

**CITY OF SALEM**  
**COMMON COUNCIL MEETING MINUTES**  
**OCTOBER 5, 2020**  
**6:30 PM**

A meeting of the Common Council of the City of Salem was called to order by the Council President Gage. The meeting took place at #17 New Market Street at 6:30 PM and participation was available via Zoom. The meeting was opened with the Pledge of Allegiance. Councilman Groce did the Invocation. Roll Call was done by Mr. Angeli. **Present:** Councilpersons Ruth Carter, Robert Davis, Vaughn Groce, Timothy Gregory, Sharon Kellum, James Smith, Gail Slaughter and Council President Earl Gage. Also in attendance either in person or via Zoom was Andrea Rhea-City Solicitor, Deputy Treasurer Kenia Nunez, Director of Commerce Charles Bailey and City Administrator/Clerk Ben Angeli.

Mr. Angeli read the statement of advertisement as follows: Notice of this meeting has been provided to the South Jersey Times and the Elmer Times and is posted on the City Hall Bulletin Board stating the time and the place of the meeting. Notice has also been posted that the meeting can be accessed through Zoom.

**APPROVAL OF MINUTES:**

March 16, 2020 Regular meeting minutes  
March 16, 2020 Executive session meeting minutes  
March 30, 2020 Special meeting minutes  
September 14, 2020 Regular meeting minutes  
September 14, 2020 Executive session meeting minutes

A motion was made by Councilman Gregory and seconded by Councilwoman Kellum to approve the meeting minutes listed. Councilwomen Kellum and Slaughter recused themselves from the meeting minutes for 3-16-2020 and Councilman Groce recused himself from the minutes for 3-30-2020. All members present voted in favor in a voice vote and the motion carried.

**APPROVAL OF BILLS:**

A motion was made by Councilman Gregory and seconded by Councilwoman Kellum to approve the payment of bills. All members present voted in favor in a voice vote and the motion carried.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

The public is instructed that this portion of the meeting is provided for comments and questions on Agenda items only. There will be a public portion later in the meeting for general comments and questions. Please state your name and address, street name only.

Councilman Gregory made a motion to open the meeting to the public for Agenda items only. Councilwoman Kellum seconded the motion. All present voted in favor on a voice vote.

There were no questions or comments from the public.

Councilman Gregory made a motion to close the meeting to the public for Agenda items only. Councilwoman Kellum seconded the motion. All present voted in favor on a voice vote.

**COMMUNICATIONS/APPLICATIONS/REPORTS:** None

**SECOND READING OF AND HEARINGS FOR ORDINANCES:**

ORD. 2010

AN ORDINANCE AMENDING CHAPTER 172 OF THE CODE OF THE CITY OF SALEM TO REGULATE SECURITY FOR MULTIPLE UNIT DWELLINGS AND HOTELS

Motion to open the public hearing on ORD. 2010: Kellum Second: Smith Voice Vote: 8-0

There were no questions or comments from the public.

Motion to close the public hearing on ORD. 2010: Kellum Second: Smith Voice Vote: 8-0

Motion to adopt ORD 2010 Kellum Second: Smith RCV: 8-0

**CITY OF SALEM  
ORDINANCE 2010**

**AN ORDINANCE AMENDING CHAPTER 172 OF THE CODE OF THE CITY OF SALEM TO REGULATE SECURITY FOR MULTIPLE UNIT DWELLINGS AND HOTELS**

**WHEREAS**, the general public and the residents of apartment complexes benefit when security measures are in place;

**NOW, THEREFORE BE IT ORDAINED** that Chapter 172 of the code of the City of Salem shall be amended to add a new section as follows:

