

**CITY OF SALEM**  
**COMMON COUNCIL CAUCUS MEETING MINUTES**  
**FEBRUARY 12, 2024**  
**6:30 PM**

**OPENING 6:30 PM** – Sharen Cline

**PLEDGE OF ALLEGIANCE** – Sharen Cline

**INVOCATION** – Sharen Cline

**STATEMENT OF ADVERTISEMENT:** As read by the Clerk.

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.

**ROLL CALL:**

Present: Gregory, Groce, Kellum, Loatman, Long, Smith, Gage, Cline

**APPROVAL OF BILLS:**

Motion: Gage    Second: Kellum    Voice Vote All present voted in favor

**CERTAIN RULES OF COUNCIL MEETINGS AS READ BY THE CLERK**

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

Motion to go to open public portion on agenda items only:

Motion: Gage    Second: Kellum    Voice Vote All present voted in favor

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 for the record.

No comments from the public.

Motion to close public portion on agenda items:

Motion: Gage    Second: Kellum    Voice Vote All present voted in favor

**RECOGNITION AWARDS:** Gail Slaughter and Robert Davis for their service as members of Council.

**INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:**

RES. 2024-79                    RESOLUTION TO CANCEL TAXES ON VETERAN TAX EXEMPT PROPERTY

Motion: Gage    Second: Kellum    Voice Vote All present voted in favor

RES. 2024-80                    RESOLUTION TO CANCEL TAXES ON CITY PROPERTY

Motion: Gage    Second: Kellum    Voice Vote All present voted in favor

RES. 2024-81                    RESOLUTION TO CANCEL TAXES ON CITY PROPERTY

Motion: \_\_\_\_\_    Second \_\_\_\_\_    Voice Vote \_\_\_\_\_

- RES. 2024-82 RESOLUTION TO CANCEL SMALL BALANCES FROM 2023 CHARGES  
Motion: Gage Second: Kellum Voice Vote All present voted in favor
- RES. 2024-83 RESOLUTION TO CANCEL SPECIAL CHARGES ON CITY PROPERTY  
Motion: Gage Second: Kellum Voice Vote All present voted in favor
- RES. 2024-84 A RESOLUTION APPOINTING AMENDING RESOLUTION 2023-288  
APPOINTING JAMES RILEY TO THE POSITION OF SERGEANT OF THE CITY  
OF SALEM POLICE DEPARTMENT  
Motion: Gage Second: Kellum Voice Vote All present voted in favor
- RES. 2024-85 TRANSFER OF APPROPRIATION RESERVES  
Motion: Gage Second: Kellum Voice Vote All present voted in favor
- RES. 2024-86 RESOLUTION OF THE COMMON COUNCIL OF SALEM CITY AUTHORIZING  
CHANGE ORDER NO. 1 TO THE CITY OF SALEM MUNICIPAL BUILDING FIT-  
OUT PROJECT  
Motion: Gage Second: Kellum Voice Vote All present voted in favor
- RES. 2024-87 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  
(7) *Matters relating to litigation, negotiations and attorney-client privilege*  
(4) *Matters pertaining to a collective bargaining agreement*  
(8) *Matters relating to the employment relationship*  
Motion: Gage Second: Kellum Voice Vote All present voted in favor
- RES. 2024-88 A RESOLUTION AUTHORIZING AN ACCESS WAIVER AGREEMENT FOR  
PROPERTY LOCATED AT BLOCK 86, LOT 1 OTHERWISE KNOWN AS  
"CAMPBELL COMMUNITY CENTER"  
Motion: Gage Second: Kellum Voice Vote All present voted in favor

## **COMMITTEE REPORTS:**

### **ADMINISTRATION** (Cline, Gage, Groce, Kellum)

The committee met and discussed various issues.

### **PUBLIC SAFETY** (Groce, Gage, Gregory, Cline)

Groce spoke about getting additional cars and also wanted to invite the officers to a Committee meeting.

