West Street (entire length)
Naomi Avenue	West	From Stuart Street to Reid Street (entire length)
Packard Avenue	Both	From Lafayette Avenue until its termination (dead end of street)
Stuart Street	North	From Lafayette Avenue until its termination (dead end of street)
West Centre Street	South	From South Drexel Street until its termination (dead end of street)

**Section 2. Chapter 190, Vehicles and Traffic, Article XII, Schedules, Section 36, One-Way Streets, of the Code Book of the City of Woodbury is hereby amended with the addition that reads as follows:**

<b>Name of Street</b>	<b>Direction</b>	<b>Duration</b>	<b>Limits</b>
Linda Lane	Both	All Day on Monday, Tuesday, Wednesday, Thursday, and Friday only	From Prince Street to Queen Street
Queen Street	West	September 1 to June 30, from 7:00 a.m. to 4:00 p.m. only	From Jackson Street to South Columbia Street

**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 2454-26 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 **April 22, 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 2454-26 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 **May 27, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**CITY OF WOODBURY  
ORDINANCE NO. 2455-26**

**AN ORDINANCE OF THE CITY OF WOODBURY AMENDING CHAPTER 128,  
NOISE, BY ADOPTING NEW SECTION 9 TO BE TITLED “EXEMPTIONS”**

**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 128, Noise, is hereby amended to read as follows

**Section 1. The New Section 9 of Chapter 128, Noise, shall be titled “Exemptions.”**

Nothing herein contained shall be construed to apply to:

- A. The use of bells and chimes by churches engaged in church activities.
- B. Activities of municipal departments in the performance of their duties, drills or public demonstrations.
- C. Activities in public parks, playgrounds or public buildings under permission or authority of officials of the City of Woodbury

**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 2455-26 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 **April 22, 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 2455-26 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 **May 27, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**ORDINANCE NO. 2456-26**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODBURY OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS**

**WHEREAS**, facilitating the direct financing of clean energy and resiliency-related improvements (“C-PACE Projects”) on commercial and certain other types of property will enable the City of Woodbury (“Municipality”) in the County of Gloucester (“County”) to contribute toward the goals of community sustainability and the reduction of greenhouse gas, carbon emissions and energy consumption, while also providing a valuable service to the citizens of this community that will create jobs and strengthen our ratable base; and

**WHEREAS**, the Legislature and the Governor of the State of New Jersey (the “State”) have declared it to be the public policy of this State to invest in clean energy and resiliency-related improvements to conserve our resources and allay the impact of natural disasters; and

**WHEREAS**, the Legislature and the Governor of the State have authorized the establishment of the Garden State C-PACE Program, pursuant to P.L. 2021, c. 201 (N.J.S.A. 34:1B-374 et seq.) (the “Act”); and

**WHEREAS**, pursuant to the Act, the New Jersey Economic Development Authority (the “Authority”) has issued Guidelines for the Garden State C-PACE Program; and

**WHEREAS**, any capitalized terms used in this Ordinance if not defined herein shall have their meaning as set forth in the Program Guidelines; and

**WHEREAS**, pursuant to the Act and the Program Guidelines, municipalities may “opt in” to the Garden State C-PACE Program to facilitate the Direct Financing of C-PACE Projects; and

**WHEREAS**, in order to participate in the Garden State C-PACE Program, a municipality must adopt an opt-in ordinance authorizing it to enter into a Garden State Program Agreement with the Authority; and

**WHEREAS**, in compliance with the Act and the Program Guidelines, and in order to facilitate Direct Financing pursuant to the Garden State C-PACE Program, this Ordinance authorizes the creation of C-PACE Assessments to be imposed on Eligible Properties located within the Municipality, at the request of their Eligible Owners; and

**WHEREAS**, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be considered a single, continuous first lien, paramount to all prior or subsequent alienations and descents or encumbrances thereon, except subsequent taxes, charges or assessments, and such lien shall not be extinguished by the Municipality’s *in rem* foreclosure proceedings; and

**WHEREAS**, pursuant to the Act and the Program Guidelines, a C-PACE Assessment shall be treated as a municipal lien rather than a contractual lien for all purposes of law; and

