

GLOUCESTER TOWNSHIP COUNCIL MEETING

AUGUST 8, 2022 @ 7:30 PM

PLEDGE ALLEGIANCE TO THE FLAG

INVOCATION: REV. KEN CARPINELLI, DEACON

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

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.

WAIVE THE READING AND ACCEPT THE MINUTES OF

Executive Session - June, 13, 2022

**Regular Session - June 13, 2022
June 27, 2022
July 11, 2022
July 25, 2022**

CHIEF HARKINS' MEMO – Class I Special Law Enforcement Officers - Read by the Township Clerk

ORDINANCE – FIRST READING – INTRODUCTION

O-22-11 **ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03 LAND DEVELOPMENT REGARDING HOME OCCUPATIONS AND VIOLATION AND PENALTY FEES**

O-22-12 **ORDINANCE AMENDING CHAPTER 63 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "MERCANTILE LICENSE"**

ORDINANCE - SECOND READING – (PUBLIC HEARING)

O-22-09 **ORDINANCE OF THE TOWNSHIP OF GLOUCESTER AMENDING MORTGAGEE REGISTRATION RELATING TO FORECLOSURE AND ABANDONED REAL PROPERTY MORTGAGES IN FORECLOSURE AND PROVIDING FOR THE FORM OF REGISTRATION AND REQUIRING MAINTENANCE AND SECURITY BY MORTGAGEES FOR THE CARE, MAINTENANCE, SECURITY AND UPKEEP OF THE EXTERIOR OF FORECLOSURE AND ABANDONED RESIDENTIAL PROPERTY BY CREDITORS WHO HAVE FILED A SUMMONS AND FORECLOSURE COMPLAINT REGARDING PROPERTY WITHIN THE TOWNSHIP OF GLOUCESTER**

O-22-10 BOND ORDINANCE AUTHORIZING VARIOUS IMPROVEMENTS TO THE STORMWATER DRAINAGE SYSTEM IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$2,000,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$2,000,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

CONSENT AGENDA:

- R-22:08-216 RESOLUTION AUTHORIZING PAYMENT OF BILLS
- R-22:08-217 RESOLUTION TO ALLOW DISABLED VETERAN OR OTHER EXEMPTIONS AND CREDITS FOR TAX YEAR 2022/2023 AND TO AUTHORIZE THE TAX COLLECTOR TO CREDIT TAXES AND REFUND ANY OVERPAYMENTS
- R-22:08-218 RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR STREET ENCROACHMENTS IN THE TOWNSHIP OF GLOUCESTER
- R-22:08-219 RESOLUTION AUTHORIZING REDUCTION OF SECURITIES FOR THE ESTATES AT LAKESIDE PHASE III BLOCK 18301 LOTS 16, 17, & 18 IN THE TOWNSHIP OF GLOUCESTER
- R-22:08-220 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, AUTHORIZING THE SIGNING OF AN EASEMENT TO ATLANTIC ELECTRIC FOR HICKSTOWN ROAD, BLOCK 14003, LOT 25
- R-22:08-221 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AUTHORIZING THE SALE OF ONE (1) HAZARDOUS MATERIALS RESPONSE VEHICLE FOR \$15,000.00 TO THE CITY OF GLOUCESTER PURSUANT TO N.J.S.A.40A:11-5
- R-22:08-222 RESOLUTION AUTHORIZING RENEWAL OF RETAIL CONSUMPTION LIQUOR LICENSE FOR GT LIQUORS, LLC IN THE TOWNSHIP OF GLOUCESTER
- R-22:08-223 RESOLUTION AUTHORIZING RENEWAL OF RETAIL CONSUMPTION LIQUOR LICENSE FOR RUBY TUESDAY, INC. IN THE TOWNSHIP OF GLOUCESTER

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



DEDICATED TO SERVICE • COMMITTED TO EXCELLENCE

David J. Harkins
CHIEF OF POLICE
FBI NA #247

TO: Mayor David Mayer
CC: Nancy Power
FROM: Chief David Harkins
DATE: August 1, 2022
RE: Request to Hire SLEO I Officers

I am requesting to hire the following individuals as Class I Special Law Enforcement Officers. To date they all passed the initial background and were recommended by the interview panel. Upon accepting the Conditional Officer of Employment the applicants will be scheduled for a drug screening and psychological examination and a physical required by the PTC.