### **PUBLIC WORKS** (Smith, Loatman, Gage, Groce)

Smith stated that the goal is to "Clean up the City". She spoke about adding additional employees to the public works staff.

### **ORDINANCE** (Long, Cline, Kellum)

Cline spoke about various Ordinances that the Committee will be working on. Groce spoke about the \$1house program. Gregory asked about NAMCA.

### **NEIGHBORHOOD INITIATIVES/PARKS AND RECS** (Gregory, Long, Loatman)

Gregory asked for a pool update and Mr. Angeli explained where we were in the process. He also said that he spoke to the Clean Communities Coordinator about projects. He spoke about the possibility to turn the Sunoco

station on Broadway into a park. Discussion ensued among the Council members. Mr. Bailey spoke about the money that may be available.

**ECONOMIC AND COMMUNITY DEVELOPMENT (Cline, Gregory, Long, Smith)**

Mr. Bailey spoke about the brochure for the Chamber of Commerce event. Mr. Angeli spoke about the need for Mr. Bailey to get out to events like the Chamber event to market the City. Cline spoke about the Good Landlord program.

**HOUSING (Cline, Loatman, Long, Groce/Gage)**

Included in above report.

**MAYORAL COMMENTS:**

Mayor spoke about the landbank feasibility Study. She explained that a Landbank would make it easier to get properties back on the tax rolls. She also spoke about the cameras that are at Westside court.

**CFO REPORT:**

Ms. Nunez stated that she was working on the budget.

**COMMERCE DIRECTOR REPORT:**

Mr. Bailey asked if there were questions on his report and spoke about trash violations. He spoke about the Landbank process.

**OLD BUSINESS:**

Cline asked for input on the goals that were mentioned. Long spoke about getting the youth more involved in government and community. Youth empowerment was mentioned as something to work on. Mayor spoke about Hope Loft and will be speaking to them again.

**NEW BUSINESS:**

A near accident on Grieves was brought up and the concern about the intersections on Grieves at Oak, Walnut and Chestnut.

**PUBLIC PORTION:**

Motion to open the public portion of the meeting.

Motion: Gage Second: Kellum Voice Vote All present voted in favor

The public is instructed that this portion of the meeting is provided for comments and questions on any matter. Please state your name and address, street name only for the record.

Bill Corbin thanked Council President, Ben and Ray for work on potholes and trees. He sated that at Broad and Elm people were parking too close to the corner. Robert Davis asked about the Basketball court on Hubbell and thanked Council for doing the demos in the City. He also spoke about trash on Anderson drive.

Joyce Johnson spoke about the importance of dealing with issues concerning the youth. She wanted to get the kids together in groups and have conversations. Cline said that the Heart and Soul group does interviews with kids. The Mayor spoke about the ARPA money for a youth violence prevention program. James Clark asked about ways to prevent homelessness. The Mayor spoke about the Continuum of Care organization. Gregory spoke about the Gateway program, and the family Success Center.

Motion to close the public portion of the meeting.

Motion: Gage Second: Kellum Voice Vote All present voted in favor

**EXECUTIVE SESSION:**

Motion to go into Executive Session

Motion: Gage Second: Kellum Voice Vote All present voted in favor

Motion to close Executive Session

Motion: Gage Second: Kellum Voice Vote All present voted in favor

**ADJOURNMENT:**

Motion to adjourn the meeting.

Motion: Gage Second: Kellum Voice Vote All present voted in favor

Minutes respectfully submitted by:

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

**CITY OF SALEM  
RESOLUTION 2024-79**

**RESOLUTION TO CANCEL TAXES ON VETERAN TAX EXEMPT PROPERTY**

WHEREAS, the OWNER of the property, listed below is now APPROVED FOR THE VETERAN TAX EXEMPTION by the Tax Assessor as of November 1<sup>st</sup> 2023.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Salem, County of Salem, State of New Jersey, at their regular meeting held on February 12th, 2024 hereby memorializes the cancellation by the Tax Collector of the following for the Tax Year 2023 and forward per N.J.S.A. 54:4-3.6c.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>YEAR/PERIOD</u>	<u>AMOUNT</u>
6	14	53 MARKET ST	23-4	\$706.18
6	14	53 MARKET ST	24-1	\$1059.27
6	14	53 MARKET ST	24-2	\$1059.27

**ATTEST:**

  
Ben Angeli, RMC

**CITY OF SALEM**  
  
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			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 February 12, 2024.