**Section 1.** Security at multiple unit dwellings

- A. All residential dwelling units of 3 or more units, and hotels as defined in N.J.S.A. 55:13A-3(k), including condominium complexes of more than twenty-five (25) dwelling units shall provide for the installation and maintenance of security cameras in accordance with a plan to be approved by the Construction Official.
- B. Any such security cameras shall be installed so as to maintain continuous surveillance of the public streets, parking lots, public walkways, sidewalks, grassy areas, playground areas and trash collection areas adjacent to such buildings. Multiple security cameras may be required to satisfy this ordinance.
- C. Recordings from the surveillance cameras required by this ordinance shall be capable of storing and maintaining all footage for a period of 180 days unless instructed by law enforcement. Recordings from surveillance shall be made available to members of the police department in the event the recordings are needed for a criminal investigation.
- D. It shall be the responsibility of the owner to install, maintain and operate the security camera.
- E. This Ordinance shall be effective immediately in accordance with the law; however, enforcement of the Ordinance shall take place within 60 days following its adoption in order to allow time for the applicable businesses to comply with the provisions herein.

**Section 2.** - Penalties

Any person violating this Chapter shall, upon conviction, be subject to a fine of not less than one hundred dollars (\$100.00) nor more than two thousand dollars (\$2,000.00); or imprisonment in the County jail for a term not exceeding 90 days or by a period of community service not exceeding 90 days. Any person who is

convicted of violating this Chapter within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by a court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

**Section 3. BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances of the City of Salem heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of any inconsistency.

**Section 4. BE IT FURTHER ORDAINED** that if a court of competent jurisdiction shall declare any section, paragraph, subsection, clause or provision of this Ordinance invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

**Section 5. BE IT FURTHER ORDAINED** that this ordinance shall take effect as provided by law.

**ATTEST:**

**CITY OF SALEM**

\_\_\_\_\_  
Ben Angeli, RMC

\_\_\_\_\_  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
R. Davis			X			
T. Gregory	X		X			
V. Groce			X			
S. Kellum		X	X			
G. Slaughter			X			
J. Smith			X			
E. Gage			X			

I, Ben Angeli, City Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of an Ordinance introduced by the Common Council of the City of Salem on September 14, 2020. The Public Hearing shall take place on October 5, 2020.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ben Angeli, RMC

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
R. Davis			X			
T. Gregory	X		X			
V. Groce			X			
S. Kellum		X	X			

G. Slaughter			X			
J. Smith			X			
E. Gage			X			

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charles Washington Jr, Mayor

I, Ben Angeli, Municipal Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Common Council of the City of Salem after a second reading and public hearing on October 5, 2020.

ORD. 2011            AN ORDINANCE OF THE SALEM CITY TO PROVIDE FOR STANDARDS  
RELATED TO THE TRANSFER OF CITY PROPERTIES

Motion to open the public hearing on ORD. 2011: Kellum Second: Smith Voice Vote: 8-0

There were no questions or comments from the public.

Motion to close the public hearing on ORD. 2011: Kellum Second: Smith Voice Vote: 8-0

Motion to adopt ORD 2011 Kellum Second: Smith RCV: 8-0

**CITY OF SALEM  
ORDINANCE 2011**

**AN ORDINANCE OF THE SALEM CITY TO PROVIDE FOR STANDARDS  
RELATED TO THE TRANSFER OF CITY PROPERTIES**

**WHEREAS**, the City of Salem has acquired an inventory of residential properties through the foreclosure process, many of which were abandoned and in need of rehabilitation; and

**WHEREAS**, it is the best interest of the City to return residential properties into private ownership where they are not needed for public use; and

**WHEREAS**, the City wants to develop a process and methodology, consistent with the Local Lands and Buildings Law to provide for the objective and efficient transfer of properties so that the properties can be rehabilitated and returned to responsible ownership and management; and

**WHEREAS**, consistent with those goals, the City of Salem seeks to utilize the public auction process to offer properties for sale wherein rehabilitation will be required by purchasers as a condition of sale; and

**WHEREAS**, those properties with residential structures that require rehabilitation, demolition or construction will be evaluated by condition in determining minimum bids to be set; and

**WHEREAS**, in addition, it is in the best interest of the public that the City require potential property owners to be compliant with payment of taxes and property ordinances so that the properties do not return to

public ownership to become a burden on the tax base and /or become a hazard to the health, welfare and safety of the residents.

