

**City of Woodbury**  
**City Council Meeting Agenda**  
**April 10, 2024**  
**33 Delaware Street, Woodbury, NJ 08096**  
**6:30 p.m.**

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**Pledge of Allegiance**

**Moment of Silent Reflection**

**Reading of the Open Public Meeting Statement**

**Roll Call**

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

**ORDINANCE NO. 2407-24** AN ORDINANCE OF THE CITY OF WOODBURY, GLOUCESTER COUNTY, AMENDING THE CODE OF THE CITY OF WOODBURY, TO INCLUDE CHAPTER 84A GOVERNING PRIVATELY OWNED SALT STORAGE FACILITIES

***First Reading***

**ORDINANCE NO. 2408-24** AN ORDINANCE OF THE CITY OF WOODBURY, GLOUCESTER COUNTY, AMENDING AND SUPPLEMENTING THE CODE OF THE CITY OF WOODBURY TO INCLUDE A NEW CHAPTER 100A ENTITLED "TREE REMOVAL AND REPLACEMENT"

***First Reading***

**ORDINANCE NO. 2406-24** ORDINANCE OF THE CITY OF WOODBURY REPEALING AND AMENDING SECTION § 70-49.6 OF THE CITY CODE ENTITLED "STORMWATER CONTROL AND MANAGEMENT"

***First Reading***

**Resolutions**

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**CONSENT AGENDA**

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**RESOLUTION NO. 24-85** 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 COMMUNITY AFFAIRS FOR YEAR 4 OF THE NEIGHBORHOOD PRESERVATION PROGRAM

**RESOLUTION NO. 24-86** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY CERTIFICATION OF THE ANNUAL AUDIT

**RESOLUTION NO. 24-87** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPROVING SUBMISSION OF CORRECTIVE ACTION PLAN FOR 2022 AUDIT

**RESOLUTION NO. 24-88** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE SUBMISSION OF AN AWARD EXTENSION REQUEST FOR FY 2022 LOCAL AID INFRASTRUCTURE PROGRAM 22-LAIF-GC-SOUTH COLUMBIA STREET IN THE CITY OF WOODBURY, GLOUCESTER COUNTY TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

**RESOLUTION NO. 24-89** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING CITY ENGINEER TO ISSUE NOTICE TO BIDDERS REGARDING THE FY2024 WATER MAIN IMPROVEMENTS PROJECT FOR THE WATER MAIN REPLACEMENT ON SMALLWOOD PLACE AND NEW STREET

**RESOLUTION NO. 24-90** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING EXECUTION OF NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT BETWEEN THE DELAWARE RIVER PORT AUTHORITY OF PENNSYLVANIA AND NEW JERSEY, PORT AUTHORITY TRANSIT CORPORATION AND THE CITY OF WOODBURY

**RESOLUTION NO. 24-91** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AWARDED A CONTRACT TO THINK PAVERS HARDSCAPING LLC FOR THE FY2017 GREEN ACRES STEWART LAKE PARK IMPROVEMENTS PROJECT – PLAYGROUND & PAVILION PLAZA, PHASE 1 – SITE WORK

**RESOLUTION NO. 24-92** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY APPOINTING SENIOR HOUSING INSPECTOR

**RESOLUTION NO. 24-93** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY SUPPORTING REVOLUTIONNJ

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END CONSENT AGENDA

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**Approval of the Bill and Voucher List**

**Unfinished Business**

**New Business**

**Open to the Public**

**RESOLUTION NO. 24-94** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS PERTAINING TO THE PURCHASE, LEASE ACQUISITION OF REAL PROPERTY OR INVESTMENT OF PUBLIC FUNDS PRIVILEGE

**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.

## **ORDINANCE 2407-24**

### **AN ORDINANCE OF THE CITY OF WOODBURY, GLOUCESTER COUNTY, AMENDING THE CODE OF THE CITY OF WOODBURY, TO INCLUDE CHAPTER 84A GOVERNING PRIVATELY OWNED SALT STORAGE FACILITIES**

**WHEREAS**, the NJDEP has recently recommended adoption of a model ordinance governing the storage of salt and other solid de-icing materials related to the new conditions as part of the updated MS4 Tier A Permit; and

**WHEREAS**, the City desires to update the City Code to include a new Chapter 84A.

**NOW, THEREFORE, BE IT ORDAINED**, by the City of Woodbury in the County of Gloucester, State of New Jersey, as follows:

#### **SECTION I:**

##### **84A-1. Purpose:**

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in **the City of Woodbury, Gloucester County, NJ** to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

##### **84A-2. Definitions:**

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

- A. “De-icing materials” means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. “Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.
- C. “Storm drain inlet” means the point of entry into the storm sewer system.
- D. “Permanent structure” means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
  2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
  3. The structure shall be erected on an impermeable slab;
  4. The structure cannot be open sided; and
  5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. “Person” means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- F. “Resident” means a person who resides on a residential property where de-icing material is stored.

### **84A-3. Deicing Material Storage Requirements:**

- A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15<sup>th</sup> and April 15<sup>th</sup>:
1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
  2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;
  3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
  4. Loose materials shall be covered as follows:
    - a. The cover shall be waterproof, impermeable, and flexible;
    - b. The cover shall extend to the base of the pile(s);

- c. The cover shall be free from holes or tears;
- d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
- e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.