2-12-24  
Date

  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2024-80**

**RESOLUTION TO CANCEL TAXES ON CITY PROPERTY**

WHEREAS, the properties listed below are now owned by the City of Salem, and

WHEREAS, these properties are now exempt from property taxes,

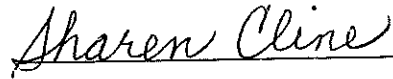
NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Salem, County of Salem, State of New Jersey, at their regular meeting held on February 12<sup>th</sup> 2024 hereby memorializes the cancellation by the Tax Collector of the following for the Tax Year 2023 and 2024 per N.J.S.A. 54:4-3.6c.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>YEAR &amp; PERIOD</u>	<u>AMOUNT</u>
28	18	252 E BROADWAY	23-4	\$794.91
28	18	252 E BROADWAY	24-1	\$766.45
28	18	252 E BROADWAY	24-2	766.45

ATTEST:

  
Ben Angeli, RMC

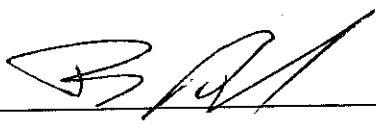
CITY OF SALEM

  
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			X			

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Date

  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2024-81**

**RESOLUTION TO CANCEL TAXES ON CITY PROPERTY**

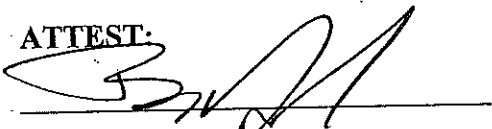
WHEREAS, the properties listed below are now owned by the City of Salem, and

WHEREAS, these properties are now exempt from property taxes,

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Salem, County of Salem, State of New Jersey, at their regular meeting held on February 12<sup>th</sup> 2024 hereby memorializes the cancellation by the Tax Collector of the following for the Tax Year 2023 and 2024 per N.J.S.A. 54:4-3.6c.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>YEAR &amp; PERIOD</u>	<u>AMOUNT</u>
43	3	240 KEASBEY ST	23-4	637.91
43	3	240 KEASBEY ST	24-1	615.13
43	3	240 KEASBEY ST	24-2	615.12

ATTEST:



Ben Angeli, RMC

CITY OF SALEM



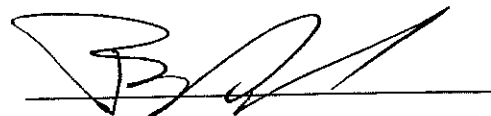
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			X			

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2-12-24

Date



Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2024-82**

**RESOLUTION TO CANCEL SMALL BALANCES FROM 2023 CHARGES**

WHEREAS, N.J.S.A. 40A:5-17 allows for the cancellation of delinquent property taxes and municipal charges for the amounts of less than 10.00; and

WHEREAS, the City of Salem Authorizes the Tax Collector to process; the cancellation of delinquent balances for less than \$10.00; excluding the properties where the taxes billed and still open, are under the 10.00 threshold.

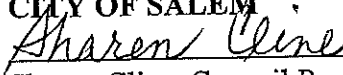
NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SALEM; That the following amounts be cancelled from the 2023 Tax Records:

Block	Lot	Qualifier	Address	Amt
7	1		W BROADWAY	.38
7	2		30 WEST BROADWAY	.16
7	13.01		FRONT ST	.15
12	2		93 FIFTH ST	1.51
13	1.01		110 FIFTH ST	.01
16	12		44 MARKET ST	.03
31	3		180 NINTH ST	.07
44	36		450 E BROADWAY	4.19
48	20		77 W BROADWAY	9.73
52	18		107 W BROADWAY	.04
52	28		113 W BROADWAY	9.97
70	32		31-33 LINDEN ST	4.25
110	2		24 CROSSLAND AVE	.10

