

**GLOUCESTER TOWNSHIP COUNCIL MEETING**

**DECEMBER 13, 2021**

**PLEDGE ALLEGIANCE TO THE FLAG**

**INVOCATION:**

**COMMENCEMENT STATEMENT:** Mr. Mercado

**ROLL CALL:**

**Mr. Hutchison  
Miss Grace  
Mr. Mignone  
Mrs. Stubbs  
Mrs. Winters  
Mrs. Trotto  
Mr. Mercado**

**Mr. Carlamere, Solicitor  
Mr. Cardis, Business Administrator  
Mrs. Power, Township Clerk, RMC  
Mr. Lechner, Community Development  
Chief Harkins, Police  
Mr. Chadwell, Township Engineer**

**PUBLIC PORTION:** Public participation shall be for agenda items only. Anyone addressing Council may speak one time. Once all those wishing to address Council have had their turns, they may address Council a second time, only if it adds to what was said earlier, not repeating earlier statements.

**PROCLAMATION: DRIVE SOBER OR GET PULLED OVER 2021 YEAR END  
HOLIDAY CRACKDOWN**

**WAIVE THE READING AND ACCEPT THE MINUTES:**

**Executive Session  
November 8, 2021**

**Regular Session  
November 8, 2021  
November 22, 2021**

**BID REPORT: 2021/2022 SNOW REMOVAL**

**ORDINANCE(S) FIRST READING - INTRODUCTION**

- O-21-15      ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "ADMINISTRATIVE CODE" OF THE TOWNSHIP OF GLOUCESTER
- O-21-16      ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "PERSONNEL POLICY AND PROCEDURES" OF THE CODE OF THE TOWNSHIP OF GLOUCESTER

**ORDINANCE(S) SECOND READING (PUBLIC HEARING)**

- O-21-12      ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-04-13 REPEALING AND ADOPTING THE BLACKWOOD WEST REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A.40A:12A-1 ET SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW
- O-21-14      ORDINANCE AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT TO PROVIDE A MEDICAL CANNABIS DISPENSARY BY AN ALTERNATIVE TREATMENT CENTER TO INCLUDE A MARIJUANA RETAIL DISPENSARY AS A PERMITTED USE IN THE HC – HIGHWAY

COMMERCIAL DISTRICT

**CONSENT AGENDA:**

- R-21:12-328 RESOLUTION AUTHORIZING PAYMENT OF BILLS
- R-21:12-329 RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT OF FINANCE
- R-21:12-330 RESOLUTION AUTHORIZING REFUNDING OF TAXES
- R-21:12-331 RESOLUTION TO ALLOW DISABLED VETERAN OR OTHER EXEMPTIONS AND CREDITS FOR TAX YEAR 2021 THIRD QUARTER AND 2022 AND TO AUTHORIZE THE TAX COLLECTOR TO CREDIT TAXES AND REFUND ANY OVERPAYMENTS
- R-21:12-332 RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR BRYN MAWR DG, BLACKWOOD, LLC IN THE TOWNSHIP OF GLOUCESTER
- R-21:12-333 RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR THE COLONY AT CHEWS LANDING IN THE TOWNSHIP OF GLOUCESTER
- R-21:12-334 RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT BETWEEN THE TOWNSHIP OF GLOUCESTER AND VARIOUS CONTRACTORS FOR SNOW REMOVAL FOR 2021-2022
- R-21:12-335 RESOLUTION AUTHORIZING AND CONFIRMING THE ADVERTISING OF RFP'S FOR EMERGENCY MEDICAL SERVICES IN THE TOWNSHIP OF GLOUCESTER
- R-21:12-336 RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF AGREEMENT BETWEEN THE TOWNSHIP OF GLOUCESTER AND TEAMSTERS LOCAL UNION 676 – DISPATCHERS UNIT CONTRACT
- R-21:12-337 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER AFFIRMING THE EMPLOYMENT AGREEMENT WITH THE DEPUTY CHIEF OF POLICE
- R-21:12-338 RESOLUTION OF SUPPORT FOR THE APPLICATION OF RESINATE BLISS, LLC TO OPEN A CANNABIS MANUFACTURER AT 553 BERLIN-CROSS KEYS ROAD IN THE TOWNSHIP OF GLOUCESTER

**REGULAR AGENDA:**

- R-21:12-339 RESOLUTION TO MAKE BUDGET TRANSFERS BETWEEN APPROPRIATIONS IN THE CY 2021 GENERAL FUND BUDGET

**GT E-GOV ACCESS**

**PUBLIC PORTION:** Public participation, which shall be any item the public chooses to address to the Township Council. Anyone addressing Council may speak one time. Once all those wishing to address Council have had their turns, they may address Council a second time, only if it adds to what was said earlier, not repeating earlier statements.