(1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;

5. Containers must be sealed when not in use; and

6. The site shall be free of all de-icing materials between April 16<sup>th</sup> and October 14<sup>th</sup>.

B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.

C. **Permanent structures must also comply with other local ordinances, including Construction Code, Land Development Code, as well as Building Code and zoning regulations.**

D. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

- 1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

#### **84A-4. Exemptions:**

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in Section III above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

#### **84A-5. Enforcement:**

This ordinance shall be enforced by the **Housing & Zoning Official of the City of Woodbury or their designee** during the course of ordinary enforcement duties.

#### **84A-6. Violations and Penalties:**

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in fines as follows:

- 1. For a first offense, a fine not exceeding \$1,500.**
- 2. For second or subsequent offenses, a fine not exceeding the sum of \$5,000, probation or incarceration.**

### **SECTION II:**

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and any finding or holding of any such portion of this Ordinance to be unconstitutional or invalid, shall not affect any other portion of this Ordinance.

### **SECTION III:**

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

### **SECTION IV:**

This Ordinance shall take effect immediately upon adoption and publication according to law.

### **CITY OF WOODBURY**

By:

\_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Approved:

\_\_\_\_\_  
**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_

Date advertised: \_\_\_\_\_

Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION OF INTRODUCTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2407-24 was introduced by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **April 10, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

### **CERTIFICATION OF ADOPTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2407-24 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **May 22, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk



**CITY OF WOODBURY  
COUNTY OF GLOUCESTER, NEW JERSEY**

**ORDINANCE 2408-24**

**AN ORDINANCE OF THE CITY OF WOODBURY, GLOUCESTER COUNTY, AMENDING AND SUPPLEMENTING THE CODE OF THE CITY OF WOODBURY TO INCLUDE A NEW CHAPTER 100A ENTITLED “TREE REMOVAL AND REPLACEMENT”**

**WHEREAS**, the NJDEP has recommended adoption of an Ordinance to address tree removal and replacement in the City; and

**WHEREAS**, the seeks to adopt the Ordinance to reduce soil erosion and pollutant runoff, as well as promote infiltration of rainwater into the soil, and to protect the environment, public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED**, by the City of Woodbury, in the County of Gloucester, State of New Jersey, as follows:

**SECTION I: Purpose**

An ordinance to establish requirements for tree removal and replacement in the **City of Woodbury, Gloucester County, NJ** to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

**SECTION II: Definitions**

For the purpose of this Ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Ordinance clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The use of the word "shall" means the requirement is always mandatory and not merely directory.

A. “Applicant” means any “person”, as defined below, who applies for approval to remove trees regulated under this ordinance.

B. “Critical Root Radius (CRR)” – means the zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6” DBH would have a CRR = 6”x1.5’ = 9’.

C. “Diameter at Breast Height (DBH)” means the diameter of the trunk of a mature tree generally measured at a point four and a half feet above ground level from the uphill side of the tree. For species of trees where the main trunk divides below the 4 ½ foot height, the DBH shall be measured at the highest point before any division.

D. “Hazard Tree” means a tree or limbs thereof that meets one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.

1. Has an infectious disease or insect infestation;
2. Is dead or dying;
3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.); or
5. Is determined to be a threat to public health, safety, and/or welfare by a certified arborist, a Licensed Tree Expert (LTE), **or the City Zoning Official or their designee.**

E. “Person” means any individual, resident, corporation, utility, company, partnership, firm, or association.

F. “Planting strip” means the part of a street right-of-way between the public right-of-way and the portion of the street reserved for vehicular traffic or between the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.

G. “Resident” means an individual who resides on the residential property or contractor hired by the individual who resides on the residential property where a tree(s) regulated by this ordinance is removed or proposed to be removed.

H. “Street Tree” means a tree planted in the sidewalk, planting strip, and/or in the public right-of-way adjacent to the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.

I. “Tree” means a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

J. “Tree Caliper” means the diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.

K. “Tree removal” means to kill or to cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

### **SECTION III: Regulated Activities:**

#### **A. Application Process:**

1. Any person planning to remove a street tree, as defined as Tree removal, with DBH of **4”** or more or any non-street tree with DBH of **6”** or more on their property shall submit a **Tree Removal Form** to *the City Clerk*. No tree shall be removed until municipal officials have reviewed and approved the removal to ensure compliance. **A Tree Removal Form along with a Tree Location and Replacement Plan shall be submitted with Preliminary Site Plan or Preliminary Major Subdivision applications that propose the removal of more than five (5) trees of 6” diameter or more. Site Plan and Subdivision Plan applicants will be subject to the tree replacement requirements below.**

#### **B. Tree Replacement Requirements**

1. Any person who removes one or more street tree(s) with a DBH of **4”** or more, unless exempt under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table below.
2. Any person, who removes one or more tree(s), as defined as Tree removal, with a DBH of **6”** or more per property or acre, unless otherwise detailed under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table.

The species type and diversity of replacement trees shall be in accordance with Appendix A .