2.51

ATTEST:

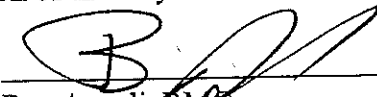
  
Ben Angeli, RMC

CITY OF SALEM  
  
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			X			

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2-12-24  
Date

  
Ben Angeli, RMC



**CITY OF SALEM  
RESOLUTION 2024-83**

**RESOLUTION TO CANCEL SPECIAL CHARGES ON CITY PROPERTY**

WHEREAS, the properties listed below are now owned by the City of Salem, and

WHEREAS, these properties are now exempt from Municipal Charges,

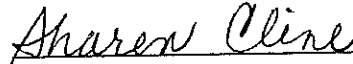
NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Salem, County of Salem, State of New Jersey, at their regular meeting held on February 12<sup>th</sup> 2024 hereby memorializes the cancellation by the Tax Collector of the following for the following Special charges per N.J.S.A. 54:4-3.6c.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>ACCT</u>	<u>AMOUNT</u>
28	18	252 E BROADWAY	D23-92	\$50,000

ATTEST:

  
Ben Angeli, RMC

CITY OF SALEM

  
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			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 February 12, 2024.

2-12-24  
Date

  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2024-84**

**A RESOLUTION APPOINTING AMENDING RESOLUTION 2023-288  
APPOINTING JAMES RILEY TO THE POSITION OF SERGEANT OF THE CITY  
OF SALEM POLICE DEPARTMENT**

**WHEREAS**, the Mayor seeks to promote James Riley to the position of Sergeant of the City of Salem Police Department; and

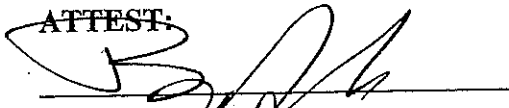
**WHEREAS**, Resolution 2023-288 set the effective date as November 12, 2023; and

**WHEREAS**, due to Civil Service reporting requirements, the effective date must be adjusted; and

**WHEREAS**, pursuant to N.J.S.A. 40A:61-4(f) the Council has the right of advice and consent with respect to the promotion.

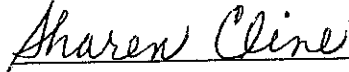
**NOW, THEREFORE BE IT RESOLVED** that the Common Council of the City of Salem, County of Salem and State of New Jersey hereby consents to the promotion of **James Riley** to the position of Sergeant of the City of Salem Police Department with an effective starting date of February 12, 2024.

**ATTEST:**



Ben Angeli, RMC

**CITY OF SALEM**



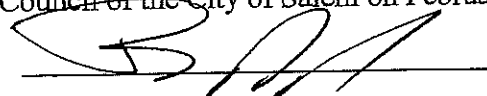
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			X			

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2-12-24

Date



Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2024-85**

**TRANSFER OF APPROPRIATION RESERVES**

WHEREAS, various 2023 bills have been presented for payment this year, which bills represent obligations of the prior fiscal year and were not covered by order number and/or recorded at the time of transfers between the 2023 Budget in the last two months of 2023; and

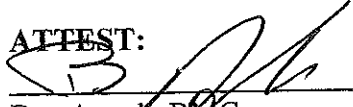
WHEREAS, N.J.S. 40A:4-59 provides that all unexpended balances carried forward after the close of the fiscal year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Salem, in the County of Salem, State of New Jersey, (2/3 of the majority of the full membership concurring herein) that the transfers in the amount of \$58,545.00 be made between the 2023 Budget Appropriation Reserves of the General fund and transfers in the amount of \$53,827 be made between the 2023 Budget Appropriation Reserves of the Utility Fund as follow:

UTILITY FUNDS TRANSFER OF APPR REVERSES		TRANSFER FROM	TRANSFER TO
3-09-55-508-100	salary and wages	53,827.00	-
3-09-55-508-200	other expenses	0.00	53,827.00
		0.00	-
		53,827.00	53,827.00

GENERAL FUNDS TRANSFER OF APPR REVERSES		TRANSFER FROM	TRANSFER TO
3-01-20-170-200	ECONOMIC DEV MISCELLANEOUS	5,000.00	-
3-01-23-225-101	UNEMPLOYMENT/DISABILITY INS	2,500.00	-
3-01-26-320-299	PROPERTY CLEAN UP	10,000.00	-
3-01-25-240-200	POLICE DEPT. OE	437.00	-
3-01-20-150-111	ASSESSMENT OF TAXES S&W	538.00	-
3-01-26-315-200	VERHICLE MAINTENANCE	5,495.00	-
3-01-28-370-299	RECREATION OTHER EXP	5,600.00	-
3-01-20-170-299	ECONOMIC DEV MISCELLANEOUS	5,000.00	-
3-01-21-180-299	PLANNING BOARD OTHER EXP PROFESSIONALS	0.00	-
3-01-27-340-101	DOG REGULATION	0.00	6,000.00
3-01-23-220-101	EMPLOYEE GROUP INSURANCE	0.00	52,545.00
3-01-31-440-101	TELEPHONE	10,000.00	-
3-01-31-430-101	ELECTRICITY	2,475.00	-
3-01-31-435-101	STREET LIGHTING	11,500.00	-
3-01-31-460-202	ALL OTHER GASOILNE	0.00	-
		58,545.00	58,545.00

ATTEST:

  
Ben Angeli, RMC

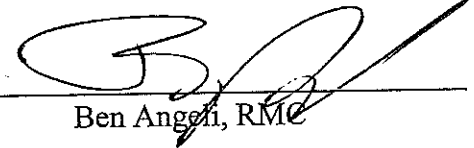
CITY OF SALEM

  
Sharen Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
S. Kellum		X	X			
J. Long			X			
C. Loatman			X			
C. Smith			X			
S. Cline			X			

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2-12-24  
Date

  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2024-86**

**RESOLUTION OF THE COMMON COUNCIL OF SALEM CITY AUTHORIZING  
CHANGE ORDER NO. 1 TO THE CITY OF SALEM MUNICIPAL BUILDING FIT-  
OUT PROJECT**

WHEREAS, the Common Council of Salem City adopted Resolution 2023-274 to awarding the contract for the City of Salem Municipal Building Fit-Out to Aliano Brothers General Contractors, 2560 Industrial Highway, Vineland, NJ in the amount of \$244,345.00; and

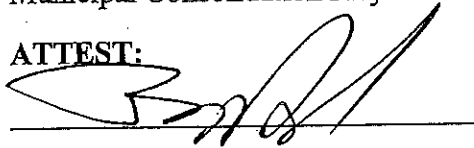
WHEREAS, The City Architect, Bach Associates and Aliano Brothers have encountered unforeseen circumstances requiring the change order as proposed (N.J.A.C. 5:34-11-8(c)(1)); and

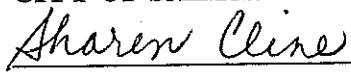
WHEREAS, the City requires the proposed change in scope of work listed on Change Order No. 1 (Attachment "A") dated January 17, 2024, decreasing the contract by \$1,269.60, making the total amount of the contract \$243,075.40 as requested by City Architect; and;

WHEREAS, Chief Financial Officer and the City Architect have recommended authorization of Change Order No. 1 and authorize its execution by appropriate officials.

THEREFORE, BE IT RESOLVED by the Common Council of Salem City that Change Order No. 1 for the change in scope of work, with an decrease in the amount of \$1,269.60 be authorized to be executed by the appropriate officials.

BE IT FURTHER RESOLVED that the appropriations to be charged to 2022 Supplemental TA line item Municipal Consolidation Project be reduced in the amount of \$1,269.60.