**POLLING OF DIRECTORS**

**POLLING OF COUNCIL**

(If needed)

RESOLUTION TO EXCLUDE THE PUBLIC FROM DISCUSSION OF EXEMPTED  
SUBJECT MATTER AT A REGULAR OR SPECIAL SESSION OF THE TOWNSHIP  
COUNCIL OF THE TOWNSHIP OF GLOUCESTER PURSUANT TO N.J.S.A. 10:4-6 ET  
SEQ. OF THE OPEN PUBLIC MEETINGS ACT

**ADJOURN**

# *Proclamation*

## *Drive Sober or Get Pulled Over 2021 Year End Holiday Crackdown*

**WHEREAS**, approximately one-third of all fatal traffic crashes in the United States involve impaired drivers; and

**WHEREAS**, impaired driving crashes killed 10,142 people in the United States in 2019; and

**WHEREAS**, impaired driving crashes cost the United States almost \$44 billion a year; and

**WHEREAS**, during the past five years New Jersey's roadways experienced 35,307 crashes and 618 fatalities involving impaired drivers; and

**WHEREAS**, an enforcement crackdown is planned to combat impaired driving; and

**WHEREAS**, the year end holiday season is traditionally a time for social gatherings which include alcohol; and

**WHEREAS**, the State of New Jersey, Division of Highway Traffic Safety, has asked law enforcement agencies throughout the state to participate in the *Drive Sober or Get Pulled Over 2021 Year End Holiday Crackdown*; and

**WHEREAS**, the project will involve increased impaired driving enforcement from December 3, 2021 through January 1, 2022; and

**WHEREAS**, an increase in impaired driving enforcement and a reduction in impaired driving will save lives on our roadways;

**THEREFORE**, be it resolved that the Township of Gloucester declares its support for the *Drive Sober or Get Pulled Over 2021 Year End Holiday Crackdown* from December 3, 2021 through January 1, 2022 and pledges to increase awareness of the dangers of drinking and driving.

Date: December 13, 2021

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David R. Mayer  
Mayor

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Orlando Mercado  
President of Council

**GLOUCESTER TOWNSHIP  
2021/2022 SNOW REMOVAL CONTRACTORS FOR PARTICIPATION IN  
GLOUCESTER TOWNSHIP'S SNOW REMOVAL PROGRAM**

**RFP'S RECEIVED NOVEMBER 23, 2021 @ 10:00 AM**

<u>CONTRACTOR</u>	<u>ITEM</u>	<u>COST</u>
A.P. Construction, INC (4)	Class I Truck	\$218.50 per hour
A.P. Construction, INC (2)	Class II Truck	\$230.00 per hour
A.P. Construction, INC (6)	Front End Loader	\$235.75 per hour
A.P. Construction, INC (1)	Backhoe	\$193.20 per hour
A.P. Construction, INC (1)	Skid Steer	\$193.20 per hour
A.P. Construction, INC (5)	Pick-up Truck	\$126.50 per hour
Area 51 (1)	Class II Truck	\$230.00 per hour
Area 51 (1)	Backhoe	\$193.20 per hour
Area 51 (1)	Skid Steer	\$193.20 per hour
Area 51 (2)	Pick-up Truck	\$126.50 per hour
Bialowas Concrete Construction, INC (2)	Class I Truck	\$218.50 per hour
Bialowas Concrete Construction, INC (1)	Class II Truck	\$230.00 per hour
Bialowas Concrete Construction, INC (1)	Front End Loader	\$235.75 per hour
Bialowas Concrete Construction, INC (2)	Skid Steer	\$193.20 per hour
Bialowas Concrete Construction, INC (6)	Pick-up Truck	\$126.50 per hour
Joseph's Landscaping & Irrigation (8)	Class I Truck	\$218.50 per hour
Joseph's Landscaping & Irrigation (3)	Class II Truck	\$230.00 per hour
Joseph's Landscaping & Irrigation (1)	Front End Loader	\$235.75 per hour
Joseph's Landscaping & Irrigation (6)	Backhoe	\$193.20 per hour
Joseph's Landscaping & Irrigation (8)	Skid Steer	\$193.20 per hour
Joseph's Landscaping & Irrigation (3)	Pick-up Truck	\$126.50 per hour
Marksmen Landscaping, LLC (26)	Class I Truck	\$218.50 per hour
Marksmen Landscaping, LLC (2)	Class II Truck	\$230.00 per hour
Marksmen Landscaping, LLC (4)	Front End Loader	\$235.75 per hour
Marksmen Landscaping, LLC (2)	Backhoe	\$193.20 per hour
Marksmen Landscaping, LLC (6)	Skid Steer	\$193.20 per hour
Marksmen Landscaping, LLC (10)	Pick-up Truck	\$126.50 per hour

Respectfully Submitted,

Michelle Botsford, RMC/CMR  
Assistant Municipal Clerk

**ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "ADMINISTRATIVE CODE" OF THE TOWNSHIP OF GLOUCESTER**

**BE IT ORDAINED**, by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Chapter 2 of the Code of the Township of Gloucester be and is hereby amended as follows:

SECTION 1. That Chapter 2, Article IX, "Position of Engineering", Section § 2.48, §2.49, and §2.50 be and is hereby amended as follows:

1. ARTICLE IX, POSITION OF ENGINEERING AND PLANNING

§ 2.48 Creation: Municipal Engineer

Within the administration of the Township of Gloucester there shall be the position of Municipal Engineer. The position of Municipal Engineer, previously titled under Article IX [inactive and deleted], is hereby continued. The position of Municipal Engineer shall be appointed by the Mayor with the advice and consent of Township Council, and shall serve for a term of three (3) years from the date of appointment and until the appointment and qualification of a successor, provided that the then current serving Municipal Engineer contractually extends the Professional Services Contract on a monthly basis. In lieu of appointing an individual, a firm of engineers may be appointed, with a designated member who is a licensed civil engineer of the State of New Jersey to serve in the capacity of Municipal Engineer. Compensation shall be set in an annual salary or fixed fee basis or at an hourly rate and based on actual time and expenses agreed on prior to rendering services.