Replacement tree(s) shall:

1. Be replaced in kind with a tree that meets the Tree Replacement Criteria in the table below;
2. Be planted within two planting seasons of the date of removal of the original tree(s) or at an alternative date specified by the municipality;

3. Be monitored by the applicant for a period of two planting seasons to ensure their survival and shall be replaced as needed within that time; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.
5. **The City does not encourage the planting of street trees in the public planting strip between the curblin e or sidewalk. Trees should be planted at least 10 feet away from sidewalks.**

**Tree Replacement Requirements Table:**

Category	Tree Removed (DBH)	Tree Replacement Criteria (See Appendix A)
1	DBH of 4" (for street trees) or 6" (for non-street trees) to 12.99"	Replant 1 tree with a minimum tree caliper of 1.5" for each tree removed
2	DBH of 13" to 22.99"	Replant 1 trees with minimum tree calipers of 1.5" for each tree removed
3	DBH of 23" to 32.99"	Replant 2 trees with minimum tree calipers of 1.5" for each tree removed
4	DBH of 33" or greater	Replant 2 trees with minimum tree calipers of 1.5" for each tree removed

**C. Replacement Alternatives:**

1. If the municipality determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, then the applicant shall do one of the following:
  - a. Plant replacement trees in a separate area(s) approved by the municipality (within two planting seasons).
  - b. Pay a fee of **\$350.00** per tree removed. This fee shall be placed into a fund dedicated to tree planting and continued maintenance of trees.

**SECTION IV: Exemptions:**

All persons shall comply with the tree replacement standard outlined above, except in the cases detailed below. Proper justification shall be provided, in writing, to the municipality by all persons claiming an exemption:

- A. Residents who remove less than five (5) trees per property or acre within a five-year period;
- B. Tree farms in active operation, nurseries, fruit orchards, and garden centers;
- C. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality;
- D. Any trees removed as part of a municipal or state decommissioning plan. This exemption only includes trees planted as part of the construction and predetermined to be removed in the decommissioning plan.
- E. Any trees removed pursuant to a New Jersey Department of Environmental Protection (NJDEP) or U.S. Environmental Protection Agency (EPA) approved environmental clean-up, or NJDEP approved habitat enhancement plan;
- F. Approved game management practices, as recommended by the State of New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife;
- G. Hazard trees may be removed with no fee or replacement requirement but should be documented with a Tree Removal Form to the City Clerk.

#### **SECTION V: Enforcement**

This ordinance shall be enforced by the City Zoning/Code Official and/or City Public Works Department during the course of ordinary enforcement duties.

#### **SECTION VI: Violations and Penalties**

Any person(s) who is found to be in violation of the provisions of this Ordinance shall be subject to a fine, as follows:

- 1. For a first offense, a fine not exceeding \$1,500.**
- 2. For second or subsequent offenses, a fine not exceeding the sum of \$5,000, probation or incarceration.**

#### **SECTION VII: Severability**

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and any finding or holding that any such portion of this Ordinance is unconstitutional or invalid shall not affect any other portion of this Ordinance.

#### **SECTION VIII: Effective Date**

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Approved: \_\_\_\_\_  
**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_  
Date advertised: \_\_\_\_\_  
Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
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**CERTIFICATION OF INTRODUCTION**

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Cassidy L. Swanson,  
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
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## **CERTIFICATION OF ADOPTION**

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2408-24 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **May 22, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

## Appendix A

Following is a list of approved replacement trees in the Borough of Woodbury Heights for trees being removed per Chapter 100A. The mix, number and location of trees or substitutions shall be reviewed and approved by the Borough Engineer. Not all tree species may be appropriate for certain uses, locations, site conditions, and soil types.

<u>Tree Species</u>	<u>Common Name</u>
Acer Rubrum	Red Maple
Acer Negundo	Boxelder
Betula Nigra	River Birch
Carpinus Caroliniana	American Hornbeam
Carya Ovalis	Red Hickory
Cornus Florida	Flowering Dogwood or other dogwoods
Fraxinus Americana	White Ash
Ginkgo Biloba (male)	Ginkgo
Gleditsia triacanthos var. inermis	Honey Locust (Thornless)
Liriodendron Styraciflua	Tuliptree
Nyssa Sylvatica	Blackgum
Populus Grandidentata	Bigtooth Aspen
Quercus Alba	White Oak
Quercus palustris	Pin Oak
Quercus Rubra	Northern Red Oak
Tilia Cordata	Littleleaf Linden
Ulmus Americana	American Elm "Princeton"

The planting procedure and season for planting shall follow recommendations from the NJ Shade Tree Federation , "Trees for NJ Streets".

