

**CITY OF SALEM**  
**COMMON COUNCIL REGULAR MEETING MINUTES**  
**NOVEMBER 21, 2022**  
**6:30 PM**

**OPENING 6:30 PM** – Council President Gage

**PLEDGE OF ALLEGIANCE** – Council President Gage

**INVOCATION:** – Council President Gage

**STATEMENT OF ADVERTISEMENT:** The Clerk read the statement.

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.

**ROLL CALL:**

Present: Cline, Davis, Gregory, Groce, Kellum, Slaughter, Smith, Gage

**OATH OF OFFICE** – Administered by Charles Hassler

**Office of Member of the Common Council of the City of Salem:**

Ceil Smith – To fill a three year unexpired term for Common Council West Ward

**APPROVAL OF BILLS:**

Motion: Gregory Second Kellum All present voted in favor in a voice vote.

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

Motion: Gregory Second Kellum All present voted in favor in a voice vote.

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 or questions.

Motion to close public portion on agenda items:

Motion: Gregory Second Kellum All present voted in favor in a voice vote.

**COMMUNICATIONS/APPLICATIONS/REPORTS:**

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

ORD. 22-14            AN ORDINANCE AMENDING CHAPTER 225, SECTION 37 HANDICAPPED  
PARKING ZONE, AUTHORIZING A HANDICAPPED PARKING  
SIGNS TO BE PLACED AT 199 SEVENTH STREET, 41 MARKET STREET AND  
42 SEVENTH STREET

Motion to open the public hearing on ORD. 22-14: Motion: Gregory Second Kellum All present voted in favor in a voice vote. No questions from the public.

Motion to close the public hearing on ORD. 22-14: Motion: Gregory Second Kellum All present voted in favor in a voice vote.

Motion to adopt ORD 22-14: Motion: Gregory Second Kellum All present voted in favor in a Roll Call vote.

**ORD. 22-15 AN ORDINANCE AMENDING CHAPTER 172 RENTAL REGISTRATIONS**

Motion to open the public hearing on ORD. 22-15: Motion: Gregory Second Kellum All present voted in favor in a voice vote. No questions from the public.

Motion to close the public hearing on ORD. 22-15: Motion: Gregory Second Kellum All present voted in favor in a voice vote.

Motion to adopt ORD 22-15 as amended: Motion: Gregory Second Kellum All present voted in favor in a Roll Call vote.

**ORD. 22-16 AN ORDINANCE OF THE CITY OF SALEM AUTHORIZING THE PURCHASE 127 WEST BROADWAY, BLOCK 59, LOT 2 AND 125 WEST BROADWAY, BLOCK 59, LOT 3 IN THE CITY OF SALEM**

Motion to open the public hearing on ORD. 22-16: Motion: Gregory Second Kellum All present voted in favor in a voice vote. No questions from the public.

Motion to close the public hearing on ORD. 22-16: Motion: Gregory Second Kellum All present voted in favor in a voice vote.

Motion to adopt ORD 22-16: Motion: Gregory Second Kellum Slaughter abstained and all others present voted in favor in a Roll Call vote.

**INTRODUCTION OF ORDINANCES FOR FIRST READING:**

This is the first reading and introduction. The public hearing for ordinance 22-17 will be on December 19, 2022 at 6:30PM

**ORD. 22-17 ORDINANCE PROVIDING FOR VARIOUS GENERAL CAPITAL SERVICE EQUIPMENT AND MUNICIPAL COMPLEX BUILDING IN AND BY THE CITY OF SALEM, IN THE COUNTY OF SALEM, NEW JERSEY, AND APPROPRIATING \$1,172,000 THEREFOR FROM THE 2022 NEW JERSEY STATE SUPPLEMENTAL TRANSITIONAL AID DESIGNATED IN GENERAL CAPITAL FUND**

Motion to Introduce: Gregory Second Kellum All present voted in favor in a roll call vote.

This is the first reading and introduction. The public hearing for ordinance 22-18 will be on December 19, 2022 at 6:30PM

**ORD. 22-18 ORDINANCE PROVIDING FOR A STREET SWEEPER FROM THE UTILITY CAPITAL FUND EQUIPMENT BY THE CITY OF SALEM, IN THE COUNTY OF SALEM, NEW JERSEY, AND APPROPRIATING \$220,000 THEREFOR FROM THE 2022 NEW JERSEY STATE SUPPLEMENTAL TRANSITIONAL AID DESIGNATED IN UTILITY CAPITAL FUND**

Motion to Introduce: Gregory      Second Kellum      All present voted in favor in a roll call vote.