§ 2.48.a Creation: Planner

Within the administration of the Township of Gloucester there shall be the position of Planner. The position of Planner, previously titled under Article XIV is hereby continued. The position of Planner shall be appointed by the Mayor with the advice and consent of Township Council and shall serve for a term of one (1) year from the date of appointment and until the appointment and qualification of a successor.

Compensation shall be fixed, by the salary ordinance. He/She shall be a duly licensed Planner of the State of New Jersey. In lieu of appointing an individual, the Mayor may appoint a firm of Planners, each member of which shall be a licensed Planner of the State of New Jersey.

§ 2.49 Duties and Responsibilities: Municipal Engineer

The duties and responsibilities of the Municipal Engineer shall be as follows:

- a.) Provide engineering services to the various departments, boards and agencies of the Township as directed by the Mayor, or as may be requested by the Township Council or other authorized authority.
- b.) Prepare plans and specifications for public works and improvements undertaken by the Township.
- c.) Provide and maintain maps, plans and specifications, surveys and records with respect to public property, works and facilities owned and operated by the Township government.
- d.) Maintain the tax map on a current basis;
- e.) Attend all Council Meetings;

§ 2.49.a Duties and Responsibilities: Planner

The duties of the Planner shall be as follows:

- a.) Provide planning services to the various departments, boards and agencies of the Township as directed by the Council, Mayor or other authorized authority, as may be appointed or authorized by other statutory board of authority.
- b.) Prepare all plans and specifications for public works and improvements undertaken by the Township.
- c. )Attend Council meetings as may be requested by Council.

§ 2.50 Appointment of Additional Engineering Consultants

From time to time, additional engineering consultants may be appointed by the Mayor with the advice and consent of Council, or by a majority vote of the Township Council, to perform a specific task relating to Township projects. All such Municipal Engineer and engineering consultants shall execute a professional services contract in accordance with the laws of the State of New Jersey, wherein the specific task to be performed shall be defined and the rate of compensation shall be provided.

§ 2.50.a Appointment of Additional Planning Consultants

From time to time, additional planning consultants may be appointed by the Mayor with the advice and consent of Council, for specific tasks relating to Township business. All such additional Planning Consultants shall execute a contract where-in the task to be performed shall be defined and the rate of compensation specified in accordance with the Local Public Contracts Law.

SECTION 2. That Chapter 2, Article XIV “Department of Community Development and Planning”, Section § 2.65 and § 2.66.1 shall be amended as follows:

1. § 2.65 Creation; Appointment; Compensation

There is hereby created a Department of Community Development & Planning. The head of the Department of Community Development and Planning shall be the Director, who shall be appointed by the Mayor with the advice and consent of Council until appointment and qualification of a successor. He/She shall receive compensation as shall be fixed, by salary ordinance. The Director shall be the appointing authority for all technical personnel necessary to carry out the functions of the Department. He/She shall be subject to the direction and supervision of the Mayor, shall be responsible for the proper inspection of all structures within the Township. He/She shall supervise, coordinate and direct the proper disposition of all applications pertaining to Community Development, Planning Board, Zoning Board, and serve as administrative officer of the Planning Board and Zoning Board of Adjustment, and oversee the general planning development of the Township. There may be appointed by the Mayor, with the advice and consent of Council, an Assistant Director to the Director of the Department of Community Development and Planning and whose duties shall be established by the Mayor.

2. That Chapter 2, Article XIV, “Department of Community Development and Planning” Section § 2.66.1 titled “The Duties of the Planner” and § 2.66.2 titled “Appointment of Additional Planning Consultants be and is hereby deleted from Chapter 2, Article XIV from the Code Book of the Township of Gloucester.