Following is a list of trees that shall not be planted as replacement trees:

Sweet Gum

Bradford Pear



**CITY OF WOODBURY  
COUNTY OF GLOUCESTER, NEW JERSEY**

**ORDINANCE 2409-24**

**ORDINANCE OF THE CITY OF WOODBURY REPEALING AND AMENDING  
SECTION § 70-49.6 OF THE CITY CODE ENTITLED “STORMWATER CONTROL  
AND MANAGEMENT”**

**WHEREAS**, the City of Woodbury received notice from the New Jersey Department of Environmental Protection (NJDEP) regarding required amendments to the City’s Stormwater Control Ordinance (SCO) and specifically amendments to Section 70-49.6 of the Code; and

**WHEREAS**, the City of Woodbury Engineer and Solicitor reviewed the model Stormwater Control Ordinance amendments proposed and approved by NJDEP; and

**WHEREAS**, the City Council desires to amend and update the existing Code provisions to comply with the requirements of the NJDEP that serve the best interests of the City and its residents by establishing minimum stormwater management requirements consistent with NJDEP standards and N.J.A.C. 7:8 concerning Stormwater Management; and

**WHEREAS**, the City desires to amend Ordinance 2-2021A previously adopted by the City Council to conform with the administrative amendments proposed by NJDEP.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Woodbury, County of Gloucester, State of New Jersey that Section 70-49.6 of the City Code and specifically Ordinance 2-2021A be and are hereby amended and supplemented, as follows:

**Section I: §70-49.6 of the City Code entitled “Stormwater Control and Management” is hereby repealed and amended and supplemented to read, as follows:**

**§ 70-49.6A Stormwater Control**

**§ 70-49.6A. A. Scope and Purpose:**

**1. Policy Statement**

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

**2. Purpose**

The purpose of this ordinance is to establish minimum stormwater management requirements and controls for “major development,” as defined below in § 70-49.6B.

### 3. Applicability

- a. This ordinance shall be applicable to the following major developments:
  - i. Non-residential major developments and redevelopment projects; and
  - ii. Aspects of residential major developments that are not preempted by the Residential Site Improvement Standards at N.J.A.C. 5:21.
  - iii. Any development that exceeds the impervious coverage limits of the subject zone with the exception of existing non-conformities.
- b. This Ordinance shall also be applicable to all major developments undertaken by the City of Woodbury.
- c. Applicability of this Ordinance to major developments shall comply with last amended N.J.A.C. 7:8-1.6, incorporated herein by reference.

### 4. Compatibility with Other Permit and Ordinance Requirements

Development approvals issued pursuant to this Ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

#### **B. Definitions:**

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this ordinance clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

The definitions used in this ordinance shall be the same as the last amended Stormwater Management Rules at N.J.A.C. 7:8-1.2, incorporated herein by reference.

**C. Design and Performance Standards for Stormwater Management Measures:**

This section establishes design and performance standards for stormwater management measures for major development intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. Design and performance standards for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5, incorporated herein by reference.

**D. Solids and Floatable Materials Control Standards:**

1. Site design features identified under Section C above, or alternative designs in accordance with Section C above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, “solid and floatable materials” means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section A.2 below.
  - a. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
    - i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
    - ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches or is no greater than 0.5 inches across the smallest dimension. Note that the Residential Site Improvement Standards at N.J.A.C. 5:21 include requirements for bicycle safe grates.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

b. The standard in D.1.a. above does not apply:

- i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
- ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- iii. Where flows from the water quality design storm as specified in the last amended Stormwater Management rules at N.J.A.C. 7:8 et seq. are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
  - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
  - b. A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

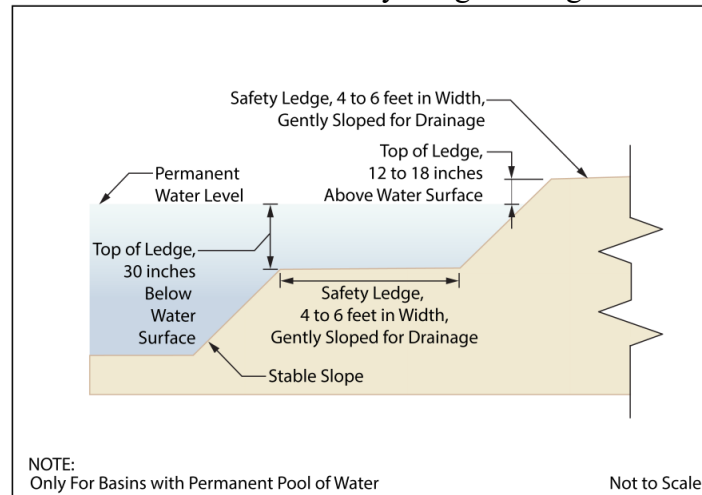
**E. Safety Standards for Stormwater Management Basins:**

- 1. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This section applies to any new stormwater management basin. Safety standards for stormwater

management measures shall comply with last amended N.J.A.C. 7:8-6, incorporated herein by reference.

## 2. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



## F. Requirements for a Site Development Stormwater Plan:

### 1. Submission of Site Development Stormwater Plan

- a. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section F.3 below as part of the submission of the application for approval.
- b. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
- c. The applicant shall submit 18 copies of the materials listed in the checklist for site development stormwater plans in accordance with Section F.3 of this ordinance.

### 2. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

### 3. Submission of Site Development Stormwater Plan

The following information shall be required:

a. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

b. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

c. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

d. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Section C is being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

e. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

f. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section C of this ordinance.
- ii. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high-water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

g. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section C.

h. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section F.3.a through F.3.f of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

**G. Maintenance and Repair:**

1. Applicability

Projects subject to review as in Section A.3 of this ordinance shall comply with the requirements of Section G.2 and G.3.