This is the first reading and introduction. The public hearing for ordinance 22-19 will be on December 19, 2022 at 6:30PM

ORD. 22-19      ORDINANCE PROVIDING FOR A RECYCLING/TRASH COMPACTOR FROM THE GENERAL CAPITAL FUND EQUIPMENT BY THE CITY OF SALEM, IN THE COUNTY OF SALEM, NEW JERSEY, AND APPROPRIATING \$225,000 THEREFOR FROM THE 2022 GENERAL IMPROVEMENT CAPITAL FUND BUDGET

Motion to Introduce: Gregory      Second Kellum      All present voted in favor in a roll call vote.

**INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:**

RES. 2022-280      AUTHORIZING THE AWARD OF A CONTRACT NOT FAIR AND OPEN TO CONDUCT PRELIMINARY INVESTIGATION TO ESTABLISH A NON-CONDEMNATION REDEVELOPMENT AREA AND TO DEVELOP REDEVELOPMENT PLAN FOR GRIEVES PARKWAY BLOCK 73, LOT 1 AND 4 TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.

Motion: Gregory Second Kellum      All present voted in favor in a voice vote.

RES. 2022-281      A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SUBORDINATION OF MORTGAGE RELATED TO THE SMALL CITIES GRANT PROGRAM FOR PROPERTY LOCATED AT 125 GRANT STREET SALEM NJ

Motion: Gregory Second Kellum      All present voted in favor in a voice vote.

RES. 2022-282      A RESOLUTION AUTHORIZING THE FORECLOSURE OF TAX TITLE LIENS IN REM

Motion: Gregory Second Kellum      All present voted in favor in a voice vote.

RES. 2022-283      A RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT (QPA) FOR THE CITY OF SALEM TO CONDUCT AND OVERSEE AN AUCTION OF EXCESS AND UNUSABLE VEHICLES AND EQUIPMENT

Motion: Gregory Second Kellum      All present voted in favor in a voice vote.

RES. 2022-284      A RESOLUTION AUTHORIZING AN AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT WITH THE CITY OF SALEM BLUE COLLAR WORKERS ASSOCIATION

Motion: Gregory Second Kellum      All present voted in favor in a voice vote.

RES. 2022-285      A RESOLUTION SETTING REORGANIZATION

Motion: Gregory Second Kellum      All present voted in favor in a voice vote.

RES. 2022-286      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*

Motion: Gregory Second Kellum      All present voted in favor in a voice vote.

RES. 2022-287      A RESOLUTION AUTHORIZING THE CLERK TO ADVERTISE A REQUEST FOR PROPOSALS FOR PROJECT MANAGEMENT SERVICES

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

RES. 2022-288      A RESOLUTION AUTHORIZING THE CITY TO PREPARE SPECIFICATIONS AND ADVERTISE FOR QUOTES TO MOVE THE CITY HALL OPERATIONS TO THE NEW LOCATIONS FOR THE CITY HALL

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

RES. 2022-289      A RESOLUTION AUTHORIZING THE CITY TO PREPARE SPECIFICATIONS AND ADVERTISE FOR BIDS FOR RENOVATIONS FOR THE NEW LOCATIONS BEING ACQUIRED FOR CITY HALL OPERATIONS

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

RES. 2022-290      A RESOLUTION APPROVING THE AWARD OF A CONTRACT TO SHOT SPOTTER INC. OF FREMONT CALIFORNIA FOR A GUNSHOT DETECTION SYSTEM

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

RES. 2022-291      A RESOLUTION ACCEPTING THE RESIGNATION OF MIGUEL ALICEA FROM HIS POSITION OF LABORER IN THE STREETS DEPARTMENT OF THE CITY OF SALEM

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

**MAYOR'S COMMENTS:** None

**OLD BUSINESS:**

Council members and department leaders are invited to comment on previously discussed business. This may include updates on Committee matters.

Cline asked for an update on the pool and Mr. Angeli explained where the process was.

**NEW BUSINESS:**

Council members and department leaders are invited to bring to the floor any new business to be discussed or reported on. This may include new Committee matters.

It was announced that the Christmas parade will be on December 3<sup>rd</sup>.

**PUBLIC PORTION:**

Motion to open the public portion of the meeting.

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

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.

