



City of Woodbury
City Council Meeting Agenda
June 24, 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. 26-110** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE PROMOTION OF JOSEPH DUFFY FROM FULL-TIME PATROL OFFICER TO CORPORAL OF POLICE IN THE WOODBURY CITY POLICE DEPARTMENT

E. Dedication

1. *Dedication and Naming of the **William "Bill" H. Fleming Jr. Council Chambers***

F. Oath of Office

1. ***Corporal Joseph Duffy, Woodbury City Police Department***

G. Proclamation

1. ***The Monogram Shoppe, Honoring the Retirement of Dottie McQuade and Dottie Lange, Founders and Co-Owners of The Monogram Shoppe***

H. Open to the Public for Agenda Items Only

I. Ordinances

1. **ORDINANCE NO. 2459-26** - 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 \$1,000,550 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 \$494,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

First Reading

2. **ORDINANCE NO. 2460-26** - AN ORDINANCE AMENDING ORDINANCE NO. 2456-26 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

First Reading

CONSENT AGENDA

1. **RESOLUTION NO. 26-111** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE CONSUMPTION LICENSE NO. 0822-33-003-012 HELD BY CB WOODBURY LLC FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027
2. **RESOLUTION NO. 26-112** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF CLUB LICENSE NO. 0822-31-010-001 HELD BY WILLIAM STOKES BONSAI POST 133 AMERICAN LEGION FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027
3. **RESOLUTION NO. 26-113** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF A CLASS 5 ANNUAL CANNABIS RETAILER LICENSE TO BESTBUDS, 135 S. BROAD ST., WOODBURY, NEW JERSEY, CONDITIONED UPON THE ISSUANCE OF A RENEWAL LICENSE BY THE STATE OF NEW JERSEY CANNABIS REGULATORY COMMISSION
4. **RESOLUTION NO. 26-114** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A SITE ACCESS AGREEMENT WITH THE ROTARY CLUB OF DEPTFORD A/K/A THE ROTARY CLUB OF NORTHERN GLOUCESTER COUNTY FOR WOODBURY ROTARY PARK
5. **RESOLUTION NO. 26-115** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)
6. **RESOLUTION NO. 26-116** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)
7. **RESOLUTION NO. 26-117** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)
8. **RESOLUTION NO. 26-118** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)
9. **RESOLUTION NO. 26-119** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CANCELLING AND REFUNDING TAXES FOR FLICMORE, AYEISHA 100% DISABLED VETERAN, BLOCK 164.03 LOT 22 A.K.A 815 MEHORTER BLVD
10. **RESOLUTION NO. 26-120** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO APPROVE THE SUBMISSION OF A GRANT APPLICATION AND TO EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FY2027 MUNICIPAL AID PROJECT HEREINAFTER KNOWN AS "MA-2027 DUBOIS AVE & HESS AVE RESURFACING – 00494"

11. **RESOLUTION NO. 26-121** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE DISTRIBUTION LICENSE NO. 0822-44-006-009 HELD BY BKK CORP FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027
12. **RESOLUTION NO. 26-122** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE CONSUMPTION LICENSE NO. 0822-33-002-009 HELD BY MARTIN'S PUB LLC FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027
13. **RESOLUTION NO. 26-123** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, REFERRING PROPOSED AMENDMENTS TO THE PLANNING/ZONING BOARD FOR REVIEW AND REPORT PURSUANT TO N.J.S.A. 40:55D-26

END CONSENT AGENDA

- L. Approval of the Bill and Voucher List**
- M. Reports**
- N. Unfinished Business**
- O. New Business**
- P. Open to the Public**
- Q. 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. 26-110

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE PROMOTION OF JOSEPH DUFFY
FROM FULL-TIME PATROL OFFICER TO CORPORAL OF POLICE
IN THE WOODBURY CITY POLICE DEPARTMENT**

WHEREAS, there is currently an opening for the position of Corporal of Police in the City of Woodbury Police Department; and

WHEREAS, the Chief of Police of the City of Woodbury has recommended the promotion of Full-Time Patrol Officer Joseph Duffy, who is qualified and has demonstrated the requisite character and aptitude for the position; and