## 2. General Maintenance

- a. Maintenance for stormwater management measures shall comply with last amended N.J.A.C. 7:8-5.8, incorporated herein by reference.
- b. The following requirements of N.J.A.C. 7:8-5.8 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department:
  - i. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation; and
  - ii. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
- c. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer, **stormwater coordinator or their** designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
- d. **An annual report shall be submitted to the Department of Public Works, by the responsible party, attesting to the continued maintenance and functioning of the stormwater facilities. The property owner and responsible party shall allow a Municipal representative to enter upon the property for inspection of stormwater facilities as scheduled at least**



**72 hours ahead of time. The responsible party shall have a copy of the Maintenance plan and a log of inspection, regular maintenance and remedial actions available at the site for the Municipal representative to review. In the case of an emergency, the Municipal representative shall be allowed immediate access without notice.**

3. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

#### **H. Enforcement:**

The Provisions of this article shall be enforced by the Municipal Engineer and/or Municipal Stormwater Coordinator at the direction of the City of Woodbury governing body.

#### **I. Penalties:**

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

- 1. For a first offense, a fine not exceeding \$1,500.**
- 2. For second or subsequent offenses, a fine not exceeding the sum of \$5,000, probation or incarceration.**

#### **Section II: Severability**

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

#### **Section III: Effective Date**

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

#### **Section IV:**

All Ordinances or code provisions or parts thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

#### **Section V:**

If any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Approved: \_\_\_\_\_  
**KYLE MILLER,**  
**Mayor**

Date introduced: \_\_\_\_\_  
Date advertised: \_\_\_\_\_  
Date adopted: \_\_\_\_\_

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION OF INTRODUCTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2408-24 was introduced by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **April 10, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
Mayor Miller				

## CERTIFICATION OF ADOPTION

I, Cassidy L. Swanson, hereby certify that the foregoing Ordinance 2408-24 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **May 22, 2024**, at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-85**

**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 COMMUNITY  
AFFAIRS FOR YEAR 4 OF THE NEIGHBORHOOD PRESERVATION PROGRAM**

**WHEREAS**, the City of Woodbury has obtained a grant from the New Jersey Department of Community Affairs for \$125,000 to carry out the Neighborhood Preservation Program (NPP) from May 1, 2024 to December 31, 2024; and

**WHEREAS**, the City of Woodbury desires to accept a grant from the New Jersey Department of Community Affairs for approximately \$125,000 to carry out Year 4 of the Neighborhood Preservation Program (NPP) from May 1, 2024 to December 31, 2024; and

**WHEREAS**, the purpose of the grant is to design and implement a wide range of initiatives to restore a favorable climate for investment and to improve the quality of life for the residents and businesses of this neighborhood; and to administer and implement a DCA-approved Year 4 Neighborhood Preservation Program Implementation Plan.

**WHEREAS**, as a condition of the grant, the NJDCA requires that a Strategic Implementation Plan be prepared which delineates the activities of the NPP program and describes the manner in which the grant funds will be expended. The plan covers a one-year period (May 1, 2024 to December 31, 2024) and must be submitted to the NJDCA for review and approval prior to program implementation.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the City of Woodbury does hereby authorize the acceptance of such a grant; and

**BE IT FURTHER RESOLVED** that the Mayor and Council of the City of Woodbury recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the City of Woodbury recognizes authorizes the acceptance of the Year 4 Implementation Plan per the grant rules and regulations; and

**BE IT FURTHER RESOLVED**, that the Mayor, Chief Financial Officer, City Clerk, and Main Street Woodbury Inc. Representatives are authorized to sign the application, and that they or

their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on April 10, 2024.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 the meeting held on **April 10, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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

**RESOLUTION NO. 24-86**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
CERTIFICATION OF THE ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the Clerk of the City Council pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Schedule of Findings and Recommendations”; and

**WHEREAS**, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Schedule of Findings and Recommendations”, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council of the City of Woodbury, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this Resolution and the required affidavit to said Board to show evidence of said compliance.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held on April 10, 2024.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 **April 10, 2024** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

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

**GROUP AFFIDAVIT FORM**  
**NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF GLOUCESTER

We, members of the governing body of the *City of Woodbury*, in the County of *Gloucester*, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the *Mayor and Council* of the *City of Woodbury* in the County of *Gloucester*;
2. In the performance of our duties, and pursuant to *N.J.A.C. 5:30-6.5*, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to *N.J.S.A. 40A:5-6* for the year *2022*;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Schedule of Findings and Recommendations".

<u>(L.S.)</u>	<u>(L.S.)</u>
<u>(L.S.)</u>	<u>(L.S.)</u>
<u>(L.S.)</u>	<u>(L.S.)</u>
<u>(L.S.)</u>	<u>(L.S.)</u>
<u>(L.S.)</u>	<u>(L.S.)</u>

\_\_\_\_\_  
Clerk

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public of New Jersey

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The Municipal Clerk (or Clerk of the Board of Chosen Commissioners as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

**IMPORTANT:** This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.



**RESOLUTION NO. 24-87**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
APPROVING SUBMISSION OF CORRECTIVE ACTION PLAN FOR 2022 AUDIT**

**WHEREAS, N.J.S.A. 40A:5-4** requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS,** The Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the Municipal Clerk, pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body, and

**WHEREAS,** all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated in Resolution No. 24-86 adopted April 10, 2024 and have subscribed to the affidavit, as provided by the Local Finance Board, and

**WHEREAS,** the Chief Financial Officer has prepared the attached Corrective Action Plan for the 2022 Annual Audit, responding to the Schedule of Findings and Recommendations.