No comments or questions from the public.

Motion to close the public portion of the meeting.

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

**EXECUTIVE SESSION:**

Motion to go into Executive Session

Motion: Gregory Second Kellum   All present voted in favor in a voice vote.

Motion to close Executive Session

Motion: Gregory Second Kellum All present voted in favor in a voice vote.

**ADJOURNMENT:**

Motion to adjourn the meeting.

Motion: Gregory Second Kellum All present voted in favor in a voice vote.

Minutes respectfully submitted by:

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

# OATH OF OFFICE

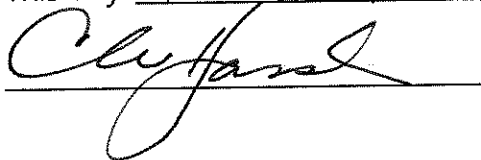
**CEIL SMITH**

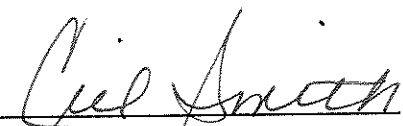
I, **CEIL SMITH**, do solemnly swear, that I will support the Constitution of the United States, and the Constitution of the State of New Jersey, and that I will bear true faith, and allegiance to the same, and to the Governments, established in the United States, and in this State, under the authority of the people, and that I will faithfully, impartially, and justly perform, all of the duties of, the office of **COUNCILWOMAN** of the Common Council, of the City of Salem, in the State of New Jersey, according to the best of my ability.

So help me God.

Sworn and subscribed to before me:

This Day: NOVEMBER 21, 2022



  
Hon. Ceil Smith

TERM: 11-21-22 – 12/31/2025

**CITY OF SALEM  
ORDINANCE NO. 22-14**

**AN ORDINANCE AMENDING CHAPTER 225, SECTION 37 HANDICAPPED  
PARKING ZONE, AUTHORIZING A HANDICAPPED PARKING  
SIGNS TO BE PLACED AT 199 SEVENTH STREET, 41 MARKET STREET AND 42  
SEVENTH STREET**

**BE IT ORDAINED** by the Common Council of the City of Salem that Chapter 225, Section 17, Schedule "11" be amended as follows:

A Handicapped Parking Sign shall be placed at 199 SEVENTH STREET, the residence of Irmadean Carr, at 41 MARKET STREET, the residence of David Folsom and 42 SEVENTH STREET, the residence of Eraquio Martinez.

**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> |
|----------------|--------------|-----------------|----------|----------|----------------|---------------|
| S. Cline       |              |                 | X        |          |                |               |
| R. Davis       |              |                 | X        |          |                |               |
| T. Gregory     | X            |                 | X        |          |                |               |
| V. Groce       |              |                 | X        |          |                |               |
| S. Kellum      |              | X               | X        |          |                |               |
| G. Slaughter   |              |                 | X        |          |                |               |
| C. 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 October 17, 2022. Public Hearing shall take place on November 21, 2022.

\_\_\_\_\_  
Date

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. Smith     |       |          | X |   |         |        |
| E. Gage      |       |          | X |   |         |        |

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jody Veler, 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 November 21, 2022.

\_\_\_\_\_  
Date

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



**CITY OF SALEM  
ORDINANCE 22-15**

**AN ORDINANCE AMENDING CHAPTER 172 RENTAL REGISTRATIONS**

WHEREAS, it is necessary to amend the provisions of the Ordinances regulating rental registrations to ensure compliance with City regulations and statutory requirements;

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Salem as follows:

**Section 1.** Chapter 172, Sections 1-10 are hereby amended and supplemented as follows:

CITY OF SALEM, NEW JERSEY

AN ORDINANCE GOVERNING RENTAL HOUSING REGISTRATION AND THE ISSUANCE OF RENTAL CERTIFICATES AND PROVIDING FOR PERIODIC INSPECTION OF RENTAL PROPERTIES

§ 172-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

**AGENT** — Any person designated by the record owner as being authorized to perform any duty imposed upon the record owner by this chapter. The term does not necessarily mean a licensed real estate broker or salesman of the State of New Jersey as those terms are defined by N.J.S.A. 45:15-3; however, such term may include a licensed real estate broker or salesman of the State of New Jersey if such person designated by the record owner as his agent is so licensed .