SECTION 3 All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection or part, clause or phrase of this Ordinance shall be



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

SECTION 5. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: December 13, 2021

Adopted:

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Mayor  
David R. Mayer

ATTEST:

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Township Clerk, RMC  
Nancy Power

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President of Council  
Orlando Mercado

O-21-16

**ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "PERSONNEL POLICY AND PROCEDURES" OF THE CODE OF THE TOWNSHIP OF GLOUCESTER**

**BE IT ORDAINED** by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Chapter 5 of the Code of the Township of Gloucester be and is hereby amended as follows:

SECTION 1. That Chapter 5 entitled "Personnel Policy and Procedures" be and is hereby amended in its entirety.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: December 13, 2021

Adopted:

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David R. Mayer  
Mayor

ATTEST:

\_\_\_\_\_  
Township Clerk  
Nancy Power, RMC

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President of Council  
Orlando Mercado

**ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN  
AND STATE OF NEW JERSEY AMENDING ORDINANCE O-04-13  
REPEALING AND ADOPTING THE BLACKWOOD WEST  
REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET  
SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW**

**WHEREAS**, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, previously designated certain properties as being in need of redevelopment (“Redevelopment Area”) and Rehabilitation (“Rehabilitation Area”) as identified in a report titled “Determination of Areas in Need of Redevelopment and Rehabilitation,” as prepared by the consulting firm Clarke Caton Hintz dated November 25, 2003; and

**WHEREAS**, the Township Council of the Township of Gloucester adopted the “Redevelopment Plan Blackwood West,” as prepared by the consulting firm Clarke Caton Hintz on June 28, 2004, by Ordinance O-04-13, to govern the development of the Redevelopment Area; and

**WHEREAS**, over the past several years since the adoption of the “Redevelopment Plan Blackwood West,” several events have necessitated amendments to the initial redevelopment plan; and

**WHEREAS**, the Township Council of the Township of Gloucester finds that a new redevelopment plan be adopted to reassess compliance with the Local Redevelopment and Housing Law and to restate and refocus the vision, core strategies, and specific objectives of the redevelopment plan; and

**WHEREAS**, the Township Council of the Township of Gloucester finds that the public health, safety, morals, and welfare of the community shall be promoted by virtue of revisions to the previously enacted redevelopment plan; and

**WHEREAS**, the Township Council of the Township of Gloucester has reviewed a revised redevelopment plan titled “Blackwood West Redevelopment Plan,” as prepared by the consulting firm T & M Associates, which replaces any existing redevelopment plan(s) for the Redevelopment Area, and which the Township Council believes will facilitate economic growth and development in the Redevelopment Area; and

**WHEREAS**, the Planning Board of the Township of Gloucester has adopted a Master Plan providing for the appropriate use and development of lands in the Township in a manner that will promote the public health, safety, morals, and general welfare and the Township Council has determined that the Redevelopment Area is an area in need of redevelopment; and

**WHEREAS**, the Township Council does hereby make the following findings for adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, Adoption of Redevelopment Plan:

- A) The Planning Board of the Township of Gloucester in accordance with N.J.S.A. 40A:12A-6, conducted a public hearing on November 25, 2003, during which factual testimony was taken and all persons who were or would be affected by the Redevelopment Area had an opportunity to be heard and no written objections were filed; and
- B) The Planning Board of the Township of Gloucester is required to provide the Township Council a report containing its recommendation concerning the Blackwood West Redevelopment Plan including objectives consistent with the goals for development and redevelopment of the Township as expressed in the Master Plan; and
- C) Township Council does hereby desire to move forward with first reading of this Ordinance subject to review and report by the Planning Board; and

- D) It is the intent of Township Council to move forward with second reading and final adoption of this Ordinance, in the appropriate manner, and in accordance with Township Council's review of recommendations of the Planning Board.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey as follows:

SECTION 1. The Township Council does hereby adopt the "Blackwood West Redevelopment Plan," as prepared by the consulting firm T & M Associates in accordance with N.J.S.A. 40A:12A-7, as the redevelopment plan for the Redevelopment Area so designated and replacing any existing redevelopment plan(s) for the Redevelopment Area.

SECTION 2. In accordance with N.J.S.A. 40A:12A-7(c), the Zoning Map, as included in the Land Development Ordinance of the Township of Gloucester, be and hereby is amended to designate the various Redevelopment Area Districts identified in the Blackwood West Redevelopment Plan.

SECTION 3. The Township Council remains designated as the Redevelopment Entity under the "Blackwood West Redevelopment Plan," and may proceed with clearance, replanning, development, and redevelopment of the Redevelopment Area to effectuate the purposes of the Local Redevelopment and Housing Law.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: October 25, 2021

Adopted:

ATTEST:

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Mayor  
David R. Mayer

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Township Clerk  
Nancy Power, RMC

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President of Council  
Orlando Mercado

**ORDINANCE AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT TO PROVIDE A MEDICAL CANNABIS DISPENSARY BY AN ALTERNATIVE TREATMENT CENTER TO INCLUDE A MARIJUANA RETAIL DISPENSARY AS A PERMITTED USE IN THE HC – HIGHWAY COMMERCIAL DISTRICT**

**WHEREAS**, during the November 3, 2020 General Election, New Jersey voters passed Public Ballot Question Number 1, amending the State Constitution to legalize the possession and use of marijuana for persons age 21 and older, and to legalize the cultivation, processing, and sale of retail marijuana pursuant to strict statutory and regulatory licensing standards (the “Constitutional Amendment”); and

**WHEREAS**, pursuant to the Constitutional Amendment, the New Jersey Legislature introduced and enacted the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, P.L. 2021, c.16 (the “Marketplace Modernization Act”), which amended existing laws governing medical marijuana to establish, among other things, a framework for the licensure, regulation, taxation, and oversight of marijuana businesses; and