**WHEREAS**, a C-PACE Assessment shall be entered into voluntarily by an Eligible Owner to facilitate the Direct Financing of a C-PACE Project with a loan from a Qualified Capital Provider, the repayment of which is made by way of the C-PACE Assessment on the Eligible Property on which the C-PACE Project is or will be located; and

**WHEREAS**, opting-in to the Garden State C-PACE Program is in the best interests of the health, safety, and welfare of the Municipality and will generate more economic opportunities for citizens, property owners, and commercial businesses alike; and

**WHEREAS**, the Municipality, pursuant to the Act and the Garden State C-PACE Program Guidelines and Supplemental Guidelines, as may be amended from time to time (collectively the “Program Guidelines”), does hereby declare its commitment to opt in and participate in the Garden State C-PACE Program and to enter into a Garden State Program Agreement with the Authority; and

**WHEREAS**, the Municipality further declares that participating in the Garden State C-PACE Program is a valid public purpose; and

**WHEREAS**, if and to the extent there is any inconsistency between this Ordinance and the Act or Program Guidelines, this Ordinance shall be construed consistently with the provisions and requirements of the Act and the Program Guidelines and in case of conflict the Act and the Program Guidelines shall control.

**NOW, THEREFORE BE IT ORDAINED**, by the governing body of the Municipality as follows:

**1. Scope and Purpose; Approval of Certain C-PACE Project Documents**

A. Pursuant to the Act, this Ordinance shall constitute the Municipality’s “opt-in” ordinance that authorizes participation in the Garden State C-PACE Program, which shall be available to Eligible Properties situated within the Municipality and authorizes execution of a Garden State Program Agreement.

B. The Municipality shall accept C-PACE Projects in accordance with the Garden State Program Agreement to be entered into with the Authority.

C. In accordance with the Act, the Municipality shall levy, bill, collect, remit, and enforce C-PACE Assessments with respect to participating Eligible Properties located within the Municipality.

D. The Mayor, City Administrator, or any of their designees in writing are designated as the “Authorized Officers” for purposes of executing and delivering the various agreements and documents authorized by this Ordinance.

E. An Authorized Officer is hereby authorized and directed to enter into the Garden State Program Agreement with the Authority in substantially the form attached as Exhibit A hereto.

F. An Authorized Officer under the direction of the Mayor is hereby authorized and directed to (i) enter into C-PACE Assessment Agreements, Notices of Assessment, and any other Uniform Assessment Documents with Eligible Owners, and arrange for the recording of such documents in the Recording Office of the County; and (ii) enter into Assignment Agreements and any other Uniform Assessment Documents with Qualified Capital Providers, and arrange for the recording of such documents in the Recording Office of the County.

## **2. Definitions**

Such terms and meanings as defined in this Ordinance or in the Program Guidelines shall be applicable to municipal actions and municipal documents required to carry out the purposes of this Ordinance.

## **3. Criteria For Qualifying A C-PACE Project For A C-PACE Assessment**

To qualify for a C-PACE Assessment, a proposed project must meet the criteria in the Program Guidelines for eligibility and have been approved by the Authority.

## **4. Municipal C-PACE Liaison**

The Mayor shall designate a municipal official, who shall be known as the "Municipal C-PACE Liaison," to serve as the Municipality's liaison to the Garden State C-PACE Program. The Municipality shall have a designated Municipal C-PACE Liaison at all times during the Municipality's participation in the Garden State C-PACE Program. The Municipal C-PACE Liaison shall be or become qualified as described in the Garden State Program Agreement and shall have the responsibilities and obligations set forth in the Garden State Program Agreement.

## **5. Municipal C-PACE Fees; Recording of C-PACE Project Documents**

Municipal C-PACE fees and the recording of Uniform Assessment Documents for a C-PACE Project shall be as set forth in the Garden State Program Agreement. The amount of any fee shall not be revised without providing prior written notice to the Authority, and shall not exceed the amount set forth in the Program Guidelines. Any increase in the amount of a fee shall not apply retroactively to any prior fee paid for which a completed C-PACE Project application was submitted but shall apply to all prospective fees for all C-PACE Projects, including any C-PACE Project with an existing C-PACE Assessment.