**BOARDINGHOUSE** — See N.J.S.A. 55:13B-3.

**CONSIDERATION** — Money or anything of value.

**HOTEL** — See N.J.S.A. 55:13A-3.

**CERTIFICATE** — The certificate issued by the City attesting that the rental unit has been properly registered in accordance with this chapter and may be occupied for rental purposes.

**CERTIFICATE HOLDER** — The person to whom the certificate is issued pursuant to this chapter. The term includes within its definition the term "agent" where applicable.

**DEPARTMENT** — The Department of Inspections and Permits of the City of Salem, except where otherwise specified. The head of the Department or their designee shall be deemed the municipal public officer as set forth in N.J.S.A. 40:48-2.4.

**MOTEL** — See N.J.S.A. 55:13A-3.

**MULTIPLE DWELLING** — See N.J.S.A. 55:13A-3.

**PERSON** — Any individual, partnership, limited partnership, corporation, limited liability company, trust, estate or other entity, or combination thereof, but shall exclude the City of Salem Housing Authority.

**RECORD OWNER** — Any person who holds record or other legal title ownership of land upon which a rental unit is located.

**RENTAL UNIT** — Each and every individual dwelling within a building or structure, or any separate apartment, unit, room or other space within any building or structure which is rented, leased, provided or otherwise made available for residential living, dwelling or sleeping space, by or through the record owner, for consideration, except as provided below. For example, if a single-family house is leased to two tenants,

the house is the rental unit. If a person owns a duplex which is leased out to tenants, each side or section is a separate rental unit, and the owner must obtain two rental unit certificates. Each apartment in an apartment complex is a separate rental unit. Except that, if a person owns a bed and breakfast, guest house or similar facility where the owner lives in the structure and provides other rooms therein which do not have a separate entrance/exit to the outside of the structure for rent, the structure is considered the rental unit, and only one certificate need be obtained. In a hotel, motel or rooming or boarding house, registered with the state, the structure or structures containing the unit or units is the rental unit, and only one certificate need be obtained. In a multiple dwelling, each unit therein is considered a rental unit.

**RENTAL UNIT PREMISES** — The land, specifically the tax lot, upon which a rental unit is situated.

**ROOMING HOUSE** — See N.J.S.A. 55:13B-3.

**§ 172-2. Rental unit certificate required.**

No person shall rent, lease, provide or make available any rental unit to any person unless and until that rental unit has received a certificate from the City of Salem in accordance with this chapter.

**§ 172-3. Certificate; time for application.**

The record owner, or authorized agent of the record owner, of every rental unit shall apply for a certificate for each rental unit:

- A. The initial application for existing rental units shall be filed no less than six months from the date of adoption of this ordinance.
- B. Thereafter, a new application for each existing rental unit shall be filed by the 1<sup>st</sup> day of July of each year.
- C. Following July 1, 2023, the record owner, or authorized agent for the record owner, shall apply for a certificate for each rental unit no later than the time of occupancy by the first tenant in any newly constructed, reconstructed or other newly created rental unit, including any existing unit converted from owner-occupancy to rental occupancy.
- D. Upon the change of record ownership of a rental unit premises, the new record owner shall apply for a new certificate for any rental unit within 60 days.
- E. Certificates issued prior to adoption of this ordinance shall be renewed not later than the 1<sup>st</sup> day of July following adoption of the ordinance. For every full month less than twelve that the certificate was in effect, certificate holders shall be entitled to a 1/12 credit on the base registration fee due on renewal.

**§ 172-4. Term of certificate.**

- A. Unless timely application for renewal of the certificate has been made, each rental unit certificate shall expire and be void on July 1 of the calendar year following the calendar year in which the certificate was issued.
- B. Each rental unit certificate shall expire and be void upon the change of record ownership of the rental unit premises.
- C. A rental unit certificate shall become void, in the same manner as if it expired, upon revocation of the certificate in accordance with § 172-7 of this chapter.