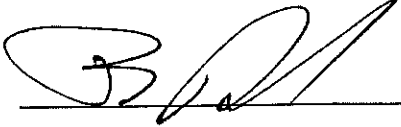
**ATTEST:**  
  
Ben Angeli, RMC

**CITY OF SALEM**  
  
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			X			

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Date

  
Ben Angeli, RMC

# AIA Document G701™ - 2001

## Change Order

<b>PROJECT</b> <i>(Name and address):</i> City of Salem Municipal Building First Floor Fit-Out 125 West Broadway Salem, New Jersey 08079	<b>CHANGE ORDER NUMBER:</b> 001 <b>DATE:</b> January 17, 2024	<b>OWNER:</b> <input checked="" type="checkbox"/> <b>ARCHITECT:</b> <input checked="" type="checkbox"/> <b>CONTRACTOR:</b> <input checked="" type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO CONTRACTOR</b> <i>(Name and address):</i> Aliano Brothers General Contractors, Inc. 2560 Industrial Way Vineland, New Jersey 08360	<b>ARCHITECT'S PROJECT NUMBER:</b> SC2023-01 <b>CONTRACT DATE:</b> November 30, 2023 <b>CONTRACT FOR:</b> General Construction	

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

COR No. 1 - Credit to delete (1) one exit light.  
 Credit: \$212.00

COR No. 2 - Change of (2) picture windows and blinds to (2) two picture windows with internal horizontal shades.  
 Credit: \$1,057.60

The original Contract Sum was	\$ 244,345.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 244,345.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 1,269.60
The new Contract Sum including this Change Order will be	\$ 243,075.40

The Contract Time will be increased by Zero (0) days.  
 The date of Substantial Completion as of the date of this Change Order therefore is unchanged.

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Bach Associates, PC <b>ARCHITECT</b> <i>(Firm name)</i> 304 White Horse Pike Haddon Heights New Jersey 08035 <b>ADDRESS</b> _____ <b>BY</b> <i>(Signature)</i> Steven M. Bach, PE, RA, PP, CME _____ <i>(Typed name)</i> _____ <b>DATE</b>	Aliano Brothers General Contractors, Inc. <b>CONTRACTOR</b> <i>(Firm name)</i> 2560 Industrial Way Vineland, New Jersey 08360 <b>ADDRESS</b> _____ <b>BY</b> <i>(Signature)</i> Phil Aliano, President _____ <i>(Typed name)</i> _____ <b>DATE</b>	City of Salem <b>OWNER</b> <i>(Firm name)</i> 17 New Market Street Salem, New Jersey 08079 <b>ADDRESS</b> _____ <b>BY</b> <i>(Signature)</i> Jody Velet, Mayor _____ <i>(Typed name)</i> _____ <b>DATE</b>
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CITY OF SALEM  
RESOLUTION 2024-87

**RESOLUTION AUTHORIZING EXECUTIVE SESSION**

- (7) *Matters relating to litigation, negotiations and attorney-client privilege*  
(4) *Matters pertaining to a collective bargaining agreement*  
(8) *Matters relating to the employment relationship*

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq requires all meetings of a public body to be held in public, but 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 City 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 City 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, described as specifically as possible without undermining

the need for confidentiality in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

(7) *Matters relating to litigation, negotiations and attorney-client privilege - Presentation by a Developer concerning City owned properties..*

(4) *Matters pertaining to a collective bargaining agreement - Update on union negotiations*

(8) *Matters relating to the employment relationship - This concerns certain positions that exist or to be created. No discussion concerning individual employees.*

BE IT FURTHER RESOLVED that the Clerk is directed to read aloud the description(s) as written above for each of the items to be discussed during closed session and provide the public an estimated time that the public session will reconvene.

BE IT FURTHER RESOLVED that the Council will go into closed session only for the above stated reason(s).

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

ATTEST:



Ben Angeli, RMC

CITY OF SALEM



Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			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 February 12, 2024.