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

Section 1. Definitions.

**Light Rehabilitation** - Where the work performed is basic up keep such as window replacement, painting, priming, and carpentry.

**Moderate Rehabilitation:** A project that does not include major systems or building envelope work as described for a substantial rehab;

**Substantial Rehabilitation:** Work performed that is considered substantial rehabilitation (gut rehab) and is required to comply with ENERGY STAR standards. A substantial rehab is defined as a project that includes the replacement and / or improvement of all the major systems of the building, including its envelope. The building envelope is defined as the air barrier and thermal barrier separating exterior from interior space. For substantial rehab projects, this could include either removing materials down to the studs or structural masonry on one side of the exterior walls and subsequently improving the building envelope to meet the whole-building energy performance levels for the project type, or creating a new thermal and air barrier around the building that allows the project to achieve building energy performance levels for the project type;

Section 2. Bid methodology. The Salem City Commerce Department has established Tier levels that will be defined by the definitions of rehabilitation provided in the New Jersey RREM program for city owned residential properties. The Commerce Department will evaluate each property on a case by case basis and visually assess the tier level of rehabilitation determined for each residential property. The Commerce Department has established the following Tier Levels: Tier 1 for Substantial Rehabilitation, Tier 2 for Moderate Rehabilitation, and Tier 3 for Light Rehabilitation. Each residential property will be placed into a Tier level based on the anticipated level of rehabilitation work that will be needed.. Each Tier level will have its own established starting bid for the residential unit. Properties that are assigned as Tier 1 Substantial Rehabilitation, shall start with a minimum bid of \$2,000.00; Tier 2 Moderate Rehabilitation, shall start with a minimum bid of \$4,000.00; and Tier 3 Light Rehabilitation, shall start with a minimum bid of \$6,000.00. The tiers and definitions herein do not constitute the entirety of work to be performed by the purchaser of the property, but are intended to set an objective standard for minimum bids. Purchasers that are required through the bid process to rehabilitate the properties, shall rehabilitate the properties in accordance with property maintenance, construction and building codes, zoning requirements and any other law governing the same. Any residential property that will begin with a starting bid that is not defined by this Chapter must be approved by a two thirds majority vote of Salem City Council. This ordinance has established the minimum bid for city owned residential property that is in need of rehabilitation with an existing structure and does not include Commercial, industrial property, lots without an existing structure or properties sold to tax exempt entities, such as the county, State, U.S. government or instrumentalities thereof, or where otherwise permitted by private sale or under the Redevelopment and Housing Law.

Section 3. Certification that transferee is not monetarily obligated to the City. The governing body shall be prohibited from authorizing or approving the sale or transfer of municipal property to any person, partnership, corporation, professional association, limited liability company or other taxable entity unless the Tax Collector shall certify that the purchaser, transferee, or any partner, shareholders in any corporation or principal or party

in interest in any entity shall be free from monetary obligation owing to the City by way of municipal taxes, fees, water and sewer charges, assessments, judgments or any other indebtedness created by law.

Section 4. Certification that transferee is not in violation of City ordinances or Building Codes. The governing body shall be prohibited from authorizing or approving the sale or transfer of municipal property to any person, partnership, corporation, professional association, limited liability company or other taxable entity unless the Code enforcement official shall certify that the purchaser, transferee or any partner, shareholders in any corporation or principal or party in interest in any entity shall be free from violation of any property maintenance code, Uniform Construction Code, zoning ordinance, vacant property registration ordinance or any other regulation or ordinance regarding property that the person or entity owns in the City of Salem.