1. Alan Cantazareti
2. Kyle Chaput
3. Nicholas Felice
4. Michael Gilbert
5. Christopher Hoyle
6. Karl Keppen
7. Frank Lovello
8. Timothy McCarthy
9. Nathan O'Lano
10. Tyler Shrader
11. Abigail Webb
12. Joshua Welker

OK
David Mayer

Thank you.

Respectfully,


Chief David Harkins

**DISPATCH: 856-228-4500 • WEB: www.gtpolice.com • EMAIL: police@gtpolice.com
1261 Chews Landing Road, Gloucester Township, New Jersey 08021**

**ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN
AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03 LAND
DEVELOPMENT REGARDING HOME OCCUPATIONS AND VIOLATION
AND PENALTY FEES**

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

SECTION 1. Article 4 (IV.) Zoning District Regulations, Section 422, Additional Uses and Structures Permitted in Residential Districts, Subsection 422G, titled “Home Occupations” be and is hereby amended, as follows:

- 3, Prohibited home occupations. The following uses are specifically prohibited as home occupations.
 - i. Back yard and pool rentals and or involving public assembly

SECTION 2. Article 11. (X1.) Administration, Enforcement, Violations, and Penalties, Section 1107, titled “Fines and Penalties” be and is hereby amended as follows:

Any person, firm, partnership, association, or corporation who or which shall violate any of the provisions of this Ordinance shall upon conviction thereof in a summary proceeding before the Gloucester Township Municipal Court, be subject to a fine of not more than Two Thousand Dollars (\$2,000.00) or imprisonment not to exceed ninety (90) days or both such fine and imprisonment. All fines collected for the violation of this Ordinance shall be paid over to the Township Court Clerk. Whenever such person has been officially notified by the Zoning Officer or by the service of a summons in a prosecution, or in any other official manner that he or she is committing a violation, then each day after that violation is continued said violation shall constitute a separate offense and shall be punishable by a like fine and penalty.

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 judgement 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: August 8, 2022

Adopted:

Mayor
David R. Mayer

ATTEST:

Township Clerk
Nancy Power, RMC

President of Council
Orlando Mercado

O-22-12

**ORDINANCE AMENDING CHAPTER 63 OF THE CODE OF THE TOWNSHIP
OF GLOUCESTER ENTITLED, "MERCANTILE LICENSE"**

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Chapter 63 entitled "Mercantile License" Section 63-25A Violations and Penalties of the Code of the Township of Gloucester be and is hereby amended to read as follows:

SECTION 1. That Section 63-25A "Violations and Penalties "

be and is hereby amended to read as follows:

- A. Pursuant to N.J.S.A. 40:49-5, any person, firm, association or corporation violating any section of this ordinance shall upon conviction in the Municipal Court having jurisdiction, be subject to a fine not exceeding two thousand dollars (\$2,000.) or imprisonment in the county jail, or in any place provided by the municipality for the detention of prisoners, from any term not exceeding ninety (90) days, or both

SECTION 2. 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 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: August 8, 2022

Adopted:

Mayor
David R. Mayer

ATTEST:

Township Clerk
Nancy Power, RMC

President of Council
Orlando Mercado

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER AMENDING MORTGAGEE REGISTRATION RELATING TO FORECLOSURE AND ABANDONED REAL PROPERTY MORTGAGES IN FORECLOSURE AND PROVIDING FOR THE FORM OF REGISTRATION AND REQUIRING MAINTENANCE AND SECURITY BY MORTGAGEES FOR THE CARE, MAINTENANCE, SECURITY AND UPKEEP OF THE EXTERIOR OF FORECLOSURE AND ABANDONED RESIDENTIAL PROPERTY BY CREDITORS WHO HAVE FILED A SUMMONS AND FORECLOSURE COMPLAINT REGARDING PROPERTY WITHIN THE TOWNSHIP OF GLOUCESTER

WHEREAS, N.J.S.A. 40:48-2.12s authorizes a Municipal Governing Body to adopt an ordinance to regulate care, maintenance, security, and upkeep of foreclosure and abandoned residential property on which a summons and complaint in an action for foreclosure has been filed; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Township is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety, and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Township by law; and

WHEREAS, pursuant to P.L. 2021, c. 444, the Township is authorized to adopt or amend ordinances creating a property registration program for the purpose of identifying and monitoring residential and commercial properties within the Township for which a summons and complaint in an action to foreclosure on a mortgage has been filed, regulate the care, maintenance, security and upkeep of such properties, and impose a registration fee on the creditor of such properties; and