**WHEREAS**, Section 31 of the Marketplace Modernization Act authorizes municipalities to enact certain ordinances governing the use, licensure, and taxation of marijuana businesses at the local level, and requires municipalities that wish to enact zoning ordinances governing the marijuana industry to do so within 180 days of the law’s passage; and

**WHEREAS**, Gloucester Township adopted Ordinance O-21-09 on August 09, 2021 within the required 180 days governing the use, licensure, and taxation of marijuana businesses at the local level; and

**WHEREAS**, Gloucester Township wishes to enact this ordinance to allow a Medical Cannabis Dispensary operated by an Alternative Treatment Center to also include a Marijuana Retail Dispensary under a Class 5 New Jersey State Marketplace Conditional, or Microbusiness License within the same facility as the Medical Cannabis Dispensary as a permitted use in the HC – Highway Commercial District; and

**WHEREAS**, this Ordinance, including the terms utilized herein and any interpretation of its provisions, is intended to be consistent with the terms and intent of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act P.L. 2021, c.16, and its associated regulations, *N.J.A.C. §8:64-1, et seq.*, as amended from time to time; and

**WHEREAS**, this Ordinance is intended only to operate in accordance with and pursuant to the Township’s authority under State Law, and is not intended to authorize nor encourage any activity pertaining to the cultivation, processing, distribution, sale, or use of marijuana and marijuana products in a manner that violates State law or Federal directives; and

**WHEREAS**, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this Amendment.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Gloucester, County of Camden, and State of New Jersey, that Ordinance O-03-03, Land Development is hereby amended, as follows:

**SECTION 1.** That Ordinance O-03-03, Land Development, §416, titled “Highway Commercial (HC) District” subsection B. Permitted Uses is hereby amended to add the following permitted use:

- “24. Alternative Treatment Center Medical Cannabis Dispensary.
- a. A Medical Cannabis Dispensary operated by an Alternative Treatment Center, as these terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, P.L. 2021, c 16, as a satellite dispensary location subject to the following requirements:

- i. Full support by the Mayor and Township Council of the Township of Gloucester, County of Camden as part of its application to the New Jersey Department of Health for review by the New Jersey Cannabis Regulatory Commission after the effective date of the Jake Honig Compassion Use Medical Cannabis Act, P.L. 2019, c. 153.
- ii. An Alternative Treatment Center may also operate a Marijuana Retail Dispensary under a Class 5 New Jersey State Marketplace, Conditional, or Microbusiness License within the same facility as the Medical Cannabis Dispensary.

**BE IT FURTHER ORDAINED**, if any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance; and

**BE IT FURTHER ORDAINED**, that all ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency; and

**BE IT FINALLY ORDAINED**, that this Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: November 22, 2021

Adopted:

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Mayor  
David Mayer

ATTEST:

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Township Clerk  
Nancy Power, RMC

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President of Council  
Orlando Mercado

**RESOLUTION AUTHORIZING PAYMENT OF BILLS**

**BE IT RESOLVED BY THE** Township Council of the Township of Gloucester, in the County of Camden, that the following bills are approved by the Township Council in accordance with the provisions of Ordinance 0-82-16 and certified by the Chief Financial Officer that the claims are proper obligation of the township, that adequate funds are available to honor these claims in the account indicated and the claim should be paid:

<b><u>CURRENT ACCOUNT</u></b>	
Per attached computer readout of the claims presented in the amount of	\$ 9,544,484.54
<b><u>CAPITAL ACCOUNT</u></b>	
Per attached computer read out of the claims presented in the amount of	\$ 527,794.76
<b><u>ANIMAL TRUST</u></b>	
Per attached computer read out of the claims presented in the amount of	\$ 13,976.80
<b><u>TRUST</u></b>	
Per attached computer readout of the claims presented in the amount of	\$ 39,992.75
<b><u>OPEN SPACE TRUST</u></b>	
Per attached computer readout of the claims presented in the amount of	\$ 2,896.79
<b><u>DEVELOPERS ESCROW</u></b>	
Per attached computer readout of the claims presented in the amount of	\$ 6,270.00
<b><u>MANUAL CHECKS</u></b>	
Per attached computer readout of the claims presented in the amount of	\$ 63,213.83

Adopted: December 13, 2021

ATTEST:

\_\_\_\_\_  
President of Council  
Orlando Mercado

\_\_\_\_\_  
Township Clerk,  
Nancy Power, RMC

R-21:12-329

**RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT  
OF FINANCE**

**BE IT RESOLVED**, by the Township Council of the Township of Gloucester that the following refunds be and are hereby authorized:

Project ID # 9097  
553 Cross Keys Road  
Block 18403 Lot 20  
NSPAC 1, LLC  
404 Creek Crossing Blvd  
Hainesport, NJ 08036  
Balance of unexpended escrow: \$50,000.00

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC



Interoffice  
Memorandum

To: Township Council  
From: Linda Clark  
Date: October 28, 2021  
Subject: Refund of Escrow Fees