Section 5. Notice of the requirements of Sections 3 and 4 of this ordinance shall be provided in the advertisement for public sale and generally in any other transfer. Transferee shall execute an ownership disclosure statement and affidavit attesting to the absence of any liability to the City or violations as set forth in Section 3 and 4 above at the time of the sale.

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances of the City of Salem heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of any inconsistency.

**BE IT FURTHER ORDAINED** that if a court of competent jurisdiction shall declare any section, paragraph, subsection, clause or provision of this Ordinance invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect as provided by law.

**ATTEST:**

**CITY OF SALEM**

\_\_\_\_\_  
Ben Angeli, RMC

\_\_\_\_\_  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
R. Davis			X			
T. Gregory	X		X			
V. Groce			X			
S. Kellum		X	X			
G. Slaughter			X			
J. Smith			X			
E. Gage			X			

I, Ben Angeli, City Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of an Ordinance introduced by the Common Council of the City of Salem on September 14, 2020. The Public Hearing shall take place on October 5, 2020.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ben Angeli, RMC

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
R. Davis			X			
T. Gregory	X		X			
V. Groce			X			
S. Kellum		X	X			
G. Slaughter			X			
J. Smith			X			
E. Gage			X			

\_\_\_\_\_ Date

\_\_\_\_\_ Charles Washington Jr, Mayor

I, Ben Angeli, Municipal Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Common Council of the City of Salem after a second reading and public hearing on October 5, 2020.

**INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:**

The first resolution is the Budget Resolution. A Budget Resolution requires two readings and a public hearing.

RES. 2020-173      A RESOLUTION OF ADOPTION OF THE FISCAL YEAR 2020 BUDGET FOR THE CITY OF SALEM

Motion to open the public hearing on RES. 2020-173: Kellum Second: Smith Voice Vote: 8-0

There were no questions or comments from the public.

Motion to close the public hearing on RES. 2020-173: Kellum Second: Smith Voice Vote: 8-0

Motion to adopt RES. 2020-173 Kellum Second: Smith RCV: 8-0

**CITY OF SALEM  
RESOLUTION 2020-173**

**A RESOLUTION OF ADOPTION OF THE FISCAL YEAR 2020 BUDGET FOR THE CITY OF SALEM**

**WHEREAS**, the local municipal budget for the City of Salem for the fiscal year 2020 was introduced on April 20, 2020 by Resolution 2020-103; and

**WHEREAS**, after notice, a public hearing was held thereon; and

**WHEREAS**, a resolution was adopted on September 28, 2020 to approve amendments to the budget; and

**WHEREAS**, following publication of notice of the amendments as required by law, a public hearing was held thereon on October 5, 2020.

**NOW, THEREFORE BE IT HEREBY RESOLVED** by the Common Council of the City of Salem in the County of Salem and State of New Jersey that the attached is hereby adopted as the City's 2020 Budget; and the same shall be transmitted to the Local Finance Board and made available to the public as required by law.

**ATTEST:**

**CITY OF SALEM**

\_\_\_\_\_  
Ben Angeli, RMC

\_\_\_\_\_  
Earl Gage, Council President

<b>COUNCIL</b>	<b>MOVED</b>	<b>SECONDED</b>	<b>Y</b>	<b>N</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
R. Carter			X			
R. Davis			X			
T. Gregory	X		X			
V. Groce			X			
S. Kellum		X	X			
G. Slaughter			X			
J. Smith			X			
E. Gage			X			

I, Ben Angeli, Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council of the City of Salem on October 5, 2020

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2020-174**

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC  
IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY  
OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12 These items are for  
(4) *Matters pertaining to a collective bargaining agreement***

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12b permits a public body to go into a closed session during a public meeting to discuss certain matters as follows:

(1) *Matters Required by law to be confidential:* Any matter which by express provision of the Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.