WHEREAS, the Mayor and Council of the City of Woodbury concur with the Police Chief's recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Woodbury, that Joseph Duffy is hereby promoted from the position of Full-Time Patrol Officer to the position of Corporal of Police for the Woodbury City Police Department.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on June 24, 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 **June 24, 2026**, at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

CITY OF WOODBURY, NEW JERSEY

ORDINANCE NO. 2459-26

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 \$1,000,550 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 \$494,000; 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 \$1,000,550;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$494,000; and
- (c) a down payment in the amount of \$26,000 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 \$494,000, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$26,000, which represents the required down payment, and the sum of \$480,550, \$430,550 of which represents a grant heretofore

approved from the New Jersey Department of Transportation and \$50,000 of which represents a Community Development Block Grant heretofore approved from the County of Gloucester, 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 \$494,000 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 \$494,000, 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 \$150,000.

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 Carpenter Street School, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$70,000	\$50,000	\$1,000	\$19,000	15 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 Usefulness</u>
B.	Acquisition of Heavy Duty Vehicle for the Public Works Department including, but not limited to, a Super Duty F-550 Truck with Crane, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	235,000	0	11,750	223,250	10 years
C.	Improvements to Various Pedestrian Pathways in the City, 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	10 years
D.	Various Improvements to Frances Field Athletic Fields, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	75,000	0	3,750	71,250	15 years
E.	Paving and Rehabilitation of Queen Street, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	520,550	430,550	4,500	85,500	10 years
	TOTAL	\$1,000,550	\$480,550	\$26,000	\$494,000	

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 10.91 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 \$494,000 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 proceeds 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.

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 2459-26 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 **June 24, 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 2459-26 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 **July 22, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

ORDINANCE NO. 2460-26

AN ORDINANCE AMENDING ORDINANCE NO. 2456-26 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. Designation Of Responsibility to Record C-Pace Project Documents

Pursuant to Section 3 of the Garden State Program Agreement to which this Schedule I is attached, the Municipality designates the following party to be responsible for the recording of Uniform Assessment Documents, as may be required:

- A. Municipality
- B. Qualified Capital Provider

12. Municipal C-Pace Fees

Pursuant to Section 3 of the Garden State Program Agreement to which this Schedule I is attached, the Municipality designates the following party to be responsible for the recording of Uniform Assessment Documents, annually, as may be required:

- A. C-PACE Projects less than or equal to \$15M:
 - 1. \$ 5,000/Annually
- B. C-PACE Projects greater than \$15M
 - 1. \$ 10,000/Annually

13. 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 2460-26 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 **June 24, 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 2460-26 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 **July 22, 2026** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-111

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE
CONSUMPTION LICENSE NO. 0822-33-003-012 HELD BY CB WOODBURY LLC
FOR THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30,
2027**

WHEREAS, CB WOODBURY LLC is the current holder of a Plenary Retail Alcoholic Beverage Consumption License No. 0822-33-003-012; 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 June 24, 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 **June 24, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-112

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF CLUB LICENSE NO. 0822-31-010-001 HELD BY
WILLIAM STOKES BONSAI POST 133 AMERICAN LEGION FOR THE LICENSING
PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027**

WHEREAS, William Stokes Bonsai Post 133 American Legion is the current holder of Club License No. 0822-31-010-001; 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 June 24, 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 **June 24, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-113

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF A CLASS 5 ANNUAL CANNABIS RETAILER
LICENSE TO BESTBUDS, 135 S. BROAD ST., WOODBURY, NEW JERSEY,
CONDITIONED UPON THE ISSUANCE OF A RENEWAL LICENSE BY THE STATE
OF NEW JERSEY CANNABIS REGULATORY COMMISSION**

WHEREAS, the City Council of the City of Woodbury has authorized the issuance of three (3) Class V Cannabis Retailer Licenses within the City pursuant to Chapter 67 of the Code Book of the City of Woodbury; and