## **6. Forms of Uniform Assessment Documents and Related Documents**

A. All Uniform Assessment Documents, financial documents, or other documents in the form set forth in the Uniform Assessment Documents to be entered into

between the Municipality and an Eligible Owner or a Qualified Capital Provider shall be subject to review by the Mayor or their designee to determine their substantive adherence to the forms as set forth in the Uniform Assessment Documents and shall be approved by resolution of the governing body, prior to execution of any such documents. All C-PACE Project Documents, such other Uniform Assessment Documents, and other related documents to be entered into in connection with the Garden State C-PACE Program shall be in compliance with the Act, this Ordinance, the Garden State Program Agreement, and the Program Guidelines.

B. All final documents to be executed by the Municipality in connection with its participation in the Garden State C-PACE Program shall be subject to review and approval by the Municipal Attorney.

#### **7. Acceptance of Projects**

A. Pursuant to Section 1 of this Ordinance, the Municipality hereby agrees to accept C-PACE Projects pursuant to the Garden State C-PACE Program in accordance with the Act, the Program Guidelines, and the Garden State Program Agreement entered into with the Authority.

B. All C-PACE Projects and Eligible Owners shall have satisfied the criteria set forth in Section 3 of this Ordinance.

#### **8. Collection, Enforcement and Remittance**

A. If any payment of a C-PACE Assessment is not made when that payment shall have become due, or later, consistent with any grace period provided or extended by the Municipality for the payment of property tax bills as may be permitted or required by law, the Municipality shall impose interest thereon ("statutory interest") at the same rate as may be imposed upon unpaid property taxes in the Municipality. Such statutory interest shall be in addition to any accrued interest and any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement.

B. All delinquent payments of C-PACE Assessments, together with statutory interest thereon, accrued interest, and any penalties for such delinquency, shall be collected and enforced in the same manner as unpaid property taxes, which may include accelerated tax sales. The proceeds of the tax sale shall also pay the outstanding past unpaid amounts of the C-PACE Assessment. The remaining balance not delinquent on a C-PACE Assessment shall not be subject to acceleration or extinguishment in the event of a default in payment.

C. Any statutory interest collected by the Municipality on a delinquent C-PACE Assessment shall be retained by the Municipality. Any accrued interest, or any amount fixed as a penalty for delinquency pursuant to the Direct Financing Agreement shall be remitted to the Qualified Capital Provider.

D. If a Property Owner is delinquent on a C-PACE Assessment as well as delinquent on taxes, charges, or other assessments, the Municipality shall apply any

payment made by the Property Owner to any and all such other delinquencies before being applied to any delinquent C-PACE Assessment.

E. In the event that any lien on an Eligible Property shall be exposed to tax sale, pursuant to the “tax sale law,” N.J.S.A. 54:5-1 et seq., and is struck off and sold to the Municipality, the C-PACE Assessment shall survive any subsequent action to foreclose the right of redemption and continue as a first lien upon the real estate described in the C-PACE Assessment, paramount to all prior or subsequent alienations and descents of the real estate or encumbrances, except subsequent taxes, charges, or other assessments.

F. While the Municipality holds the lien or owns the Eligible Property, the Municipality shall not be responsible for or required to make any payment from its treasury or any other source in furtherance of or to satisfy the C-PACE Assessment.

G. The Municipality shall not bear any other responsibility in furtherance or satisfaction of a C-PACE Assessment, except that a Qualified Capital Provider may seek to compel the Municipality to enforce a lien through an action to foreclose.

H. The Municipality’s appropriate administrative personnel are authorized to make payments to the Qualified Capital Provider or its designee in accordance with the Assignment Agreement without the necessity of prior approval from the governing body, in accordance with N.J.S.A 40A:5-17 and the appropriate provisions of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1 et seq.

**9. Public Funds Not To Be Utilized To Pay Delinquent Assessment**

A. The Municipality shall not be responsible for or required to make any payment from its funds or any other source of public funds in furtherance of or to satisfy the C-PACE Assessment.