WHEREAS, the Township of Gloucester did adopt Ordinance O-14-22 amending Ordinance 67A of the Code of the Township of Gloucester to include Article III Sec. 67A-5.1 regulating care, maintenance, security, and upkeep of foreclosure and abandoned residential property on which a summons and complaint in an action for foreclosure has been filed; and

WHEREAS, Ordinance 67A of the Code of the Township of Gloucester establishes standards for the interior and exterior condition of structures within the Township of Gloucester; and

WHEREAS, most loan agreements and mortgages contain clauses allowing mortgagees to enter onto the mortgage property to prevent waste, damage, correct or abate nuisances; and

WHEREAS, with foreclosure and abandoned property in foreclosure, Code Enforcement of the Township of Gloucester does not have personal contact information for the owner, or other creditor or mortgagee as the responsible party; and

WHEREAS, with foreclosure and or abandoned property, the Township has authority to expect and demand the creditor or mortgagee to exercise their right of entry and demand the creditor and or mortgagee be responsible for inspection, security, and maintenance of the property while the owner is in foreclosure and or foreclosure; and

WHEREAS, the Township has determined that a program for creditor mortgagee registration of foreclosure and abandoned property in foreclosure or foreclosure will better establish a contact person for the Township to address concerns regarding the security and maintenance of the property, and best provide for safety, health, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Chapter 67A be and is hereby amended in its entirety and shall be replaced as follows:

SECTION 1.

A. PURPOSE:

The purpose of this Ordinance is to amend the process to mitigate the amount of deteriorating, foreclosure and or abandoned property locate in the Township of Gloucester, which is in creditor or mortgage foreclosure or mortgagee in possession. It is further intended to establish a registration program as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate security and maintenance of foreclosure and or abandoned property, and in an action for foreclosure or foreclosure.

B. DEFINITIONS:

For the purpose of this section.

Abandoned Property shall mean real property that is foreclosure and has been abandoned as set forth in N.J.S.A. 2A:50-73 a & b of the laws of the State of New Jersey, and subject of a foreclosure sale, or transferred under a deed-in-lieu of foreclosure sale or short sale or any other legal means.

Accessible Property shall mean property that is accessible through a compromised or breached gate, fence, wall, etc.

Accessible Structure shall mean a structure or building that is unsecured and or breached in such a way as to allow access to the interior space by unauthorized persons.

Annual Registration shall mean twelve (12) months from the date of the first action that requires registration, as determined by the Township, or its designee, and every subsequent twelve (12) months the property is Registrable. The date of the initial registration may be different than the date of the first action that required registration.

Default means a creditor or mortgagee declares a default whether in writing, recording a Lis pendens, or by its actions, or commences a foreclosure proceeding.

Enforcement Officer means a part time or full time Code Enforcement Officer serving the Township of Gloucester.

Foreclosure or Foreclosure Action shall mean the legal process by which a Mortgagee, or other lien holder, terminates or attempts to terminate a property Owner's equitable right of redemption to obtain legal and equitable title to the Real Property pledged as security for a

debt or the Real Property subject to the lien. This definition shall include, but is not limited to, a complaint and summons filed with respect to foreclosure on a mortgage, a Lis pendens filed against it by the lender holding a mortgage on the property, a deed-in-lieu of foreclosure, sale to the mortgagee or lien holder, certificate of title and all other processes, activities and actions, by whatever name, associated with the described process. The legal process is not concluded until the property obtained by the Mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

Local Property Manager means an individual property manager, company or similar entity designated by the owner or mortgagee which is responsible for the security and maintenance of the foreclosure and or abandoned real property.

Mortgagee shall mean the creditor, including but not limited to, trustees, mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities as assignee or owner.

Real Property shall mean any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the Township limits.

Registrable Property shall mean any Real Property located in the Township, whether vacant or occupied, that is subject to an ongoing Foreclosure Action by the Mortgagee or Trustee, has been the subject of a Foreclosure Action by a Mortgagee or Trustee and a judgement has been entered, or has been the subject of a Foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the Foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. The designation of a "foreclosure" property as "registrable" shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm's length transaction or the Foreclosure Action has been dismissed.

Vacant Property means any building or structure that is not lawfully occupied or inhabited by human beings.

C. APPLICABILITY:

This Ordinance related to Foreclosure and or abandoned property and property subject to a mortgage to be in foreclosure. This section shall be considered cumulative and is not superseding or subject to any other law or provision for same but shall be an additional remedy available to the Township of Gloucester above and beyond any other State, County or Local provision for the same.