WHEREAS, BestBuds, LLC is the holder of a Class V Cannabis Retailer License in the City of Woodbury at a facility located at 135 S. Broad St., Woodbury, New Jersey, specifically State License No. RE000289 in accordance with the Cannabis Regulatory Commission rules and regulations, N.J.A.C. 17:30-7.1; and

WHEREAS, an annual City license renewal has been requested by BestBuds, LLC; and

WHEREAS, BestBuds, LLC has complied with all of the requirements for a renewal pursuant to Chapter 67 of the Code Book of the City of Woodbury; and

WHEREAS, the City Council finds it to be in the best interest of the City to renew the Class V Cannabis Retailer License for BestBuds, LLC for their location at 135 S. Broad St., Woodbury, New Jersey, State License No. RE000289, for a period of one (1) year from July 1, 2026, until June 30, 2027, subject to the issuance of a state license.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Woodbury, County of Gloucester, and State of New Jersey that a Class V Municipal Cannabis Retailer License renewal be issued to BestBuds, LLC, State License No. RE000289 for their facility located at 135 S. Broad St., Woodbury, New Jersey, for a

period of one (1) year from July 1, 2026, until June 30, 2027, provided the state-issued license remains in effect.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on June 24, 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 **June 24, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-114

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING A SITE ACCESS AGREEMENT WITH THE ROTARY CLUB OF
DEPTFORD A/K/A THE ROTARY CLUB OF NORTHERN GLOUCESTER COUNTY
FOR WOODBURY ROTARY PARK**

WHEREAS, the City of Woodbury (hereinafter the “City”) is the owner of property known as Woodbury Rotary Park located at 261-299 E. Barber Avenue, Woodbury, New Jersey; and

WHEREAS, the Rotary Club of Deptford, A/K/A the Rotary Club of Northern Gloucester County (hereinafter the “Rotary Club”), has requested permission to access the property for the purpose of performing maintenance, repairs, landscaping, and conducting special events at the property; and

WHEREAS, the Rotary Club has agreed to provide insurance naming the City as an additional insured and to comply with all terms and conditions set forth in the Site Access Agreement; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City to authorize the execution of the Site Access Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Woodbury, County of Gloucester, State of New Jersey, that the Mayor and/or City Administrator is hereby authorized to execute the Site Access Agreement between the City of Woodbury and the Rotary Club of Deptford a/k/a the Rotary Club of Northern Gloucester County for Woodbury Rotary Park.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on June 24, 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 **June 24, 2026**, at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-115

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING
FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE
CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87
(CHAPTER 159, P.L. 1948)**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount; and

WHEREAS, the City of Woodbury has received grant funding from the New Jersey State Council on the Arts through the Gloucester County Cultural and Heritage Commission, not included in the adopted 2026 budget; and wishes to amend its 2026 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the City of Woodbury, County of Gloucester, hereby requests that the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget year 2026 in the sum below, which item is now available as a revenue from: Special Item of Revenue Anticipated With Prior Written Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Gloucester County Cultural and Heritage Commission	
Art in the Street Grant	\$ 5,500.00
Juneteenth History Grant	\$ 3,500.00

BE IT FURTHER RESOLVED that the like sums below be and the same are hereby appropriated under the caption of General Appropriations – Operations Excluded from “CAPS”:

Gloucester County Cultural and Heritage Commission	
Art in the Street Grant	\$ 5,500.00
Juneteenth History Grant	\$ 3,500.00

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury

held on June 24, 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				
Councilman 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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-116

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount; and

WHEREAS, the City of Woodbury has received grant funding from the NJ Division of Highway Traffic Safety through the Gloucester County Prosecutor’s Office, not included in the adopted 2026 budget; and wishes to amend its 2026 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the City of Woodbury, County of Gloucester, hereby requests that the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget year 2026 in the sum below, which item is now available as a revenue from: Special Item of Revenue Anticipated With Prior Written Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Distracted Driving – Put the Phone Away or Pay	\$ 7,000.00
Click It or Ticket	\$ 2,800.00

BE IT FURTHER RESOLVED that the like sums below be and the same are hereby appropriated under the caption of General Appropriations – Operations Excluded from “CAPS”:

Distracted Driving – Put the Phone Away or Pay	\$ 7,000.00
Click It or Ticket	\$ 2,800.00

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on June 24, 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				
Councilman Harwell				
Councilwoman 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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-117

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING
FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE
CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87
(CHAPTER 159, P.L. 1948)**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount; and

WHEREAS, the City of Woodbury has received grant funding from the NJ Department of Community Affairs, not included in the adopted 2026 budget; and wishes to amend its 2026 budget to include this amount as revenue; and

NOW, THEREFORE, BE IT RESOLVED that the City of Woodbury, County of Gloucester, hereby requests that the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget year 2026 in the sum below, which item is now available as a revenue from: Special Item of Revenue Anticipated With Prior Written Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Local Recreation Improvement Grant	\$ 68,700.00
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BE IT FURTHER RESOLVED that the like sums below be and the same are hereby appropriated under the caption of General Appropriations – Operations Excluded from “CAPS”:

Local Recreation Improvement Grant	\$ 68,700.00
------------------------------------	--------------

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on June 24, 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				
Councilman Harwell				
Councilwoman 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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-118

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY PROVIDING
FOR THE INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET OF THE
CITY OF WOODBURY PURSUANT TO N.J.S. 40A:4-87
(CHAPTER 159, P.L. 1948)**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said director may also approve the insertion of any item of appropriation for equal amount, and

WHEREAS, the City of Woodbury has received grant funding from the NJ Department of Environmental Protection, not included in the adopted 2026 budget; and wishes to amend its 2026 budget to include this amount as revenue, and

NOW, THEREFORE, BE IT RESOLVED that the City of Woodbury, County of Gloucester, hereby requests that the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget year 2026 in the sum below, which item is now available as a revenue from: Special Item of Revenue Anticipated With Prior Written Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Clean Communities Grant	\$ 25,373.41
-------------------------	--------------

BE IT FURTHER RESOLVED that the like sums below be and the same are hereby appropriated under the caption of General Appropriations – Operations Excluded from “CAPS”:

Clean Communities Grant	\$ 25,373.41
-------------------------	--------------

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

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury held on June 24, 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				
Councilman Harwell				
Councilwoman 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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-119

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
CANCELLING AND REFUNDING TAXES FOR FLICMORE, AYEISHA 100%
DISABLED VETERAN, BLOCK 164.03 LOT 22 A.K.A 815 MEHORTER BLVD**

WHEREAS, FLICMORE, AYEISHA, the owner of block 164.03 lot 22 A.K.A. 815 MEHORTER BLVD 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 for the cancellation and refunding of taxes effective APRIL 28, 2026 on Block 164.03 Lot 22 A.K.A. 815 MEHORTER BLVD; and

WHEREAS, the Woodbury City Tax Collector has approved the cancellation and refunding of the 2ND quarter 2026 taxes in the amount of \$2556.56.

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 held on June 24, 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				
Councilman Harwell				
Councilwoman 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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-120

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO
APPROVE THE SUBMISSION OF A GRANT APPLICATION AND TO EXECUTE A
GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION FOR THE FY2027 MUNICIPAL AID PROJECT
HEREINAFTER KNOWN AS
“MA-2027 DUBOIS AVE & HESS AVE RESURFACING – 00494”**

WHEREAS, The City of Woodbury is in need of resurfacing the roadway, including milling, base pavement repairs and overlay, removal of curb barriers at intersections, and replacing damaged or missing concrete curbing and sidewalk along DuBois Avenue from N. Broad Street (Rt. 45) to City Limit, and Hess Avenue from N. Broad Street (Rt. 45) to City Limit; and

WHEREAS, the City Engineer has estimated the construction cost of the necessary improvements at approximately \$310,320.00 plus \$15,500 for design engineering, \$46,500.00 for construction management, inspection services, and materials testing for a total amount of \$372,320.00; and

WHEREAS, The City of Woodbury desires to prepare plans and specifications and to issue bid documents for construction in 2027, as funds become available.