B. This Ordinance shall not be construed to confer any right of action or property interest upon any party participating in a C-PACE transaction with the Municipality, nor shall it be interpreted to pledge, offer, or encumber the full faith and credit of the Municipality for any C-PACE lien or C-PACE Assessment.

**10. Revenue From The C-PACE Assessment Not A Part of General Fund**

A. The C-PACE Assessment in respect of a C-PACE Project shall be assigned directly by the Municipality, and any assignee thereof, to the Qualified Capital Provider with respect to such C-PACE Project, as security for the Direct Financing.

B. Such assignment shall be an absolute assignment of all of the Municipality’s right, title, and interest in and to the C-PACE Assessment, except for its obligations to levy, bill, collect, remit, and enforce C-PACE Assessments. The proceeds of a C-PACE Assessment shall be considered “special revenues” owned by the Qualified Capital Provider pursuant to chapter 9 of the federal bankruptcy code, U.S.C. Title 11.

C. Pursuant to N.J.S.A 34:1B-378, C-PACE Assessments assigned shall not be included in the Municipality's general funds, or be subject to any laws regarding the receipt, deposit, investment, or appropriation of public funds, and shall retain such status notwithstanding enforcement of the C-PACE Assessment by the Municipality or its assignee.

D. If the Municipality is otherwise subject to tax or revenue sharing pursuant to law, the C-PACE Assessments shall not be considered part of the tax or revenue sharing formula or calculation of municipal revenues for the purpose of determining whether the Municipality is obligated to make payment to, or receive a credit from, any tax sharing or revenue sharing pool. However, the redemption of any delinquent and unpaid C-PACE Assessments, including any interest, penalties, or other charges related thereto, shall be paid no later than on the first available tax bill after the property has been sold after an action to foreclose the right of redemption.

**11. Independent Sections, Conflicts & Effective Date**

A. Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void, invalid or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or parts thereof which shall survive in full force and effect.

B. All ordinances and parts of ordinances that conflict with or that are inconsistent with this Ordinance are hereby repealed but only to the extent of such conflict or inconsistency.

C. This Ordinance shall take effect after final adoption and approval following publication in accordance with law.

**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 2456-26 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 **April 22, 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 2456-26 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 **May 27, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**ORDINANCE NO. 2457-26**

**AN ORDINANCE AMENDING CHAPTER 190, ARTICLE XVII – MUNICIPAL PARKING LOTS, SECTION 66, MUNICIPAL PARKING LOT REGULATIONS OF THE CODE BOOK OF THE CITY OF WOODBURY**

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 190, Article XVII – Municipal Parking Lots, Section 66, Municipal Parking Lot Regulations be amended as follows:

**Section 1.** Chapter 190, Article XVII, Section 66 is hereby amended by adding the following additional subsections to read as follows:

**E.** Any tractor or tractor trailer combo, semi-trailer, recreational vehicle, bus, commercial box truck, and any utility trailer(s) and/or box trailer(s), whether attached to a car and/or truck, or unattached to a car and/or truck that is parked or standing in violation of this section shall be deemed a public nuisance

a menace to the safe and proper regulation of the parking restrictions and will be towed away and the owner shall be required to pay the reasonable cost of the removal and storage which may result from the removal.

**F.** This section shall be enforced by the Police Department and/or other municipal officials of the City of Woodbury and/or any other parking enforcement agent approved by the City of Woodbury.

**G.** Any person who violates any provision of this section shall, upon conviction thereof, be punished by a fine not exceeding \$1,000.00, imprisonment for a term not exceeding 90 days or community service for not more than 90 days or any combination thereof, for each offense. Each day of a violation of any portion of this Article shall constitute a separate offense.