**NOW, THEREFORE BE IT RESOLVED,** by the Mayor and Council of the City of Woodbury, that the attached Corrective Action Plan for the 2022 Audit is hereby approved for submission to the Division of Local Government Services, New Jersey Department of Community Affairs.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held on April 10, 2024.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 **April 10, 2024** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

**CITY OF WOODBURY  
2022 AUDIT REPORT**

**CORRECTIVE ACTION PLAN**

General Requirements:

In general, a Corrective Action Plan (CAP) includes the following items or actions, as required by the NJ Department of Community Affairs, Division of Local Government Services:

- Resolution by the governing body, acknowledging review of audit findings
- The CAP must address each audit finding
- Provide the name(s) of contact person(s) for corrective action
- State the anticipated completion time
- If the auditee does not agree with the finding, or believes no corrective action is required, the plan shall include an explanation and specific reasons for disagreement
- For Prior Year Audit Findings Schedule:
  - State if the condition is partially corrected. What was the planned action? Has partial action been taken?
- Review the CAP with the independent auditor

Prepared by: \_\_\_\_\_ Robert Law, CFO  
Dated: April 4, 2024

Audit filed on April 2, 2024  
Audit Resolution at April 10, 2024 Council Meeting  
Corrective Action Plan at April 10, 2024 Council Meeting

**CITY OF WOODBURY  
2022 AUDIT REPORT**

**CORRECTIVE ACTION PLAN**

**SCHEDULE OF FINDINGS AND RECOMMENDATIONS**

**Finding No. 2022-001:**

**CONDITION:**

The City did not maintain a fully operational and balanced general ledger accounting system that was reconciled to all internal departmental reports as required by N.J.A.C. 5:30-5.7.

**AUDITOR RECOMMENDATION:**

That a complete and balanced general ledger accounting system be maintained and reconciled with internal department records in accordance with N.J.A.C. 5:30-5.7.

**EXPLANATION AND CORRECTIVE ACTION:**

The City hired a part-time employee in 2023 to assist with the timeliness of the financial reporting. As of April 2024, the CFO is current with all bank reconciliations. The City anticipates full implementation by May 2024.

**Finding No. 2022-002:**

**CONDITION:**

Various subsidiary records to support the balances recorded in the financial statements and notes to the financial statements were not prepared on a timely basis.

**AUDITOR RECOMMENDATION:**

Subsidiary records to support balances recorded in the financial statements should be prepared on a timely basis.

**EXPLANATION AND CORRECTIVE ACTION:**

The City hired a part-time employee in 2023 to assist with the timeliness of the financial reporting. As of April 2024, the CFO is current with all bank reconciliations. The City anticipates full implementation by May 2024.

**RESOLUTION NO. 24-88**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING THE SUBMISSION OF AN  
AWARD EXTENSION REQUEST FOR  
FY 2022 LOCAL AID INFRASTRUCTURE PROGRAM  
22-LAIF-GC-SOUTH COLUMBIA STREET  
IN THE CITY OF WOODBURY, GLOUCESTER COUNTY  
TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION**

**WHEREAS**, the City of Woodbury has been awarded a grant in the amount of \$300,000 from the New Jersey Department of Transportation for the “South Columbia Street Resurfacing & Safety Improvements” project (the “Project”); and

**WHEREAS**, in accordance with the adoption of the recent Municipal Aid regulations on July 29, 2021 whereby municipalities are required to award the Municipal Aid projects within 2 years of grant notification; and

**WHEREAS**, the City of Woodbury was, therefore, required to award the FY2022 Local Aid Infrastructure Fund project for South Columbia Street Resurfacing by March 22, 2024; and

**WHEREAS**, the construction plans have not been approved for the Bid Phase by NJDOT Local Aid, and the Bid Opening and Award of the Contract will therefore be scheduled for a date after March 22, 2024.

**THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Woodbury that the Council formally approves the request for a Six (6) month award extension for the Project until September 21, 2024.

**BE IT FURTHER RESOLVED** that the Mayor and City Clerk, or those authorized on their behalf, are to submit a formal request for a Six (6) month award extension for the Project to the New Jersey Department of Transportation.

**BE IT FURTHER RESOLVED** that the Mayor, City Administrator and City Clerk are hereby authorized to sign the Six (6) month award extension request on behalf of the City of Woodbury and that their signature constitutes acceptance of the terms and conditions of the grant agreement.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held April 10, 2024.