NOW, THEREFORE, BE IT RESOLVED, that City Council of the City of Woodbury understands that the Resurfacing of DuBois Avenue and Hess Avenue Project will be constructed in 2027, and the City of Woodbury formally approves the grant application for the above-stated project; and

BE IT FURTHER RESOLVED, that the Mayor, City Administrator, CFO, and City Clerk are hereby authorized to submit an electronic grant application identified as Application No. MA-2027- DuBois Ave & Hess Ave Resurfacing – 00494 to the New Jersey Department of Transportation on behalf of the City of Woodbury; and

BE IT FURTHER RESOLVED, that the Mayor, City Administrator, CFO, and City Clerk are hereby authorized to sign the grant agreement on behalf of the City of Woodbury and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

ADOPTED at the regular meeting of the Mayor and City Council of the City of Woodbury held on June 24, 2026.

CITY OF WOODBURY

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 **June 24, 2026** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-121

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE
DISTRIBUTION LICENSE NO. 0822-44-006-009 HELD BY BKK CORP FOR THE
LICENSING PERIOD COMMENCING JULY 1, 2026 THROUGH JUNE 30, 2027**

WHEREAS, BKK CORP is the current holder of a Plenary Retail Alcoholic Beverage Distribution License No. 0822-44-006-009; 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 held on June 24, 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				
Councilman 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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-122

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY
AUTHORIZING THE RENEWAL OF PLENARY RETAIL ALCOHOLIC BEVERAGE
CONSUMPTION LICENSE NO. 0822-33-002-009 HELD BY MARTIN'S PUB LLC FOR
THE LICENSING PERIOD COMMENCING JULY 1, 2026, THROUGH JUNE 30, 2027**

WHEREAS, Martin's Pub LLC is the current holder of a Plenary Retail Alcoholic Beverage Consumption License No. 0822-33-002-009; 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 held on June 24, 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				
Councilman 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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk

RESOLUTION NO. 26-123

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, REFERRING
PROPOSED AMENDMENTS TO THE PLANNING/ZONING BOARD FOR
REVIEW AND REPORT PURSUANT TO N.J.S.A. 40:55D-26**

WHEREAS, the City Council of the City of Woodbury desires to consider amendments to Chapter 202 Zoning Regulations and Chapter 174 – Swimming Pools, Private; and

WHEREAS, pursuant to the New Jersey Municipal Land Use Law, specifically N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64, prior to the adoption of any development regulation or amendment thereto, the City Council must refer such change to the Planning/Zoning Board for review and a report concerning its consistency with the Master Plan; and

WHEREAS, the statute requires the Planning/Zoning Board to transmit its report and recommendations to the City Council within thirty-five (35) days after such referral.

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

1. Referral to Planning/Zoning Board:
 - (a) Request the Planning/Zoning Board to review Chapter 202, Zoning, Article XI, Section 57A, Permitted Uses to add “Event Spaces.”

(b) Request Planning/Zoning Board to review Chapter 202, Zoning, Article XI, Section 57C, Conditional Uses, Section 1, Elevator flats, Subsection (a) to remove the sentence “Common lobby elevators are required when more than one story above grade is provided.”

(c) Request Planning/Zoning Board to review Chapter 174 – Swimming Pools, Private, Section 8, Location (B) to change the setback from 10 feet to 7 feet from side or rear property line, from 10 feet to 7 feet to any dwelling located on said premises and to remove “25 feet to any dwelling located on adjacent premises, nor nearer to any street line than 40 feet.”

2. Scope of Review. The Planning Board shall review the proposed changes to identify any provisions that are inconsistent with the Master Plan, recommendations concerning any inconsistencies and any other matters the Board deems appropriate.
3. Timeframe for Report. The Planning Board is respectfully requested to transmit its written report and recommendations to the Municipal Clerk within thirty-five (35) days of the date of this referral.
4. Effective Date. This Resolution shall take effect immediately.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury on June 24, 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				
Councilman Harwell				
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Council President Ferraino				
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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 **June 24, 2026** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson, RMC
City Clerk