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NSPAC 1, LLC. has requested to be refunded the escrow for Medical Marijuana Dispensary. As a result, please release the following escrows. Thank You

Project ID # 9097  
553 Cross Keys Road  
Block 18403 Lot 20  
NSPAC 1, LLC  
404 Creek Crossing Blvd  
Hainesport, NJ 08036  
Balance of unexpended escrow: \$50,000.00

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R-21:12-330

**RESOLUTION AUTHORIZING REFUNDING OF TAXES**

**BE IT RESOLVED**, by the Township Council of the Township of Gloucester to authorize the refunding of the following credit balances:

<b>BLOCK</b>	<b>LOT</b>	<b>NAME AND ADDRESS</b>	<b>YEAR</b>	<b>AMOUNT</b>	<b>REASON</b>
15703	147	Corelogic 3001 Hackberry Rd. Irving, TX 75063 Attn: Heather Williams	2021	\$1,366.63	Overpayment

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

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Township Clerk  
Nancy Power, *ENC*

R-21:12-331

**RESOLUTION TO ALLOW DISABLED VETERAN OR OTHER EXEMPTIONS AND CREDITS FOR TAX YEAR 2021 4<sup>TH</sup> QUARTER AND 2022 AND TO AUTHORIZE THE TAX COLLECTOR TO CREDIT TAXES AND REFUND ANY OVERPAYMENTS**

**WHEREAS**, the following names are owners and residents of property in the Township of Gloucester, and

**WHEREAS**, they have made proper application for Total and Permanent Service-Connected Disability tax exempt status on their property designated with the block and lots listed below and,

**WHEREAS**, they have submitted proper evidence of Total and Permanent Disability rating from the U.S. Veterans Administration in accordance with State Regulations.

**THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester that the Tax Collector is authorized to grant said exemption, credit property taxes as stated 2021 and 2022 and refund any resulting credit balances.

<b>Block Lot</b>	<b>Name</b>	<b>Comment</b>	<b>Amount to be Credited</b>
13605 36	Eric Teel	Add Disabled Veteran Tax Exemption As Of 10/27/21	2021 – \$850.87 2022 – \$2,552.60 Assessment – 135,000
14405 1	Perry Barner	Add Disabled Veteran Tax Exemption As Of 10/13/21	2021 – \$1,233.62 2022 - \$3,698.08 Assessment – 183,300
16407 1	Ronald Luton	Add Disabled Veteran Tax Exemption As Of 11/01/21	2021 – 1,468.74 2022 – 4,406.22 Assessment – 218,400
17909 7	Wendell Morsell	Add Disabled Veteran Tax Exemption As Of 10/12/21	2021 – 1,830.58 2022 – 5,491.72 Assessment – 278,400
18322 9	Curtis Harbin	Add Disabled Veteran Tax Exemption As Of 10/12/21	2021 – 206.46 2022 – 619.37 Assessment – 213,400
19001 4	Whansley Pierre	Add Disabled Veteran Tax Exemption As Of 11/15/21	2021 – 887.69 2022 – 5,322.17 Assessment – 263,800

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

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Township Clerk  
Nancy Power, RMC

R-21:12-332

**RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR BRYN MAWR DG,  
BLACKWOOD, LLC IN THE TOWNSHIP OF GLOUCESTER**

**WHEREAS**, the developer of Dollar General has supplied the Township of Gloucester with securities covering this project within the Township of Gloucester; and

**WHEREAS**, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester that the performance guarantee in the amount of \$42,509.00 in the name Bryn Mawr DG, Blackwood, LLC be released.

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

R-21:12-333

**RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR THE COLONY AT  
CHEWS LANDING IN THE TOWNSHIP OF GLOUCESTER**

**WHEREAS**, the developer of The Colony at Chews Landing has supplied the Township of Gloucester with securities covering this project, within the Township of Gloucester; and

**WHEREAS**, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester that Letter of Credit #419680 established in the original amount of \$174,928.00, reduced to the amount of \$58,309.20, be released along with a cash guarantee in the amount of \$19,436.00 in the name of RRA Colony Partners, LLC.

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

**R-21:12-334**

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT BETWEEN THE TOWNSHIP OF GLOUCESTER AND VARIOUS CONTRACTORS FOR SNOW REMOVAL FOR 2021-2022**

**WHEREAS**, the Township Council of the Township of Gloucester, County of Camden, determined that there is a need for Snow Removal in the Township of Gloucester.

**WHEREAS**, sufficient funds have been provided, and

**WHEREAS**, the Township Council received bids or quotes,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester that the proper Township Officials are hereby authorized to enter into an agreement with the following contractors for snow removal at contract prices shown.

**BE IT FURTHER RESOLVED**, that the below named contractors shall provide proof of liability insurance and other appropriate insurances before delivery of a fully executed contract.

