

**Regular Monthly Meeting of the
Mayor and Common Council of Gloucester City
Monday, January 22, 2024, 7:00 P.M.
313 Monmouth Street**

Minutes

1. **Call Meeting to Order:** By Mayor Baile at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call:** Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile present.
4. **Open Public Meetings Act Notice:** This meeting is being held in accordance with the New Jersey Open Public Meetings Act, otherwise known as the "Sunshine Law." It has been legally noticed in accordance with the law and copies have been given to those requesting the same.

Public Comment Period: The Governing Body, in accordance with P.L. 2002, c. 80, have adopted the following guidelines relative to the Public Comment Period (PCP) at Caucus, Work session, Special and Emergency Meetings of the Mayor and Common Council of Gloucester City: The PCP shall occur at the beginning of each meeting; it shall be no longer than one half-hour in length; every person wishing to speak may do so once during the period for no longer than five minutes. No changes have been made for the PCP of the regular monthly meetings. Our attorneys have advised us that we cannot prevent you from making remarks about our employees. They have requested that we advise you that our employees are not Public Officials and you are not immune from civil actions they may bring as a result of your remarks.

- Ricardo, 711 Division Street, questioned the policy on handicapped parking spots and the snow removal for the disabled and why the City does not plow the parking spot.
- Sandy Reed, 637 Hunter Street, requested Mayor and Council to vote against the Camden/Glassboro light rail.
- Charles Hughes, Woodbury, NJ, spoke against the light rail.
- Anthony Alverio, 522 Delaware St., Woodbury, NJ, spoke on the negative impact the rail will have in Gloucester City.
- Mike Glennon stated that his mother's home located at 534 Bergen St., is on the list of the impacted area for the rail line.
- Jason Fanning, 233 Morris Street, urged Mayor and Council to attend the next GCL Platform meeting.

5. **Reports:**
 - I. **Engineer's Report:** Joseph Rayday provided a report.
 - II. **Committees of Council:**
 - a) **Celebrations:** The Mayor's Prayer Breakfast will be held at Elizabeth's Ballroom on Saturday, February 3, 2024 at 9:00 a.m.
 - b) **Community Dev.:** No report.
 - c) **Finance & Administration:** No report.
 - d) **Fire:** No report.
 - e) **Housing:** No report.
 - f) **Licensing:** Gloucester City LL Bingo #3-2024 & Raffle #4-2024-Tabled
 - g) **Police:** No report.
 - h) **Public Works/Water Dept.:** No report.
6. **Minutes:** December 18, 2023 Caucus, December 28, 2023 Monthly Meeting with Closed Session and January 4, 2024 Re-Organization Meeting
Motion By: Johnson, **Second By:** Page to approve. All in favor, with Cilurso abstaining from December 18, 2023 Minutes
7. **Resolutions:**
 - R024 Resolution Adopting Neighborhood Preservation Program to Implement and Administer Plan for Year Three
 - R025 Resolution to Provide for Budget Transfers
 - R026 Resolution Authorizing the use of Procurement Cards
 - R027 Resolution Authorizing Disposal of City-Owned Equipment (IT)
 - R028 Resolution Designating Handicapped Parking Space: Removing 324 Morris Street
 - R029 Resolution Designating Handicapped Parking Space: Removing 232 3rd Street

- R030** Resolution Designating Handicapped Parking Space: Adding 144 S. Burlington Street
- R031** Resolution of Appointment to the Gloucester City Housing Authority
- R032** Resolution Appointing Thomas E. Hassett as Qualified Purchasing Agent
- R033** Resolution Authorizing Refund of Lead-Based Paint Fee
- R034** Resolution Authorizing Refund of Lead-Based Paint Fee
- R035** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R036** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R037** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R038** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R039** Resolution Authorizing Refund of Rental Facility Registration and License Fee
- R040** Resolution to Adjustments to Various Tax Records
- R041** Resolution to Correct Billing Charges on Utility Records
- R042** Resolution Authorizing Refund of Key Deposits for Gloucester City Marina
- R043** Resolution of the Mayor and Common Council of Gloucester City, County of Camden, State of New Jersey, to Authorize the Planning Board to Undertake a Preliminary Investigation to Determine Whether Conditions Exist to Designate Various Properties within the City of Gloucester City as a Non-Condemnation Redevelopment Area Pursuant to the Local Redevelopment and Housing Law
- R044** Resolution Authorizing the Expenditure of Funds without Competitive Bidding in Accordance with N.J.S.A. 40A:11-6 to Permit Emergency Repair Services for the Well #41 Pump Equipment
- R045** Resolution Supporting the Application of Organic Remedies NJ Inc. to the State of New Jersey Cannabis Regulatory Commission for a Class 5 Retail Cannabis License Within Gloucester City, New Jersey
- R046** Resolution Authorizing an Amount Not to Exceed for Certain Professionals for the City of Gloucester City Calendar Year 2024
- R047** Resolution Authorizing Refund of Lead-Based Paint Fee
- R048** Resolution Authorizing Refund of Lead-Based Paint Fee
- R049** Resolution Authorizing Refund of Certificate of Occupancy Fee
- Motion By:** Johnson, **Second By:** Berglund to approve.
- Roll Call:** Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative. Timm abstained on R045.

- 8. Ordinances for First Reading this Evening and Second Reading on February 26, 2024:**
- O** Ordinance of the City of Gloucester City, County of Camden, State of New Jersey Amending and Supplementing Chapter 93-74 of the Land Use Code to Amend Fees Associated with Banners
- Motion By:** Johnson, **Second By:** Page to approve.
- Roll Call:** Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

- O** Ordinance Confirming and Authorizing the Sale of Lands in Accordance with the Requirements of the Local Lands and Buildings Law for Block 16, Lot 9 (301 Essex Street); Block 59.01, Lot 21 (211 Ridgeway Street); and Block 59.01, Lot 22 (209 Ridgeway Street) in the City of Gloucester City, County of Camden and State of New Jersey
- Motion By:** Page, **Second By:** Berglund to approve.
- Roll Call:** Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

- 8a. Redevelopment:**
- Ordinance for First Reading this Evening and Second Reading on February 26, 2024:**
- Title Only:**
- O** Ordinance Adopting a Redevelopment Plan Amendment for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, County of Camden, State of New Jersey
- Motion By:** Timm, **Second By:** Berglund to approve.
- Roll Call:** Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

- R050** Resolution Authorizing and Directing the City of Gloucester City Planning and Zoning Board to Review a Proposed Redevelopment Plan for Block 48, Lots 2, 2.01 and 2.02 within the City of Gloucester City, County of Camden, State of New Jersey
- Motion By:** Berglund, **Second By:** Johnson to approve.
- Roll Call:** Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

Ordinance for First Reading this Evening and Second Reading on February 26, 2024:

Title Only:

O Ordinance Adopting a Redevelopment Plan for the Entirety of the City of Gloucester City as a Rehabilitation Area

Motion By: Berglund, **Second By:** Page to approve.

Roll Call: Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

R051 Resolution Authorizing the City of Gloucester City Planning and Zoning Board to Review a Proposed Redevelopment Plan for the Entirety of the City of Gloucester City as a Rehabilitation Area

Motion By: Berglund, **Second By:** Timm to approve.

Roll Call: Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

9. Old Business/New Business:

a) Bills Paid Week of December 21, 2023 \$191,620.92

Bills Paid from Dec. 28, 2023 to Jan. 18, 2024 \$1,103,917.99

Bills Approved January 22, 2024 \$202,666.33

Total amount being approved: \$1,498,205.24

Motion By: Page, **Second By:** Johnson to approve.

Roll Call: Baus, Berglund, Cilurso, Johnson, Page, Timm and Mayor Baile voting in the affirmative.

R052 Closed Session:

Motion By: Johnson, **Second By:** Page to enter into Closed Session at 7:53 p.m. All in favor.

Motion By: Johnson, **Second By:** Berglund to come out of Closed Session at 8:17 p.m.

After Closed Session the Following Action Was Taken:

R053 Resolution Authorizing Hiring of Firefighter for the Gloucester City Fire Department

Motion By: Page, **Second By:** Cilurso to approve. All in Favor.

Also, Mayor Baile recommends to hire Nathan Castagna for the Gloucester City Fire Department as Firefighter pending a background check and to enter into the Fire Academy in February 2024

Motion By: Cilurso, **Second By:** Timm to approve. All in Favor.

Motion By: Timm, **Second By:** Baus to adjourn. All in Favor. Meeting adjourned at 8:25 p.m.

ATTEST:


VANESSA L. LITTLE, City Clerk