**CITY OF WOODBURY**

By: WILLIAM H. FLEMING, JR.  
President of Council

**ATTEST:**

CASSIDY L. SWANSON, City Clerk

<b>Council Member</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 **April 10, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

**RESOLUTION NO. 24-89**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING CITY ENGINEER TO ISSUE  
NOTICE TO BIDDERS REGARDING THE FY2024 WATER MAIN  
IMPROVEMENTS PROJECT FOR THE WATER MAIN REPLACEMENT  
ON SMALLWOOD PLACE AND NEW STREET**

**WHEREAS**, Bryson & Yates, LLC, Engineers for the City of Woodbury has completed the Plans, Specifications and accompanying bid documents for the FY2024 Water Main Improvements Project – Water Main Replacement on Smallwood Place and New Street (the “Project”); and

**WHEREAS**, the City Engineer would like to advertise the Notice to Bidders on or about April 15, 2024, with bid opening date on May 15, 2024; and

**WHEREAS**, the City of Woodbury wishes to proceed in accordance with the April 3, 2024 recommendation of the City Engineer for said Project; and

**WHEREAS**, Bond Ordinance No. 2404-24, Section 7, Item A allocates the sum of \$300,000 for the Rehabilitation of Various Water Mains and Valves for FY2024.

**THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Woodbury that the City Engineer is hereby authorized to issue Notice to Bidders, advertise same, and take any and all actions to provide the bid packages necessary in furtherance of receiving bids for the FY2024 Water Main Improvements Project.

**ADOPTED** at the regular meeting of the Mayor and City Council of the City of Woodbury held April 10, 2024.

**CITY OF WOODBURY**

By:

WILLIAM H. FLEMING, JR.  
President of Council

ATTEST:

\_\_\_\_\_



**CASSIDY L. SWANSON**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 **April 10, 2024** at City Hall, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
City Clerk

**RESOLUTION NO. 24-90**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AUTHORIZING EXECUTION OF NON-DISCLOSURE AND CONFIDENTIALITY  
AGREEMENT BETWEEN THE DELAWARE RIVER PORT AUTHORITY OF  
PENNSYLVANIA AND NEW JERSEY, PORT AUTHORITY TRANSIT  
CORPORATION AND THE CITY OF WOODBURY**

WHEREAS, the City of Woodbury wishes to enter into a Non-Disclosure and Confidentiality Agreement with the Delaware River Port Authority of Pennsylvania and New Jersey, Port Authority Transit Corporation and the City of Woodbury; and

WHEREAS, the City Council has reviewed the terms and conditions of said Non-Disclosure and Confidentiality Agreement.

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 approve and authorize the execution of the attached Non-Disclosure and Confidentiality Agreement with the Delaware River Port Authority of Pennsylvania and New Jersey, Port Authority Transit Corporation and the City of Woodbury.

2. That the Mayor and/or City Administrator be and is hereby authorized to execute said Non-Disclosure and Confidentiality Agreement on behalf of the City of Woodbury.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on April 10, 2024.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 the meeting held on **April 10, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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

**RESOLUTION NO. 24-91**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
AWARDING A CONTRACT TO THINK PAVERS HARDSCAPING LLC FOR  
THE FY2017 GREEN ACRES STEWART LAKE PARK IMPROVEMENTS  
PROJECT – PLAYGROUND & PAVILION PLAZA, PHASE 1 – SITE WORK**

**WHEREAS**, the City Clerk and Engineer received bids on April 4, 2024 for the FY2017 Green Acres Stewart Lake Park Improvements Project – Playground & Pavilion Plaza, Phase 1 Site Work, as set forth below:

<b>Contractor</b>	<b>Base Bid</b>	<b>Alt. 1</b>	<b>Total Amount</b>
Think Pavers Hardscaping	\$441,810.00	-\$9,500.00	\$432,310.00
Command Co., Inc.	\$488,233.00	-\$7,410.00	\$480,823.00
Landberg Construction	\$586,712.00	-\$19,000.00	\$567,712.00
D’Angelo Bros., Inc.	\$684,750.00	-\$6,270.00	\$678,480.00

**WHEREAS**, the City Engineer has reviewed the bids received and by correspondence dated April 4, 2024, has recommended award of the contract for the Base Bid and Alternate 1 to Think Pavers Hardscaping LLC for the total bid amount of \$432,310.00; and

**WHEREAS**, the low bid is compliant in all material non-waivable respects and the amount is consistent with the Engineer’s Estimate; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this project from current City Bonds.

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

1. The contract is hereby awarded to Think Pavers Hardscaping LLC for the FY2017 Green Acres Stewart Lake Park Improvements Project – Playground & Pavilion Plaza – Phase 1 Site Work in the total bid amount of \$432,310.00.
2. The Mayor and/or Administrator is hereby authorized to execute a contract in accordance with the project specifications, the afore-described bid, and the within Resolution.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on April 10, 2024.

**CITY OF WOODBURY**

By:

**WILLIAM H. FLEMING, JR.**  
**President of Council**

ATTEST:

**CASSIDY L. SWANSON**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 the meeting held on **April 10, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-92**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY  
APPOINTING SENIOR HOUSING INSPECTOR**

**BE IT RESOLVED** by the City Council of the City of Woodbury, the Mayor concurring, that **CLIFTON MILLER** be appointed Senior Housing Inspector for the City of Woodbury for a period of one (1) year commencing January 1, 2024, and terminating December 31, 2024, *nunc pro tunc*.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on April 10, 2024.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING, JR.**  
**President of Council**

ATTEST:

\_\_\_\_\_  
**CASSIDY L. SWANSON**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 the meeting held on **April 10, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

**RESOLUTION NO. 24-93**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WOODBURY SUPPORTING REVOLUTIONNJ**

**WHEREAS**, Governor Philip Murphy and the New Jersey State Legislature created RevolutionNJ in 2018 to plan, encourage, develop, and coordinate the commemoration of the 250<sup>th</sup> anniversary of the founding of the United States, New Jersey's pivotal role in the American Revolution, and the contributions of its diverse peoples to the nation's past, present, and future; and

**WHEREAS**, the New Jersey Historical Commission, under the leadership of Secretary of State Tahesha Way, with its non-profit partner Crossroads of the American Revolution established RevolutionNJ to advance the role that history plays in public discourse, community engagement, education, tourism, and scholarship in New Jersey; and

**WHEREAS**, RevolutionNJ will engage New Jerseyans in all 21 counties and 564 municipalities through its officially recognized programs, initiatives, and events over the next ten years; and

**WHEREAS**, it is fitting and desirable that we commemorate the beginning of the Nation and the role New Jersey played over the past 250 years as well as its present and future role as part of the United States, with particular focus on the individuals, ideas, and events that shaped our Country, State, and the City of Woodbury; and

**WHEREAS**, RevolutionNJ will consider the role New Jersey played during the American Revolution when it saw more battles and skirmishes than any other state and was truly the Crossroads of the American Revolution; and

**WHEREAS**, RevolutionNJ will highlight the role New Jerseyans played beyond the battlefield during the American Revolution when people of diverse backgrounds contributed to the development of the State and the Nation in various ways and fought for the right to life, liberty, and the pursuit of happiness; and

**WHEREAS**, preserving, studying, and enjoying state history strengthens communities and builds bonds between New Jersey residents as we work together toward the goals of justice and equality embedded in the United States Constitution;



**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the City of Woodbury hereby endorses RevolutionNJ and its mission to advance the role that history plays in public discourse, community engagement, education, tourism and scholarship in New Jersey.

**IT IS FURTHER RESOLVED** that:

1. The City Council of the City of Woodbury commemorates the 250th anniversary of the establishment of the United States as an independent Nation.
2. The City Council of the City of Woodbury authorizes the appointment of a committee to develop a plan for this commemoration that will promote the maximum involvement of our residents, neighborhoods, businesses, schools, civic organizations, and institutions in the commemorations.
3. The City Council of the City of Woodbury further urges all its residents to reflect upon the significance of this event and the role that our State and its diverse people have played in the history and development of our Nation and to participate in this important commemoration, endeavoring to include the stories of all those whose lives are part of the history of what we now know as New Jersey, and understanding that the revolution continues today as we uphold the revolutionary ideals articulated in our founding documents.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on April 10, 2024.

**CITY OF WOODBURY**

By:

\_\_\_\_\_  
**WILLIAM H. FLEMING, JR.**  
**President of Council**

ATTEST:

\_\_\_\_\_  
**CASSIDY L. SWANSON**  
**City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 the meeting held on **April 10, 2024** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk

## **RESOLUTION NO. 24-94**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING A CLOSED SESSION TO DISCUSS MATTERS PERTAINING TO THE PURCHASE, LEASE ACQUISITION OF REAL PROPERTY OR INVESTMENT OF PUBLIC FUNDS PRIVILEGE**

**WHEREAS**, the Open Public Meetings Act authorizes the exclusion of the public from that portion of a meeting involving matters related to attorney-client privilege to *N.J.S.A. 10:4-12b*; and

- (1) *Matters required by law to be confidential*: Any matter which, by express provision of Federal law, State statute, or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- (2) Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
- (3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance, and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by an institution or program, including but not limited to, information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress, or condition of any individual, unless the individual concerned.
- (4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates, or investment of public funds, if it could adversely affect the public interest if discussion of the matters were disclosed.
- (6) *Matters of public protection*: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair that protection.
- (7) *Matters relating to litigation, negotiations and attorney-client privilege*: Any matter of pending or anticipated litigation or contract negotiation other than in subsection b. (4) above in which the City is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise ethical duties as a lawyer.
- (8) *Matters relating to the employment relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion, or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public

body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that the matter or matters be discussed at a public.

(9) *Deliberations after public hearing.* Deliberations by the Authority occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party.

**NOW, THEREFORE BE IT RESOLVED**, the Mayor and Council of the City of Woodbury, County of Gloucester, and State of New Jersey will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

1. Matters relating to the purchase, lease acquisition of real property or investment of public funds privilege - Pursuant to N.J.S.A. 10:4-12b(5) – Land Identified As Block 75, Lots 3.01, 3.02, 4, 5, 7, 13, 15, 27.01, 32, 33 & 35

**BE IT FURTHER RESOLVED** that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury on April 10, 2024.

**CITY OF WOODBURY**

By: \_\_\_\_\_  
**WILLIAM H. FLEMING JR.,**  
**President of Council**

ATTEST:

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

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Ferraino				
Councilwoman Garlic				
Councilman Hagerty				
Councilwoman Harwell				
Councilman Johnson				
Councilwoman Miller				
Councilperson Miller				
Council President Fleming				
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 the meeting held on **March 27, 2024** at City Hal, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson,  
City Clerk