D. PENALTIES:

Any person, or company, or named representative of any person or company, who shall violate the provisions of this Ordinance shall, upon conviction be subject to the penalties and provisions contained herein and shall be enforceable by the Code Enforcement Official of the Township of Gloucester and in the Municipal Court of the Township of Gloucester or any Court of competent jurisdiction. A violation fee of \$500.00 will be imposed.

E. REGISTRATION OF REAL PROPERTY MORTGAGEE HOLDING MORTGAGES IN FORECLOSURE:

(A.) Any mortgagee who holds a mortgage on real property located within the Township of Gloucester shall perform an inspection of the property that is held security for the promise, loan, or mortgage, upon issuance of a filing for foreclosure. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall within ten (10) days of the inspection, register the property with the Code Enforcement Official of the Township of Gloucester or other authorized representative, on forms provided by the Township of Gloucester. A registration is required for each vacant property.

(B.) If the property is occupied but remains in foreclosure, it shall be inspected by the mortgagee, or his designee, monthly until (1) the mortgagor or other party remedies the foreclosure, or (2) it is found to be Foreclosure or shows evidence of vacancy at which time it is deemed abandoned, and the mortgagee shall, within (10) days of that inspection, register the property with the Code Enforcement Official, or other authorized representative, either electronically via the Township's or other designated website or on forms provided by the Township of Gloucester.

(C.) Within ten (10) days of the date the mortgagee declares its mortgage to be in foreclosure through public notice or recordation, the mortgagee shall register the real property with the Township or its authorized representative and, at the time of registration,

shall designate in writing a local property manager to inspect, maintain and secure the real property subject to the mortgage in foreclosure.

(D.) Registration pursuant to this section shall contain of the mortgagee and servicer along with the corresponding mailing address and telephone number. The local property manager shall be responsible to inspection the property. The property manager named in the registration shall be located in the County of Camden and available to be contacted Monday through Friday between 8:30 am and 4:30 pm, holidays and lunch hours excepted. If the subject property of the registration is investor or bank owned, the registration shall contain at the minimum the name of the owner, the mailing address of the owner, e-mail address and telephone number, asset manager along with the property manager.

(E.) An annual registration fee of \$500.00 per property shall accompany the registration. There is no additional fee for amending contact information if filed within the same year. If the property in question is vacant and not being maintained or secured there shall be an additional registration fee in the amount of \$2,000.00. Each individual property on the Registry that has been registered for six (6) months or more prior to the Effective Date shall have thirty (30) days to renew the registration and pay the non-refundable annual registration fee. Properties registered less than six (6) months prior to the Effective Date shall renew the registration every twelve (12) months from the expiration of the original registration renewal date and shall pay the non-refundable annual registration fee.

(F.) This section shall apply to properties that have been the subject of a foreclosure sale where title is transferred to a beneficiary of a mortgage involved in the foreclosure and any property transferred to a mortgagee under a deed-in-lieu of foreclosure/sale.

If the Foreclosing or Foreclosed Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration.

(G.) Any person or other legal entity that has registered a property under this Ordinance shall report any change of information contained in the registration within ten (10) days of the change.

(H.) Properties subject to this section shall remain under the annual registration requirement, inspection, security, and maintenance standards of this section as long as they remain vacant or abandoned or subject to have been declared by a mortgage to be in foreclosure.

(I.) Failure of the mortgagee to properly register or to revise from time to time the

registration to reflect a change of circumstances as required by this ordinance is a violation of the codes of the Township of Gloucester and may result in a citation by the Code Enforcement Officer, or other authorized representative. Pursuant to a finding and determination by the Code Enforcement Officer that any property is in violation of Municipal Ordinances, the Township may take the necessary action to ensure compliance with its ordinance, perform the necessary work and the necessary cost shall be recorded as a municipal lien(s) on the property for the cost of the work performed to benefit the property and to bring it into compliance.

(J.) At such time that the property becomes abandoned the mortgagee shall submit a No Trespass Affidavit with the Code Enforcement Officer or other designated official.

F. MAINTENANCE REQUIREMENTS:

(A.) Properties subject to this ordinance shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances or any other items that give the appearance that the property is abandoned or not being properly maintained. Weeds, overgrown brush, or dead vegetation over the height limitations imposed by the Municipality's Codes are prohibited.