2-12-24

Date



Ben Angeli, RMC



**CITY OF SALEM  
RESOLUTION 2024-88**

**A RESOLUTION AUTHORIZING AN ACCESS WAIVER AGREEMENT FOR  
PROPERTY LOCATED AT BLOCK 86, LOT 1 OTHERWISE KNOWN AS  
"CAMPBELL COMMUNITY CENTER"**

WHEREAS, the City will enter into an Access Waiver Agreement ("Agreement") with TD Bank, N.A. to inspect the property located at Block 86, Lot 1 in the City of Salem; and

WHEREAS, the Agreement will be in full force and effect for the date stated within the Agreement once fully executed by all parties.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Salem, County of Salem and the State of New Jersey, that the City will enter into an Access Waiver Agreement with TD Bank and the Mayor shall execute said Agreement.

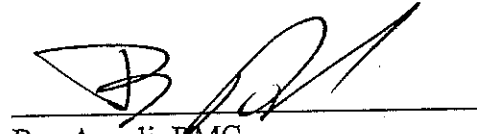
ATTEST:   
Ben Angeli, RMC

CITY OF SALEM  
  
Sharon Cline, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
E. Gage	X		X			
T. Gregory			X			
V. Groce			X			
C. Loatman			X			
J. Long			X			
S. Kellum		X	X			
C. Smith			X			
S. Cline			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 February 12, 2024.

2-12-24  
Date

  
Ben Angeli, RMC

## ACCESS WAIVER AGREEMENT

This Access Waiver Agreement ("Waiver") is entered into by the CITY OF SALEM and TD BANK, N.A. ("TD Bank"). Representatives of the CITY OF SALEM and its designated agents, including city architects and engineers, (collectively the "City") shall be permitted to enter upon the Property located at 118 Walnut Street, Salem, NJ 08079, otherwise identified as Block 86, Lot 1 (the "Property") for the sole purpose of performing an inspection and evaluation of the Property. The City acknowledge and agrees that access to the Property shall only be granted on **February 23, 2024**, in accordance with the below terms as consented to by TD Bank, an entity with a security and possessory interest in the Property. (the City and TD Bank collectively known as the "Parties").

**A. Limitation of Liability.** The City acknowledges that the Property contains or may contain hazardous conditions which could cause injury. The City specifically accept all risks arising from the presence of any condition upon the Property and releases and agrees to indemnify TD Bank from all claims for injuries of any kind suffered as a result of access to the Property on the above referenced date, and all Claims as such term is defined in Paragraph B below. The City agrees it is entering the Property at its own risk.

**B. Indemnification.** The City hereby agree to indemnify, defend and hold harmless TD Bank and its officials, officers, directors, employees, representatives, successors and assigns, from and against any and all claims or lawsuits arising directly or indirectly out of the access granted to the City on the above referenced date pursuant to this Agreement (collectively referred to as the "Claims").


**C. No Right of Ownership or Possession.** The City expressly acknowledges and agrees that this Waiver does not create or grant the City any right to possession of the Property, including any claim of adverse possession, and does not create or grant to the City any title, ownership interest, or any other rights to the Property. The City acknowledges and agrees that nothing contained herein shall be deemed or construed in any way to prohibit, limit, restrict or interfere with the right of TD Bank to protect its interest in the Property.

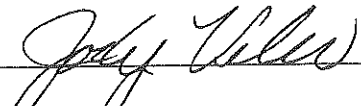
**D. Severability.** If any provision of this Waiver is deemed invalid or unenforceable, the balance of this Waiver shall remain in full force and effect.

**E. Governing Law.** This Waiver shall be governed by and construed in accordance with the laws of the State of New Jersey.

**IN WITNESS WHEREOF**, the Parties have caused this Waiver to be executed and witnessed, as of the day and year first written above.

**CITY OF SALEM:**

  
\_\_\_\_\_  
Attest

  
\_\_\_\_\_  
Jody Veler, Mayor

Date: 2-12-24

**TD BANK, N.A.**

Charles S Flint

Date: February 12, 2024