**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 2457-26 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 **April 22, 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 2457-26 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 **May 27, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy L. Swanson, RMC  
City Clerk

## **ORDINANCE NO. 2458-26**

### **AN ORDINANCE AMENDING CHAPTER 190, VEHICLES AND TRAFFIC, OF THE CODE BOOK OF THE CITY OF WOODBURY**

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Woodbury, in the County of Gloucester and State of New Jersey, that Chapter 190, Vehicles and Traffic, be amended as follows:

**Section 1.** Chapter 190, Vehicles and Traffic, is hereby amended by adding a new Article XVIII to be titled "Temporary No Parking Zones" and to read as follows:

**A.** Upon the determination of the City of Woodbury Police Department (the Department) that weather conditions, accidents, fires, police emergencies or public or private celebrations dictate or require avoidance of hazards or other conditions which interfere with the free flow of traffic or pedestrian use of any area or areas in question, the Department is hereby authorized to establish temporary no parking restrictions on any City street or sections of streets or any public parking lots affected thereby. Temporary no parking zones shall be designated by the posting of signs clearly indicating the temporary no parking of vehicles and the area or areas covered by the temporary parking restrictions.

**B.** Any unoccupied vehicle parked or standing in violation of the temporary no parking established by the Department shall be deemed a nuisance and a menace to the safe and proper regulation of traffic and pedestrian use of the area and any police officer may provide for the towing of such vehicle. The owner of any vehicle removed pursuant to this Article shall pay the reasonable costs of the removal and storage of such vehicle that results from such removal before regaining possession of the vehicle.

**C.** Any person who violates any provision of this section shall, upon conviction thereof, be punished by a fine not exceeding \$1,000.00, imprisonment for a term not exceeding 90 days or community service for not more than 90 days, or any combination thereof, for each offense. Each day of a violation of any provision of this Article shall constitute a separate offense.

#### **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 2458-26 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 **April 22, 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 2458-26 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 **May 27, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-95**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE  
CONSUMPTION LICENSE NO. 0822-33-001-006 HELD BY COLONIAL WOODBURY  
LLC FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE  
30, 2027**

**WHEREAS**, COLONIAL WOODBURY LLC is the current holder of a Plenary Retail Alcoholic Beverage Consumption License No. 0822-33-001-006; and

**WHEREAS**, the license holder has completed the New Jersey State Alcoholic Beverage License Renewal Application; and

**WHEREAS**, the license holder has completed all of the necessary applications and has received a 2026 Tax Clearance Certification; and

**WHEREAS**, such application is in compliance with the procedures set forth in Title 33 of the Revised Statutes of New Jersey; and

**WHEREAS**, said licenses are to be issued for the year commencing July 1, 2026, and ending June 30, 2027; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury that the City Clerk is hereby authorized to and directed to issue the licenses referenced above.

**BE IT FURTHER RESOLVED** that the Municipal Clerk is hereby authorized to electronically upload a copy of this Resolution to the State of New Jersey, Department of Law and Public Safety, Director of ABC, 140 East Front Street, CN-087, Trenton, NJ.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on April 22, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-96**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE  
CONSUMPTION LICENSE NO. 0822-32-004-011 HELD BY AS BOYAL LLC FOR  
THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027**

**WHEREAS**, AS BOYAL LLC is the current holder of a Plenary Retail Alcoholic Beverage Consumption License No. 0822-32-004-011; and

**WHEREAS**, the license holder has completed the New Jersey state Alcoholic Beverage License Renewal Application; and

**WHEREAS**, the license holder has completed all of the necessary applications and has received a 2025 Tax Clearance Certification; and

**WHEREAS**, such application is in compliance with the procedures set forth in Title 33 of the Revised Statutes of New Jersey; and

**WHEREAS**, said licenses are to be issued for the year commencing July 1, 2026, and ending June 30, 2027; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury that the City Clerk is hereby authorized to and directed to issue the licenses referenced above.

**BE IT FURTHER RESOLVED** that the Municipal Clerk is hereby authorized to electronically upload a copy of this Resolution to the State of New Jersey, Department of Law and Public Safety, Director of ABC, 140 East Front Street, CN-087, Trenton, NJ.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-97**

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

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

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

**WHEREAS**, the Woodbury City Tax Collector has approved the refunding of the 4th quarter 2025 taxes in the amount of \$2074.59, and the cancellation and refunding of the 1st quarter 2026 taxes in the amount of \$2051.82, and the cancellation of the 2nd quarter 2026 in the amount of \$2051.82.