(B.) The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.

Yards shall be landscaped and maintained pursuant to the standards set forth in the code. Landscaping shall include, but not be limited, grass, ground cover, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential, commercial, or industrial installation, as applicable. Landscaping shall not include weeds, gravel, broken concrete, asphalt, or similar material.

(C.) Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required landscape and removal of all trimmings and weeds.

(D.) Pools and spas shall be kept in working order so that pool and spa water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the Township and the State of New Jersey Building Code.

(E.) Failure of the mortgagee and/or property owner of record to properly maintain the

property is a violation of this Ordinance and may result in the issuance of a citation by the Code Enforcement Officer. Pursuant to a determination of violation, the Code Enforcement Officer may take the necessary action to ensure compliance with the ordinance and request the filing of a lien on the property.

G. SECURITY REQUIREMENTS:

(A.) Properties subject to this ordinance shall be maintained in a secure manner so as not to be accessible to unauthorized persons.

(B.) A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates, and other openings of such size that may allow a child or adult to access the interior of the property and/or structure. Broken windows shall be secured by re-glazing or boarding.

H. RESPONSIBLE PARTY:

(A.) Once the property is declared in foreclosure of the loan or mortgage and has become Foreclosure or abandoned, it shall be the mortgagee's responsibility, through a designed local property manager, to bring the property into compliance with the Code of the Township of Gloucester, and the mortgagee shall perform weekly inspections to verify continued compliance with the Township Code, and any other applicable Law or Ordinance of the Township of Gloucester.

SECTION 2. 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 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: July 11, 2022

Adopted: August 8, 2022

Mayor
David R. Mayer

Township Clerk
Nancy Power, RMC

President of Council
Orlando Mercado

**BOND ORDINANCE AUTHORIZING VARIOUS IMPROVEMENTS TO THE
STORMWATER DRAINAGE SYSTEM IN THE TOWNSHIP OF GLOUCESTER,
COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$2,000,000
THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR
BOND ANTICIPATION NOTES OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF
CAMDEN, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO
\$2,000,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND
AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE
FOREGOING**

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

Section 1. The purpose described in Section 7 hereof is hereby authorized as a general improvement to be made or acquired by the Township of Gloucester, County of Camden, New Jersey ("Township").

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

- (a) the estimated amount to be raised by the Township from all sources for the purpose stated in Section 7 hereof is \$2,000,000; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purpose stated in Section 7 hereof is \$2,000,000.

Section 3. The sum of \$2,000,000, to be raised by the issuance of bonds or bond anticipation notes, is hereby appropriated for the purpose stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Township in an amount not to exceed \$2,000,000 to finance the costs of the purpose described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law. All or a portion of the bonds authorized to be issued hereunder may evidence one or more loans from the New Jersey Department of Environmental Protection and/or the New Jersey Infrastructure Bank, under one or more Applications for Financial Assistance submitted by the Township to said entities ("Loan Application").

Section 5. In order to temporarily finance the purpose described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$2,000,000 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$400,000.

Section 7. The improvement hereby authorized and the purpose for which said obligations are to be issued; the estimated costs of said purpose; the amount of down payment for

said purpose; the maximum amount obligations to be issued for said purpose and the period of usefulness of said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Various Improvements to the Stormwater Drainage System including, but not limited to, the Replacement of Stormwater Piping at Blue Jay Drive and Crane Place (NJIB Project No. S340364-19); together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the engineering materials submitted to the New Jersey Infrastructure Bank and on file in the Township Clerk's office.	\$2,000,000	\$0	\$2,000,000	40 years

Section 8. Monies received from any governmental entity, if any, will be applied to the payment of, or repayment of, obligations issued to finance the costs of improvements described in Section 7 above.

Section 9. The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$2,000,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the Township shall levy ad valorem taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 11. The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 12. The Township hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

Section 13. The Township hereby covenants as follows:

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

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

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

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

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

Section 14. The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 15. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 16. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

Introduced: July 25, 2022

Adopted: August 8, 2022

Mayor
David R. Mayer

Township Clerk
Nancy Power, RMC

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:

CURRENT ACCOUNT

Per attached computer readout of the claims presented in the amount of \$ 16,924,557.57

CAPITAL ACCOUNT

Per attached computer read out of the claims presented in the amount of \$ 70,866.67

ANIMAL ACCOUNT

Per attached computer read out of the claims presented in the amount of \$ 3,528.64