<u>CONTRACTOR</u>	<u>ITEM</u>	<u>COST</u>
A.P. Construction, INC (4)	Class I Truck	\$218.50 per hour
A.P. Construction, INC (2)	Class II Truck	\$230.00 per hour
A.P. Construction, INC (6)	Front End Loader	\$235.75 per hour
A.P. Construction, INC (1)	Backhoe	\$193.20 per hour
A.P. Construction, INC (1)	Skid Steer	\$193.20 per hour
A.P. Construction, INC (5)	Pick-up Truck	\$126.50 per hour
Area 51 (1)	Class II Truck	\$230.00 per hour
Area 51 (1)	Backhoe	\$193.20 per hour
Area 51 (1)	Skid Steer	\$193.20 per hour
Area 51 (2)	Pick-up Truck	\$126.50 per hour
Bialowas Concrete Construction, INC (2)	Class I Truck	\$218.50 per hour
Bialowas Concrete Construction, INC (1)	Class II Truck	\$230.00 per hour
Bialowas Concrete Construction, INC (1)	Front End Loader	\$235.75 per hour
Bialowas Concrete Construction, INC (2)	Skid Steer	\$193.20 per hour
Bialowas Concrete Construction, INC (6)	Pick-up Truck	\$126.50 per hour
Joseph's Landscaping & Irrigation (8)	Class I Truck	\$218.50 per hour
Joseph's Landscaping & Irrigation (3)	Class II Truck	\$230.00 per hour
Joseph's Landscaping & Irrigation (1)	Front End Loader	\$235.75 per hour
Joseph's Landscaping & Irrigation (6)	Backhoe	\$193.20 per hour
Joseph's Landscaping & Irrigation (8)	Skid Steer	\$193.20 per hour
Joseph's Landscaping & Irrigation (3)	Pick-up Truck	\$126.50 per hour
Marksmen Landscaping, LLC (26)	Class I Truck	\$218.50 per hour
Marksmen Landscaping, LLC (2)	Class II Truck	\$230.00 per hour
Marksmen Landscaping, LLC (4)	Front End Loader	\$235.75 per hour
Marksmen Landscaping, LLC (2)	Backhoe	\$193.20 per hour
Marksmen Landscaping, LLC (6)	Skid Steer	\$193.20 per hour
Marksmen Landscaping, LLC (10)	Pick-up Truck	\$126.50 per hour

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

\_\_\_\_\_  
Township Clerk  
Nancy Power, RMC

R-21:12-335

**RESOLUTION AUTHORIZING AND CONFIRMING THE ADVERTISING OF RFP'S FOR EMERGENCY MEDICAL SERVICES IN THE TOWNSHIP OF GLOUCESTER**

**WHEREAS**, the laws of the State of New Jersey pursuant to Public Contracts and Pay-to-Play legislation authorizes requests for qualifications for various professional services and

**NOW, THEREFORE, BE IT RESOLVED** that the Soliciting of RFP's via the Gloucester Township Website is hereby confirmed, in accordance with the respective specifications provided through the office of the Business Administrator for the following position:

**EMERGENCY MEDICAL SERVICES**

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

R-21:12-336

**RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF AGREEMENT  
BETWEEN TOWNSHIP OF GLOUCESTER AND TEAMSTERS LOCAL UNION 676 -  
DISPATCHERS UNIT CONTRACT**

**BE IT RESOLVED** by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, that the proper officials be and are hereby authorized to execute the agreement between the Township of Gloucester and Teamster's Local Union 676 for Dispatchers for the period of January 1, 2021 to December 31, 2024.

Adopted: December 13, 2021

ATTEST:

\_\_\_\_\_  
President of Council  
Orlando Mercado

\_\_\_\_\_  
Township Clerk  
Nancy Power, RMC



**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
GLOUCESTER AFFIRMING THE EMPLOYMENT AGREEMENT WITH THE  
DEPUTY CHIEF OF POLICE**

**WHEREAS**, the Township of Gloucester is party to an individual employment agreement (“Agreement”) with the Deputy Chief of Police; and

**WHEREAS**, the Agreement has a term commencing December 6, 2021 through December 31, 2022; and

**WHEREAS**, in order to provide clarified contractual language, the Township and the Deputy Chief have drafted an Agreement; and

**WHEREAS**, the Township and the Deputy Chief have provided for terms and conditionS to extend through December 31, 2022.

**NOW, THEREFORE, BE IT RESOLVED**, the Township Council of the Township of Gloucester hereby authorizes the Mayor to review and to execute said Agreement upon its finalization.

Adopted: December 13, 2021

ATTEST:

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President of Council  
Orlando Mercado

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Township Clerk  
Nancy Power, RMC

**A RESOLUTION OF SUPPORT FOR THE APPLICATION OF RESINATE BLISS, LLC  
TO OPEN A CANNABIS CULTIVATOR AND/OR CANNABIS  
MANUFACTURER AT 553 BERLIN-CROSS KEYS ROAD IN THE TOWNSHIP  
OF GLOUCESTER**

**WHEREAS**, Resinate Bliss LLC (“Resinate Bliss”) has notified the Mayor and the Township Council of its intent to submit an application to the New Jersey Cannabis Regulatory Commission (“CRC”) for a Class 1 Cultivation License and Class 2 Manufacturing License to operate adult-use cannabis cultivation and manufacturing facilities at premises located at 553 Berlin-Cross Keys Road; and