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

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-98**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING  
AND REFUNDING TAXES FOR ALICEA, HECTOR & SANTIAGO, LINDA 100%  
DISABLED VETERAN, BLOCK 177 LOT 15 A.K.A 1029 TATUM ST**

**WHEREAS**, ALICEA, HECTOR & SANTIAGO, LINDA, the owner of block 177 lot 15 A.K.A. 1029 TATUM ST, has made an application for a 100% Disabled Veteran Exemption to the Gloucester County Tax Assessor, which has been accepted; and

**WHEREAS**, the Gloucester County Tax Assessor has approved the cancellation of taxes effective February 24, 2026, on Block 177 Lot 15 A.K.A. 1029 TATUM ST; and

**WHEREAS**, the Woodbury City Tax Collector has approved the refunding of the 1<sup>st</sup> quarter 2026 taxes in the amount of \$925.47, and the cancellation and refunding of the 2nd qt 2026 taxes in the amount of \$2135.73.

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

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-99**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING  
AND REFUNDING TAXES FOR JORDAN, SHANE 100% DISABLED VETERAN,  
BLOCK 87 LOT 1.07 A.K.A 67 WALNUT ST**

**WHEREAS**, JORDAN, SHANE, the owner of block 87 lot 1.07 A.K.A. 67 WALNUT ST, has made an application for a 100% Disabled Veteran Exemption to the Gloucester County Tax Assessor, which has been accepted; and

**WHEREAS**, the Gloucester County Tax Assessor has approved the cancellation of taxes effective MARCH 11, 2026, on Block 87 Lot 1.07 A.K.A. 67 WALNUT ST; and

**WHEREAS**, the Woodbury City Tax Collector has approved the refunding of the 1<sup>st</sup> quarter 2026 taxes in the amount of \$2009.25, and the cancellation and refunding of the 2nd qt 2026 taxes in the amount of \$2009.24.

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

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-100**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELING  
AND REFUNDING TAXES FOR BEY, MARK 100% DISABLED VETERAN, BLOCK  
65 LOT 12 A.K.A 153 WEST ST**

**WHEREAS**, BEY, MARK, the owner of block 65 lot 12 A.K.A. 153 WEST ST, has made an application for a 100% Disabled Veteran Exemption to the Gloucester County Tax Assessor, which has been accepted; and

**WHEREAS**, the Gloucester County Tax Assessor has approved the cancellation of taxes effective MARCH 20, 2026 on Block 65 Lot 12 A.K.A. 153 WEST ST; and

**WHEREAS**, the Woodbury City Tax Collector has approved the refunding of the 1<sup>st</sup> quarter 2026 taxes in the amount of \$1941.88, and the cancellation of the 2nd qt 2026 taxes in the amount of \$1941.88.

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

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-100**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT  
BLOCK 38 LOT 3.02 A.K.A. 246 QUEEN ST GULLEDGE, TREVOR & NUCCI,  
VICTORIA**

**WHEREAS**, GULLEDGE, TREVOR & NUCCI, VICTORIA, made an overpayment of \$1784.24 on block 38 Lot 3.02 A.K.A. 246 QUEEN ST; and

**WHEREAS**, GULLEDGE, TREVOR & NUCCI, VICTORIA, asked to have such overpayment refunded to

**GULLEDGE, TREVOR & NUCCI, VICTORIA  
246 QUEEN ST  
WOODBURY, NJ 08096  
For: overpayment of tax**

**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 May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-102**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT  
BLOCK 174.01 LOT 8 A.K.A. 145 RUGBY PL HERTRICH, MARGARET CASULLO**

**WHEREAS**, HERTRICH, MARGARET CASULLO, made an overpayment of \$3039.41 on block 174.01 Lot 8 A.K.A. 145 RUGBY PL; and

**WHEREAS**, HERTRICH, MARGARET CASULLO, asked to have such overpayment refunded to

**HERTRICH, MARGARET CASULLO  
145 RUGBY PL  
WOODBURY, NJ 08096  
For: overpayment of tax**

**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 May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-103**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE REIMBURSEMENT OF A TAX OVERPAYMENT BLOCK 109  
LOT 14 A.K.A. 246 S BARBER AVE GREEN, PATRICIA**