DEVELOPERS ESCROW

Per attached computer read out of the claims presented in the amount of \$ 73,439.00

TRUST

Per attached computer readout of the claims presented in the amount of \$ 5,903.50

OPEN SPACE TRUST

Per attached computer readout of the claims presented in the amount of \$ 18,524.35

MANUAL CHECKS

Per attached computer readout of the claims presented in the amount of \$ 2,420,099.55

Adopted: August 8, 2022

ATTEST:

President of Council
Orlando Mercado

Township Clerk,
Nancy Power, RMC

R-22:08-217

RESOLUTION TO ALLOW DISABLED VETERAN OR OTHER EXEMPTIONS AND CREDITS FOR TAX YEAR 2022/2023 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 for 2022/2023 and refund any resulting credit balances.

Block	Lot	Name	Comment	Amount to be Credited
1301	27	Jurdia Garrett-Hill	Add Disabled Veteran Tax Exemption As Of 3/31/2022	2022 QTR 3 – 1,785.72 2022 QTR 4 – 1,785.71 2023 – 3,498.25 Assessment – 172,200
2003	22	Thomas Williams	Add Disabled Veteran Tax Exemption As Of 3/21/2022	2022 QTR 3 – 1,754.61 2022 QTR 4 – 1,754.60 2023 – 3,437.30 Assessment – 169,200
3006	7	Emily Romero	Add Disabled Veteran Tax Exemption As Of 4/28/22	2022 QTR 3 – 2,111.33 2022 QTR 4 – 2,111.32 2023 – 4,136.13 Assessment – 203,600
3801	12	Jeanne Muehlhauser	Add Disabled Veteran Tax Exemption As Of 5/17/2022	2022 QTR 3 – 2,594.68 2022 QTR 4 – 2,594.68 2023 – 5,061.61 Assessment – 250,500
4401	60	Timothy Goddard	Add Disabled Veteran Tax Exemption As Of 1/4/22	2022 QTR 3 – 3,700.96 2022 QTR 4 – 3,700.95 2023 – 7,223.98 Assessment – 348,900
8008	16	Michael Cignatta	Add Disabled Veteran Tax Exemption As Of 3/16/22	2022 QTR 3 – 1,915.00 2022 QTR 4 – 1,915.00 2023 – 3,750.70 Assessment – 184,400
8703	8	James Goodman	Add Disabled Veteran Tax Exemption As Of 3/7/22	2022 QTR 3 – 1,669.63 2022 QTR 4 – 1,669.62 2023 – 3,258.97 Assessment – 157,400

8901	40	John Camera	Add Disabled Veteran Tax Exemption As Of 2/8/22	2022 QTR 3 – 2,851.38 2022 QTR 4 – 2,851.37 2023 – 5,562.66 Assessment – 274,700
9504	20	Annamarie Altomare	Add Disabled Veteran Tax Exemption As Of 1/23/22	2022 QTR 3 – 2,914.94 2022 QTR 4 – 2,914.94 2023 – 5,689.74 Assessment – 274,800
9904	21	Raymond Irwin	Add Disabled Veteran Tax Exemption As Of 5/2/2022	2022 QTR 3 – 2,439.73 2022 QTR 4 - 2,439.72 2023 – 4,762.15 Assessment – 230,000
11504	28	Michael Alvarez	Add Disabled Veteran Tax Exemption As Of 5/9/22	2022 QTR 3 – 2,057.55 2022 QTR 4 – 2,057.55 2023 – 4,021.45 Assessment – 189,200
12701	2	Steven Ruff	Add Disabled Veteran Tax Exemption As Of 2/14/22	2022 QTR 3 – 2,580.58 2022 QTR 4 – 2,580.57 2023 – 4,799.38 Assessment – 225,800
13306	1 C0205	Lagail Smith	Add Disabled Veteran Tax Exemption As Of 1/17/22	2022 QTR 3 – 2,047.77 2022 QTR 4- 2,047.77 2023 - Assessment – 188,300
13901	70	Michael Williams	Add Disabled Veteran Tax Exemption As Of 2/7/2022	2022 QTR 3 – 1,937.93 2022 QTR 4 – 1,937.93 2023 – 3,794.52 Assessment – 187,000
15703	124	Roger Dean	Add Disabled Veteran Tax Exemption As Of 5/10/22	2022 QTR 3 – 1,349.57 2022 QTR 4 – 1,349.57 2023 – 2,641.72 Assessment – 132,000
15812	1 C0803	Michael Galob	Add Disabled Veteran Tax Exemption As Of 3/23/22	2022 QTR 3 – 1,349.57 2022 QTR 4 – 1,359.57 2023 – 2,641.72 Assessment – 145,300
18603	17.01	Kiriroth Lor	Add Disabled Veteran Tax Exemption As Of 2/8/22	2022 QTR 3 – 2,964.28 2022 QTR 4 – 2,964.27 2023 – 5,808.02 Assessment – 277,100
18702	13	Brian Otero	Add Disabled Veteran Tax Exemption As Of 3/13/22	2022 QTR 3 – 2,690.45 2022 QTR 4 – 2,690.44 2023 – 5,264.78 Assessment – 255,200
18801	21	Richard Johnson	Add Disabled Veteran Tax Exemption As Of 2/8/22	2022 QTR 3 – 1,872.35 2022 QTR 4 – 1,872.34 2023 – 3,663.89 Assessment – 177,600

20103 5	Orlando Maldonado	Add Disabled Veteran Tax Exemption As Of 1/21/22	2022 QTR 3 – 2,730.22 2022 QTR 4 – 2,730.21 2023 – 5,347.39 Assessment – 262,900
20302 1	Dominic Foster	Add Disabled Veteran Tax Exemption As Of 5/5/22	2022 QTR 3 – 2,531.77 2022 QTR 4 – 2,531.76 2023 – 4,358.41 Assessment – 225,800
15815 12	Ernest Robinson	Add Disabled Veteran Tax Exemption As Of 7/6/2022	2022 – 4,257.69 2023 – 4,404.51 Assessment – 213,500
18703 6	Paul Pack	Add Disabled Veteran Tax Exemption As Of 7/6/2022	2022 – 5,319.74 2023 – 5,204.95 Assessment – 252,300
14904 1	Ronald Padgett	Add Disabled Veteran Tax Exemption As Of 9/13/2021	2022 QTR 3 – 2,734.28 2023 QTR 4 – 2,734.28 2023 – 5,357.38 Assessment – 255,600

Adopted: August 8, 2022

President of Council
Orlando Mercado

Township Clerk
Nancy Power, RMC

R-22:08-218

**RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR
STREET ENCROACHMENTS IN THE TOWNSHIP OF GLOUCESTER**

WHEREAS, the developer for the street encroachment application S000212A – Annapolis Drive has supplied the Township of Gloucester with Letter of Credit #20581001 of 1st Colonial Community Bank in the amount of \$25,668.00 for the project located in 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 that the Township Council of the Township of Gloucester does hereby authorize the release of the letter of credit upon the posting of a Maintenance Guarantee in the amount of \$12,834.00 to be held for a period of two years.

Adopted: August 8, 2022

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

R-22:08-219

**RESOLUTION AUTHORIZING REDUCTION OF SECURITIES FOR
THE ESTATES AT LAKESIDE PHASE III
BLOCK 18301 LOTS 16,17 & 18
IN THE TOWNSHIP OF GLOUCESTER**

WHEREAS, the developer of The Estates at Lakeside Phase III has supplied the Township of Gloucester with Letter of Credit #20591001 from the 1ST Colonial Community Bank in the amount of \$456,648.48 for site improvements; and

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

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Gloucester does hereby authorize the reduction of securities for The Estates at Lakeside Phase III as follows:

	<u>Original Guarantee</u>	<u>Reduction #1</u>	<u>Reduction #2</u>	<u>Reduction #3</u>
Public Facilities	\$456,648.48	\$345,384.48	\$274,104.48	\$204,369.60

Adopted: August 8, 2022

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

R-22:08-220

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
GLOUCESTER, CAMDEN COUNTY, AUTHORIZING THE SIGNING OF AN
EASEMENT TO ATLANTIC ELECTRIC FOR HICKSTOWN ROAD, BLOCK
14003, LOT 25**

WHEREAS, Atlantic City Electric has determined the need to upgrade telephone poles, and related equipment due to the impact of more frequent and severe weather; and

WHEREAS, Atlantic City Electric requests a right of easement along the Township designated right of way known as Hickstown Road, Block 14003, Lot 25; and

WHEREAS, The Township Council of the Township of Gloucester is in agreement to grant an easement to Atlantic City Electric for the installation of a upgraded telephone pole and related equipment along the Township designated right of way known as in the location of the right of way known as Hickstown Road, Block 14003, Lot 25.