- (2) Any matter in which the release of information would impair the right to receive federal funding.
- (3) *Matters involving individual privacy:* Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations or other personal material of any education, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned.
- (4) *Matters pertaining to a collective bargaining agreement:* Any matter involving a collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds:* Any matter involving the lease, purchase or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.
- (6) *Matters of public protection:* Any tactic and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.
- (7) *Matters relating to litigation, negotiations and attorney-client privilege:* Any matter of pending or anticipated litigation or contract negotiation other than in (4) above in which the Board is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise ethical duties as a lawyer.
- (8) *Matters relating to the employment relationship:* Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all of the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed in public.
- (9) *Deliberations after public hearing.* Deliberations by the Board occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party; and

**WHEREAS,** the City Council has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

**NOW, THEREFORE BE IT RESOLVED,** by the City Council of the City of Salem that the Council will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

(4) *Matters pertaining to a collective bargaining agreement*

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

**ATTEST:**

**CITY OF SALEM**

\_\_\_\_\_  
Ben Angeli, RMC

\_\_\_\_\_  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
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R. Carter			X		
R. Davis			X		
T. Gregory	X		X		
V. Groce			X		
S. Kellum		X	X		
G. Slaughter			X		
J. Smith			X		
E. Gage			X		

I, Ben Angeli, City Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council of the City of Salem on October 5, 2020.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ben Angeli, RMC

**COMMITTEE REPORTS:**

**ADMINISTRATION (Gage, Carter, Kellum, Groce)**

Mr. Gage stated that the committee met a couple of times and discussed among other things State aid and the collective bargaining agreement progress.

**PUBLIC SAFETY (Gage, Smith, Carter, Davis)**

Mr Gage reported that the committee had a good meeting with the Fire Department about the Grant that they received. Hey discussed new need and process for getting new members. The Committee also discusses the issue of a new agreement for EMS services for 2021.

**PUBLIC WORKS (Groce, Gregory, Smith, Slaughter)**

Nothing new to report at this time.

**CITY PROPERTY/CAPITAL/HUMAN SERVICES (Davis, Kellum, Gage, Slaughter)**

Mr. Davis spoke about the properties going out for auction and the burned out buildings in the City. He expressed the need to get after the ones owned by people that we know of. He also spoke about the junk cars in the City and the need to get them removed.

**NEIGHBORHOOD INITIATIVES/COMMUNITY SERVICES (Slaughter, Gregory, Carter, Davis)**

Mr Gregory reported that the committee had not met, but that in collaboration with the Heart and Soul group and Stand Up For Salem, they were moving forward. Heart and Soul was looking to hire a coordinator.

**REDEVELOPMENT (Smith, Gregory, Kellum, Groce)**

Mr. Smith reported that the committee had not met.

**MAYORAL COMMENTS:**

The Mayor spoke of the City getting the approval to demo jacks and what would now be involved.

**ADMINISTRATOR REPORT:**

No report

**COMMERCE DIRECTOR REPORT:**

Mr. Bailey spoke about the 10-8-2020 auction and the NRTC program. He also spoke about the aid being offered to small businesses due to COVID and that SUFS was working on an application for help for the small businesses.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**PUBLIC PORTION**

Motion to open public portion made by Councilman Gregory.

Seconded by Councilwoman Kellum.

All members present voted in favor.

Motion carried.

No comments or questions from the public.

Motion to close public portion made by Councilman Gregory.

Seconded by Councilwoman Kellum

All members voted in favor.

Motion carried.

Motion to go into Executive Session made by Councilman Gregory.

Seconded by Councilwoman Kellum

Motion to leave Executive Session made by Councilman Gregory.

Seconded by Councilwoman Kellum


The Clerk stated that no action was taken in Executive Session.

All members that were present before Executive Session were present when Open Session continued.

**ADJOURNMENT:**

Councilman Gregory motioned to adjourn the meeting and Councilwoman Kellum seconded the motion. All members present voted in favor in a voice vote.

Minutes respectfully submitted by:

  
Ben Angeli, RMC

*NEXT COUNCIL MEETING: OCTOBER 19, 2020 AT 6:30 PM*