**WHEREAS**, GREEN, PATRICIA, made an overpayment of \$1150.00 on block 109 Lot 14 A.K.A. 246 S BARBER AVE; and

**WHEREAS**, GREEN, PATRICIA, asked to have such overpayment refunded to

**GREEN, PATRICIA  
246 S BARBER AVE  
WOODBURY, NJ 08096  
For: overpayment of tax**

**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 May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-104**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING RELEASE OF THE PERFORMANCE BOND AND ACCEPTING THE  
MAINTENANCE BOND OF LANDBERG CONSTRUCTION LLC FOR THE PY2023  
CDBG PROJECT: RESURFACING AND SAFETY IMPROVEMENTS TO  
NAOMI AVENUE & MANOR AVENUE**

**WHEREAS**, Landberg Construction, LLC posted a Performance Guaranty, being Great Midwest Insurance Company Bond No. GM249841 dated June 25, 2025, for the project known as the PY2023 CDBG Project – Resurfacing and Safety Improvements to Naomi Avenue & Manor Avenue (the Project); and

**WHEREAS**, Bryson & Yates, City Engineer on the Project, by correspondence dated May 9, 2026, recommends release of the Performance Guaranty contingent upon the posting of a Maintenance Guaranty in a form acceptable to the City Solicitor to be held for a period of two (2) years; and

**WHEREAS**, Landberg Construction, LLC posted a Maintenance Bond, being Great Midwest Insurance Company Bond No. GM249841M in the amount of \$17,295.54 for a period of two (2) years, commencing on December 10, 2025; and

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

**WHEREAS**, Bryson & Yates, City Engineer on the Project, recommends release of the retainer held by the City of Woodbury in the amount of \$2,306.07 to Landberg Construction, LLC.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury, County of Gloucester and State of New Jersey on this 27<sup>th</sup> day of May, 2026, that:

1. The Performance Bond, being Great Midwest Insurance Company Bond No. GM249841 posted by Landberg Construction, LLC for the project

known as the PY2023 CDBG Project – Resurfacing and Safety Improvements to Naomi Avenue & Manor Avenue; and

2. The Maintenance Bond being Great Midwest Insurance Company Bond No. GM249841M posted by Landberg Construction, LLC for the project known as the PY2023 CDBG Project – Resurfacing and Safety Improvements to Naomi Avenue & Manor Avenue in the amount of \$17,295.54 is hereby accepted; and
3. The Retainer held by the City of Woodbury in the amount of \$2,306.07 is hereby released to Landberg Construction, LLC.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-105**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS FOR THE  
FY2026 LOCAL RECREATIONAL IMPROVEMENT PROJECT:  
YOUTH FOOTBALL PRACTICE FIELD LIGHTS**

**WHEREAS**, Bryson & Yates, LLC, Engineers for the City of Woodbury, have completed the Plans, Specifications, and accompanying bid documents for the “FY2026 Local Recreational Improvement Project: Youth Football Practice Field Lights” (the “Project”); and

**WHEREAS**, the City Engineer recommends advertising the Notice to Bidders on or about June 1, 2026, and proceeding with a bid opening date of June 17, 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 “FY2026 Local Recreational Improvement Project: Youth Football Practice Field Lights.”

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held on May 27, 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 May 27, 2026, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

**Cassidy L. Swanson, RMC**  
**City Clerk**

**RESOLUTION NO. 26-106**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING A PERMIT FOR FIREWORKS DISPLAY AND AUTHORIZING THE  
MAYOR TO EXECUTE A CONTRACT FOR THE FOURTH OF JULY PUBLIC  
FIREWORKS DISPLAY**

**WHEREAS**, the City of Woodbury will again sponsor this year's public display of fireworks to be held at the Woodbury High School and the Frances Avenue Complex on the evening of Saturday, June 27, 2026, with the rain date to be Sunday, June 28, 2026; and

**WHEREAS**, the City of Woodbury is desirous of continuing the tradition of a Fourth of July public fireworks display by sponsoring said event; and

**WHEREAS**, the City of Woodbury wishes to engage **Starfire Corporation** for the June 27, 2026, fireworks display in the amount of **\$24,500**; and

**WHEREAS**, the fireworks display and event is fully funded by donations and sponsorship; and

**WHEREAS**, such display will be supervised by competent and experienced persons in compliance with N.J.S.A. 21:3-4 of the State of New Jersey, and will not be a detriment to the community, but to the contrary will offer substitute for the heretofore indiscriminate and unlawful use of fireworks on the part of the individuals; and

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

1. Pursuant to the authority granted under N.J.S.A. 21:3-1, N.J.S.A. 21:3-3 and N.J.S.A. 21:3-4 of the State of New Jersey, the City Clerk and/or Administrator of the City of Woodbury be and hereby authorized to make, execute and deliver a good and sufficient license of permit to the City of Woodbury, authorizing the public display of fireworks at the Woodbury High School property and/or Frances Avenue Complex during the evening of Saturday, June 27, 2026, at approximately 9:00 p.m., eastern daylight time, under the supervision of **Starfire Corporation, 566 Theatre Rd. PO Box 179, St. Benedict, Pa 15773** a fully qualified pyrotechnical firm, the company named in the application heretofore submitted to the Fire Marshal. Said fireworks are to be delivered on Saturday, June 28, 2025, and will remain on the truck at the Woodbury High School and/or Frances Avenue Complex until set up. Said license shall be without force and effect until such time as the fireworks display company, **Starfire Corporation**, shall file with the Fire Marshal insurance coverage naming the City of Woodbury, the Township of West Deptford, and the Woodbury School District as additional insureds, including a statutory bond, which are satisfactory to the Solicitor, which would indemnify any person who may receive or sustain injury to his or her person or property by reason of any discharge of the fireworks in question and a

Hold Harmless Agreement to the benefit of the City of Woodbury, in a form satisfactory to the Solicitor. All operations incidental to such display shall be subject to the approval of the Chief of Police and Fire Department of the City of Woodbury as required by law; and

2. If the rain date that is established is beyond the ninety-six (96) hour limit, the fireworks will be removed from the storage area in the City and returned to the site twenty-four (24) hours prior to a new date of fireworks display. The storage area will be the middle of the Frances Avenue Fields; and
3. The Mayor, Kyle Miller, and/or City Administrator, John Leech, are hereby authorized to execute a contract for the fireworks display between the City of Woodbury and the fireworks provider, **Starfire Corporation**.
4. Any City of Woodbury permit fees is hereby waived.

**ADOPTED**, at a meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

**RESOLUTION NO. 26-107**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING  
A SHARED SERVICES AGREEMENT WITH THE GLOUCESTER COUNTY  
IMPROVEMENT AUTHORITY FOR THE USE OF CERTAIN STAGE UNITS ON JUNE  
27, 2026**

**WHEREAS**, the Gloucester County Improvement Authority (“GCIA”) owns and maintains two (2) mobile stage units and GCIA employees are qualified to transport, maintain, and operate the units by way of set-up and take-down; and

**WHEREAS**, the City of Woodbury (“City”) has a need for the Large (32’x14’) Stage Unit for an event or function being held and/or sponsored by the City on Saturday, June 27, 2026, with a rain date of Sunday, June 28, 2026; and

**WHEREAS**, N.J.S.A. 40A:65-1, et seq., specifically authorizes local government units, including counties and municipalities, to enter into agreements for the provision of shared services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury that the Mayor and/or City Administrator are hereby authorized to execute a Shared Services Agreement with the Gloucester County Improvement Authority for such services in the form agreement attached hereto.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk

## RESOLUTION NO. 26-108

### **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 - Pursuant to N.J.S.A. 10:4-12b(5) – Proposals for 200 N. Broad St. Redevelopment

**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 a regular meeting of the Mayor and City Council of the City of Woodbury on May 27, 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 **May 27, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

---

Cassidy L. Swanson, RMC  
City Clerk