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey is hereby authorized sign an agreement to grant a right of easement to Atlantic City in the location of Hickstown Road, Block 14003, Lot 25.

BE IT FURTHER RESOLVED, that the form of easement agreement shall be first reviewed and approved by the Township Attorney and Township Engineer prior to the signing and grant of the easement to Atlantic City Electric.

Adopted: August 8, 2022

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

R-22:08-221

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY NEW JERSEY, AUTHORIZING THE SALE OF ONE (1) HAZARDOUS MATERIALS RESPONSE VEHICLE FOR \$15,000.00 TO THE CITY OF GLOUCESTER PURSUANT TO N.J.S.A. 40A:11-5

WHEREAS, N.J.S.A. 40A:11-5, of the Laws of the State of New Jersey permits the Sale of items from one governmental agency to another governmental agency without competitive quotes/bidding; and

WHEREAS, The Township Council of the Township of Gloucester has determined one (1) Hazardous Materials Response Vehicle (vehicle VIN # 1HTMM AAN24 H655471), is of no use to the Township of Gloucester; and

WHEREAS, The Township Council of the Township of Gloucester has determined the sale of one (1) Hazardous Materials Response Vehicle (vehicle VIN # 1HTMM AAN24 H655471), to the City of Gloucester City.

NOW, THEREFORE, it is herein Resolved by the Township Council of the Township of Gloucester that one (1) Hazardous Materials Response Vehicle (vehicle VIN # 1HTMM AAN24 H655471), be and is hereby authorized to be sold to the City of Gloucester City for \$15,000.00.

Adopted: August 8, 2022

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

I, Nancy Power, Clerk of the Township of Gloucester do hereby certify the the within resolution was approved by the Township Council at a regular meeting of the Township Council on August 8, 2022.

Township Clerk, Township of Gloucester
Nancy Power, RMC

RESOLUTION AUTHORIZING RENEWAL OF RETAIL CONSUMPTION LIQUOR LICENSE FOR GT LIQUORS, LLC IN THE TOWNSHIP OF GLOUCESTER

WHEREAS, the following has made application for renewal of a Retail Consumption Liquor License in the Township of Gloucester:

NAME	TRADING AS	LICENSE NO.
GT Liquors, LLC	In-Pocket	0415-33-034-002

WHEREAS, application for renewal has been properly advertised by the Alcoholic Beverage Control, and

WHEREAS, Special Ruling to permit renewal of inactive licenses pursuant to N.J.S.A.33:1-12.39 for the 2022 – 2023 license term has been approved, and

WHEREAS, no written objections have been filed, and

WHEREAS, the Township Council of the Township of Gloucester has no objections and furthermore is not aware of any circumstances or provisions of law or local ordinance which would prohibit the renewal of Retail Consumption Liquor License in the Township of Gloucester.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester, County of Camden that the application for renewal of Retail Consumption Liquor License is hereby granted and that the Township Clerk is hereby authorized to execute the necessary documents and certificates effective July 1, 2022 through June 30, 2023.

Adopted: August 8, 2022

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

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 _____, 2022.

Township Clerk, RMC

R-22:08-223

RESOLUTION AUTHORIZING RENEWAL OF RETAIL CONSUMPTION LIQUOR LICENSE FOR RUBY TUESDAY, INC. IN THE TOWNSHIP OF GLOUCESTER

WHEREAS, the following has made application for renewal of a Retail Consumption Liquor License in the Township of Gloucester:

NAME	TRADING AS	LICENSE NO.
Ruby Tuesday Inc.	(in pocket)	0415-33-039-003

WHEREAS, application for renewal has been properly advertised by the Alcoholic Beverage Control, and

WHEREAS, Special Ruling to permit renewal of inactive licenses pursuant to N.J.S.A.33:1-12.39 for the 2022 – 2023 license term has been approved, and

WHEREAS, no written objections have been filed, and

WHEREAS, the Township Council of the Township of Gloucester has no objections and furthermore is not aware of any circumstances or provisions of law or local ordinance which would prohibit the renewal of Retail Consumption Liquor License in the Township of Gloucester.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester, County of Camden that the application for renewal of Retail Consumption Liquor License is hereby granted and that the Township Clerk is hereby authorized to execute the necessary documents and certificates effective July 1, 2022 through June 30, 2023.

Adopted: August 8, 2022

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

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 _____, 2022.

Nancy Power
Township Clerk, RMC