**WHEREAS**, cannabis cultivation and manufacturing facilities are permitted uses in the NVBP Zone in Gloucester Township if it satisfies bulk requirements set forth by the Township; and

**WHEREAS**, the premises located at 553 Berlin-Cross Keys Road are within the NVBP Zone of Gloucester Township and satisfy the bulk, lot size, yard size, lot area, and distance requirements set forth by Gloucester Township; and

**WHEREAS**, N.J.A.C. 17:30-5.1(g)(1) requires a Municipality with a governing body to demonstrate local support for the suitability of a cannabis business’s proposed location to the CRC by adopting a resolution evidencing the suitability of the proposed location by indicating that the intended location is appropriately located or otherwise suitable for activities related to the operations of the proposed cannabis business; and

**WHEREAS**, as set forth in Ordinance No. O-21-09, Gloucester Township Code requires that subject to the authority of the CRC to approve and issue cannabis licenses authorized by law, any applicant desiring to conduct business as a cannabis establishment within the Township shall be required to separately obtain the approval of Gloucester Township pursuant to the Township’s local authority under N.J.S.A. 24:6I-45(c)(2); and

**NOW, THEREFORE BE IT RESOLVED** that Gloucester Township has determined that the premises located at 553 Berlin-Cross Keys Road are appropriately located within the Township’s NVBP Zone and suitable for the operation of a cannabis cultivation facility and a cannabis manufacturing facility, subject to approval by Gloucester Township;

**BE IT FURTHER RESOLVED** that the Gloucester Township Council supports the application of Resinate Bliss to the State of New Jersey CRC for a Class 1 Cultivation Facility and Class 2 Manufacturing Facility to open and operate at 553 Berlin-Cross Keys Road in Gloucester Township; and

**BE IT FURTHER RESOLVED** that upon receipt of Resinate Bliss's application from the CRC, Gloucester Township is hereby authorized to review said application for compliance with all state and local licensing requirements, and thereafter recommend further action as may be necessary on the issuance of a local cannabis retail license to Resinate Bliss to operate at 553 Berlin-Cross Keys Road pursuant to Gloucester Township Code, conditioned upon the CRC awarding a cultivation and/or manufacturing license to Resinate Bliss. Upon satisfaction of all local requirements, the Township Council may issue a notification of award.

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

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Township Clerk  
Nancy Power, RMC

I hereby certify that the foregoing is a true copy of a document adopted by the Township Council of the Township of Gloucester on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Township Clerk  
Nancy Power, RMC

R-21:12-339

**RESOLUTION TO MAKE BUDGET TRANSFERS BETWEEN APPROPRIATIONS IN  
THE CY 2021 GENERAL FUND BUDGET**

**WHEREAS**, certain CY 2021 Budget Appropriation balances are expected to be insufficient for the remainder of the year;

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Township of Gloucester, that in accordance with N.J.S.A. 40A:4-58, the Treasurer be and is hereby authorized to make transfers between appropriations in the CY 2021 Budget of the Township of Gloucester, as follows:

<u>ACCOUNT #</u>	<u>ACCOUNT TITLE</u>	<u>FROM</u>	<u>TO</u>
1-01-20-110-004-200	Public Information OE	\$10,500.00	
1-01-20-140-000-200	Data Processing OE	25,000.00	
1-01-20-150-000-100	Tax Assessment SW	40,000.00	
1-01-20-155-000-200	Township Attorney OE		\$20,000.00
1-01-22-195-000-100	Construction Code SW	20,000.00	
1-01-22-200-001-100	Code Enforcement SW	18,000.00	
1-01-23-210-000-200	Liability Insurance OE	70,000.00	
1-01-23-215-000-200	Workers Compensation OE		50,000.00
1-01-23-220-000-200	Group Insurance OE		150,000.00
1-01-25-240-004-100	Police Admin SW	10,000.00	
1-01-25-240-005-100	Police Special Officers SW		18,000.00
1-01-25-250-000-100	Police Communications SW		65,000.00
1-01-26-290-000-200	Streets OE	100,000.00	
1-01-26-300-000-100	Public Works SW	14,000.00	
1-01-26-300-000-200	Public Works OE	10,000.00	
1-01-26-305-000-200	Sanitation OE		53,000.00
1-01-26-315-000-200	Vehicle Maintenance OE		15,000.00
1-01-27-340-000-200	Animal Control OE		50,000.00
1-01-28-375-000-200	Parks & Playgrounds OE	30,000.00	
1-01-30-415-000-200	Compensated Absences		5,500.00
1-01-31-430-000-200	Electricity OE		60,000.00
1-01-31-435-000-200	Street Lighting OE	39,000.00	
1-01-31-446-000-200	Heating OE		10,000.00
1-01-31-460-000-200	Gasoline OE		100,000.00
1-01-32-465-000-200	Sanitation Landfill Disposal OE	120,000.00	
1-01-43-490-000-100	Municipal Court SW	100,000.00	
1-01-43-490-000-200	Municipal Court OE		10,000.00
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		\$606,500.00	\$606,500.00

Adopted: December 13, 2021

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC