

**City of Woodbury  
City Council Meeting Agenda  
Virtual Meeting**

**Link: <https://bit.ly/3IQGXqX>**

**September 9, 2020**

**Virtual Waiting Room Opens 6:00 p.m.**

**Meeting starts 6:30 p.m.**

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**Pledge of Allegiance**

**Moment of Silent Reflection**

**Reading of the Open Public Meeting Statement**

**Roll Call**

**Approval of Minutes**

- August 12, 2020

**Open to the Public for Agenda Items**

**Resolutions, Ordinances**

**First  
Reading**

**ORDINANCE NO. 2329-20** BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,301,675 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 \$807,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

**First  
Reading**

**ORDINANCE NO. 2330-20** BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS EQUIPMENT AND THE COMPLETION OF VARIOUS IMPROVEMENTS FOR THE WATER AND SEWER UTILITY IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$935,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$750,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

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**CONSENT AGENDA**

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**RESOLUTION NO. 20-128** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING REGISTRAR FOR THE CITY OF WOODBURY

**RESOLUTION NO. 20-129** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF SITE ACCESS AGREEMENT TO ALLOW SHELL OIL PRODUCTS US AND/OR THEIR CONTRACTORS TO ACCESS PROPERTY OWNED BY THE CITY OF WOODBURY FOR THE PURPOSE OF ENVIRONMENTAL WELL DRILLING FOR ONGOING ASSESSMENT WORK FOR FORMER SERVICE STATION LOCATED AT 537 SOUTH EVERGREEN AVENUE, WOODBURY, NEW JERSEY

**RESOLUTION NO. 20-130** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF A CONTRACT FOR PROFESSIONAL SERVICES WITH PENNONI TO PROVIDE REDEVELOPMENT INVESTIGATION AND PLANNING SERVICES FOR THE TRANSPORTATION & COMMUNITY DEVELOPMENT INITIATIVE FOR THE RED BANK AVENUE STATION OPPORTUNITY ZONE NEIGHBORHOOD WALK SHED STUDY

**RESOLUTION NO. 20-131** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE EXECUTION OF A CONTRACT FOR PROFESSIONAL SERVICES WITH PENNONI TO PROVIDE REDEVELOPMENT INVESTIGATION AND PLANNING SERVICES

**RESOLUTION NO. 20-132** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO REIMBURSE TAX PAYMENT BLOCK 173 LOT 3 564 HUNTER STREET

**RESOLUTION NO. 20-133** 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)

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**END CONSENT AGENDA**

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Motion for Approval to Pay the Listed Vouchers

**Reports:**

- **Committee Reports**
- **Report of the Mayor**
- **Report of the City Clerk**
- **Department Announcements**

**Unfinished Business**

**New Business**

**Open to the Public**

**Adjournment**

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

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

**CITY OF WOODBURY, NEW JERSEY**

**ORDINANCE NO. 2330-20**

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**BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS EQUIPMENT AND THE COMPLETION OF VARIOUS IMPROVEMENTS FOR THE WATER AND SEWER UTILITY IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$935,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$750,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

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**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 \$935,000; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$750,500.
- (c) a down payment in the amount of \$184,500 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

**Section 3.** The sum of \$750,500, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$184,500, which represents the required down payment, 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 \$750,500 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

**Section 5.** In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the City in an amount not to exceed \$750,500, is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 6.** The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$200,000.

**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:

	<b><u>Purpose/Improvement</u></b>	<b><u>Estimated Total Cost</u></b>	<b><u>Down Payment</u></b>	<b><u>Amount of Obligations</u></b>	<b><u>Period of Usefulness</u></b>
A.	Rehabilitation of Various Water Mains and Valves, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$250,000	\$12,500	\$237,500	40 years
B.	Upgrades to Water Treatment Plant Filtration System, Phase II, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the plans on file with the City Engineer	200,000	10,000	190,000	40 years
C.	Various Improvements to Well No. 7 including, but not limited to, Pump Replacement, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	90,000	4,500	85,500	40 years
D.	Acquisition and Installation of a SCADA System, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	250,000	12,500	237,500	15 years
E.	Acquisition of Various Equipment including, but not limited to, Generator and All Wheel Drive Vehicles, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	125,000	125,000	0	-- years

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
F.	Completion of Various Improvements Utility Buildings and Grounds including, but not limited to, acquisition and installation of a camera system, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	20,000	20,000	0	-- years
	<b>TOTAL</b>	<b>\$935,000</b>	<b>\$184,500</b>	<b>\$750,500</b>	

**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 32.08 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 \$750,500.

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

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

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

**Section 14.** The City hereby covenants as follows:

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

Section 57(a)(5) of the Code;

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

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

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

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

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

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

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

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

**CITY OF WOODBURY, NEW JERSEY**

By: \_\_\_\_\_  
**TRACEY PARKER, Council President**

**ATTEST:**

\_\_\_\_\_  
**CASSIDY SWANSON, Acting City Clerk**

**APPROVED:**

By: \_\_\_\_\_  
**JESSICA M. FLOYD, Mayor**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION OF INTRODUCTION**

I, Cassidy Swanson hereby certify that the foregoing Ordinance 2330-20 was introduced to 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 **September 9, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy Swanson, Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION OF ADOPTION**

I, Cassidy Swanson hereby certify that the foregoing Ordinance 2330-20 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 **September 23, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy Swanson, Acting City Clerk

**CITY OF WOODBURY, NEW JERSEY**

**ORDINANCE NO. 2329-20**

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**BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS FOR THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$1,301,675 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 \$807,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

---

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

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

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

- (a) the estimated amount to be raised by the City from all sources for the purposes stated in Section 7 hereof is \$1,301,675; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$807,500.
- (c) a down payment in the amount of \$42,500 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

**Section 3.** The sum of \$807,500, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$42,500, which represents the required down payment, and the sum of \$451,675, which amount represents two (2) grants from the New Jersey Department of Transportation, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

**Section 4.** The issuance of negotiable bonds of the City in an amount not to exceed \$807,500 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

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

the issuance of bond anticipation notes of the City in an amount not to exceed \$807,500, is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 6.** The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$275,000.

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

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Grants</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Reconstruction and/or Repaving Railroad Avenue, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the plans on file with the City Engineer	\$180,000	\$0	\$180,000	\$0	-- years
B.	Reconstruction and/or Repaving of Hunter Street, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the plans on file with the City Engineer	271,675	0	271,675	0	--years
C.	Reconstruction of Broad Street Dam (Phase III), together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	240,000	12,000		228,000	20 years
D.	Various Improvements to Municipal Buildings and Grounds including, but not limited to, Replacement of Library Roof, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	70,000	3,500	0	66,500	10 years
E.	Reconstruction and/or Repaving of Various Streets, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	340,000	17,000	0	323,000	10 years

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Grants</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
F.	Completion of Various Improvements to the Storm Sewer System, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	200,000	10,000	0	190,000	10 years
	<b>TOTAL</b>	<b>\$1,301,675</b>	<b>\$42,500</b>	<b>\$451,675</b>	<b>\$807,500</b>	

**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 12.82 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 \$807,500.

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

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

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

**Section 14.** The City hereby covenants as follows:

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

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

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

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

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

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

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

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

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

**CITY OF WOODBURY, NEW JERSEY**

By: \_\_\_\_\_  
**TRACEY PARKER, Council President**

**ATTEST:**

\_\_\_\_\_  
**CASSIDY SWANSON, Acting City Clerk**

**APPROVED:**

By: \_\_\_\_\_  
**JESSICA M. FLOYD, Mayor**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION OF INTRODUCTION**

I, Cassidy Swanson hereby certify that the foregoing Ordinance 2329-20 was introduced to 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 **September 9, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy Swanson, Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION OF ADOPTION**

I, Cassidy Swanson hereby certify that the foregoing Ordinance 2329-20 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 **September 23, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy Swanson, Acting City Clerk

**RESOLUTION # 20-128**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
APPOINTING REGISTRAR FOR THE CITY OF WOODBURY**

**WHEREAS**, as of September 11, 2020, a vacancy exists for the position of the City of Woodbury Registrar due to the retirement of Karen Chabot; and

**WHEREAS**, the Mayor and Council of the City of Woodbury wish to appoint Cassidy Swanson as the City of Woodbury Registrar effective September 11, 2020.

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

1. Cassidy Swanson is hereby appointed City of Woodbury Registrar effective September 11, 2020.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on September 9, 2020.

**CITY OF WOODBURY**

By: \_\_\_\_\_

**TRACEY PARKER**  
**President of Council**

**ATTEST:**

\_\_\_\_\_  
**CASSIDY SWANSON, Acting City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION**

I, Cassidy Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **September 9, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy Swanson  
Acting City Clerk

**RESOLUTION NO. 20-129**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING EXECUTION OF SITE ACCESS AGREEMENT TO ALLOW SHELL  
OIL PRODUCTS US AND/OR THEIR CONTRACTORS TO ACCESS PROPERTY  
OWNED BY THE CITY OF WOODBURY FOR THE PURPOSE OF ENVIRONMENTAL  
WELL DRILLING FOR ONGOING ASSESSMENT WORK FOR FORMER SERVICE  
STATION LOCATED AT 537 SOUTH EVERGREEN AVENUE, WOODBURY, NEW  
JERSEY**

**WHEREAS**, it is necessary for Shell Oil Products US (“Shell”) and/or their Contractors to access properties owned by the City known as Block 140, Lot 2.01 and Block 138, Lot 1.01 to perform any and all work required for the purpose of environmental well drilling for ongoing assessment in the area of 537 South Evergreen Avenue; and

**WHEREAS**, the City is in receipt of a letter from Shell Oil Products US dated August 5, 2020 outlining the scope of work to be completed; and

**WHEREAS**, a Site Access Agreement outlining the terms and conditions to allow access to City property to perform any and all work required to complete the installation of monitoring wells has been prepared and provided to all parties; and

**WHEREAS**, the City has agreed to grant access to Shell Oil Products US and/or their Contractors for the purposes outlined above.

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

1. That the City Council does hereby authorize and approve the execution of the Site Access Agreement, as noted above, to allow Shell Oil Products US and/or their Contractors to access property owned by the City of Woodbury known as Block 140, Lot 2.01 and Block 138, Lot 1.01 per the Site Access Agreement.

2. That the Mayor, Council President and/or City Administrator is hereby authorized to execute any and all documents related to this approval.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held on September 9, 2020.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**TRACEY L. PARKER,**  
**President of Council**

**ATTEST:**

\_\_\_\_\_  
**CASSIDY SWANSON, Acting City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **September 9, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy Swanson, Acting City Clerk

**RESOLUTION NO. 20-130**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE EXECUTION OF A CONTRACT FOR PROFESSIONAL  
SERVICES WITH PENNONI TO PROVIDE REDEVELOPMENT INVESTIGATION  
AND PLANNING SERVICES FOR THE TRANSPORTATION & COMMUNITY  
DEVELOPMENT INITIATIVE FOR THE RED BANK AVENUE STATION  
OPPORTUNITY ZONE NEIGHBORHOOD WALK SHED STUDY**

**WHEREAS**, the City of Woodbury (hereinafter referred to as the “City”) has desires to make improvements to the streets and infrastructure within the “5 – minute” walk shed (1/4 mile radius) around the location of the Red Bank Avenue Station vicinity of Broad Street in the City of Woodbury; and

**WHEREAS**, Pennoni – Group Melvin Division, the City’s appointed Redevelopment Planner, has sent a proposal to initiate an investigation to examine potential bicycle and pedestrian improvements, economic incentives, and zoning changes that may provide a safer and more attractive environment near the Red Bank Avenue Station Opportunity Zone Neighborhood Walk Shed Study for the Transportation and Community Development Initiative (TCDI) Grant; and

**WHEREAS**, the City desires to enter into a professional services contract with Pennoni – Group Melvin Division for Redevelopment Investigation and Planning Services for the Red Bank Avenue Station Neighborhood Walk Shed Study for the Transportation and Community Development Initiative; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury, that the City Council does hereby approve a contract with Pennoni – The Melvin Group for Redevelopment Investigation and Planning Services in an amount not to exceed \$74,000.00; and

**BE IT FURTHER RESOLVED** that the City Administrator, Mayor, or Council President be and are hereby authorized to execute said contract for services with Pennoni – The Melvin Group Division on behalf of the City of Woodbury.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held on September 9, 2020.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**TRACEY L. PARKER,**  
**President of Council**

**ATTEST:**

**CASSIDY SWANSON, Acting City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **September 9, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

**Cassidy Swanson, Acting City Clerk**

**RESOLUTION NO. 20-131**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE EXECUTION OF A CONTRACT FOR PROFESSIONAL  
SERVICES WITH PENNONI TO PROVIDE REDEVELOPMENT INVESTIGATION  
AND PLANNING SERVICES**

**WHEREAS**, the City of Woodbury (hereinafter referred to as the “City”) has desires to increase the competitiveness and economic viability in the vicinities of East Red Bank and North Evergreen Avenues in the City of Woodbury; and

**WHEREAS**, Pennoni – Group Melvin Division, the City’s appointed Redevelopment Planner, has sent a proposal to initiate an investigation to determine if locations within the vicinities of East Red Bank and North Evergreen Avenues meet the statutory requirements to support a finding of a Redevelopment Zone and offer planning services to assist in the designation of a Redevelopment Zone in these vicinities; and

**WHEREAS**, the City desires to enter into a professional services contract with Pennoni – Group Melvin Division for Redevelopment Investigation and Planning Services for the areas of East Red Bank and North Evergreen Avenues.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Woodbury, that the City Council does hereby approve a contract with Pennoni – The Melvin Group for Redevelopment Investigation and Planning Services in an amount not to exceed \$25,000.00; and

**BE IT FURTHER RESOLVED** that the City Administrator, Mayor, or Council President be and are hereby authorized to execute said contract for services with Pennoni – The Melvin Group Division on behalf of the City of Woodbury.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held on September 9, 2020.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**TRACEY L. PARKER,**  
President of Council

**ATTEST:**

\_\_\_\_\_  
**CASSIDY SWANSON, City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at the meeting held on **September 9, 2020** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy Swanson, Acting City Clerk

**RESOLUTION NO. 20-132**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY TO  
REIMBURSE TAX PAYMENT BLOCK 173 LOT 3, 564 HUNTER STREET**

**WHEREAS;** taxes were overpaid on Block 173 Lot 3 a/k/a 564 HUNTER ST, due to the property owner being approved as a 100% disabled veteran making the above mentioned property tax exempt. The mortgage company made the 3<sup>rd</sup> qt 2020 tax payment in error and is requesting a refund be issued to the homeowner in the amount of \$3838.78.

**WHEREAS,** the payment has been identified as an overpayment in the amount of \$3838.78 and this amount should be reimbursed to the following:

**WEEMS, ALEXANDER III & ANNA MARIE  
564 HUNTER ST.  
WOODBURY, NJ 08096  
For: Block 173 Lot 3**

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

**ADOPTED,** at a regular meeting of the Mayor and City Council held on September 9, 2020.

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Tracey Parker  
PRESIDENT OF CITY COUNCIL

ATTEST: \_\_\_\_\_  
Cassidy Swanson, Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilwoman Miller				
Councilwoman O'Connor				
Councilman Merinuk				
Council President Parker				
Mayor Floyd				

**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 **September 9, 2020** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

\_\_\_\_\_  
Cassidy Swanson, Acting City Clerk

**RESOLUTION NO. 20-133**

**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 a \$74,000.00 grant from the Transportation & Community Development Initiative (TCDI) in cooperation with the Delaware Valley Regional Planning Commission (DVRPC), and a \$20,088.99 Clean Communities grant from the NJ Department of Environmental Protection, and wishes to amend its 2020 budget to include these amounts 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 2020 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:

TCDI Grant	\$74,000.00
Clean Communities Grant	\$20,088.99

**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”:

TCDI Grant	\$74,000.00
Clean Communities Grant	\$20,088.99

**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 September 9, 2020.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
TRACEY PARKER  
President of Council

ATTEST:

\_\_\_\_\_  
CASSIDY SWANSON, Acting City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Hagerty				
Councilman Johnson				
Councilman McIlvaine				
Councilman Merinuk				
Councilwoman Miller				
Councilwoman O'Connor				
Council President Parker				
Mayor Floyd				

**CERTIFICATION**

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\_\_\_\_\_  
Cassidy Swanson, Acting City Clerk