**§ 172-5. Requirements for certificate; registration certificate; fee; payment of taxes.**

- A. No rental unit certificate shall be issued for any rental unit until the record owner of the rental unit shall pay the fee set forth in the schedule in §172-11 of this Chapter and shall file or cause to be filed a registration certificate on forms provided by the City with the Department for said rental unit, which shall include the following information:
- (1) The name, address and photo ID of the record owner or owners of the rental unit premises and the record owner or owners of the rental business if not the same persons. In the case of a partnership, the names, addresses and email addresses of all general partners shall be provided, together with the telephone numbers for each of such individuals indicating where such individual may be reached both during the day and evening hours. If the record owner is a corporation, the name and address of the registered agent and corporate officers of said corporation shall be provided, together with the telephone numbers and email addresses for each of such individuals indicating where such individual may be reached both during the day and evening hours.
  - (2) If a corporation, limited partnership or LLC, a copy of the Certificate of Formation.
  - (3) If the address of any record owner is not located in Salem County, the name and address including the email address of a person who resides in Salem County and who is authorized to accept notices from a tenant and to issue receipts therefor and to accept service of process on behalf of the record owner.
  - (4) The name, address, telephone and email address of the agent of the rental unit premises, if any.
  - (5) The name and address, including the dwelling unit number, of the superintendent, janitor, custodian or other individual employed by the owner or agent to provide regular maintenance service, if any.
  - (6) The name, address and telephone numbers, including cell phone number, of an individual representative of the owner or agent who may be reached or contacted at any time in the event of an emergency affecting the rental unit, including such emergencies as the failure of any essential service or system, and who has the authority to make emergency decisions concerning the rental unit premises and any repair thereto or expenditure in connection therewith.
  - (7) The name and address of every holder of a recorded mortgage on the rental unit premises.
  - (8) If fuel oil is used to heat the rental unit and the landlord furnishes the heat in the building, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used.
  - (9) The number of sleeping rooms contained in the rental unit, and the utilities if any contained in the rent.
  - (10) The number, names and mailing address of all tenants authorized to occupy the rental unit if the same is then currently occupied.
  - (11) Such other information as may be required by N.J.S.A. 46:8-28, as amended or supplemented, so that the registration certificate contains all information required to be disclosed thereby.
  - (12) Evidence of insurance coverage on the property
  - (13) Such other information as may be prescribed by the Department.
- B. Every person required to file a registration certificate pursuant to this chapter shall file an amended registration certificate within 20 days after any change in the information required to be included thereon. No fee shall be required for the filing of an amendment except where the ownership of the

rental unit premises is changed. Except that an amendment for the sole reason of change in ownership shall not be applicable to rental units in motels, hotels, bed and breakfasts or rooming or boarding houses:

(1) If the rental thereof is based upon a daily or weekly basis to transient or temporary renters; and

(2) The rental unit property is registered with the State of New Jersey.

C. Every landlord shall provide the occupant or tenant occupying a rental unit with a copy of the registration certificate required by this chapter. If there is an amended certificate, if filed, the landlord shall furnish each occupant or tenant with a copy of the amended certificate within seven days of the filing thereof. This particular provision shall not apply to any hotel, motel or rooming or boarding house registered with the State of New Jersey.

D. The Department on behalf of the City Clerk shall index and file the registration certificate in a manner consistent with the mandates of N.J.S.A. 46:8-28.1, as amended and supplemented, so that the filing of the registration certificate will simultaneously satisfy the registration requirements of N.J.S.A. 46:8-28 to the extent that it applies to the property being registered and will also satisfy the registration requirements of this chapter. No rental unit certificate shall be issued for any rental unit unless:

(1) (a) The rental unit has been inspected and a certificate has been issued for that rental unit by the Department in accordance with this section; except as set forth in Sec. 172-10 of this ordinance. The inspection shall cover a checklist of features essential to the health, safety and well-being of the tenants and neighborhoods of the rental property. The checklist shall be posted on the city website.

(b) If a rental unit has failed inspection, but the continued occupancy of the unit does not impair the health and safety of the occupants, the city shall issue an interim certificate to occupy for a period of no more than 90 days, which shall be void if the owner fails to make necessary repairs within that time.

(c) The Department may waive the inspection requirement at its sole discretion upon submission by the rental unit owner of documentation that the unit is subject to regular inspection by the New Jersey Department of Community Affairs (DCA) pursuant to the New Jersey Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1 et seq.) or on behalf of the Real Estate Assessment Center (REAC) of the U.S. Department of Housing & Urban Development and the property was inspected and found to be without violations by either DCA or REAC no more than six months prior to the date of inspection under this section or the rental unit owner shows documentation that any violations were subsequently corrected. In such event, the fee shall be set forth in Sec 172-11 of this ordinance.

(d) Subsequent to adoption of this ordinance, the Department may at its discretion reinspect any rental unit which received a certificate prior to adoption of this ordinance.

(2) If the rental unit is a hotel, motel or rooming or boarding house, registered with the State of New Jersey, the rental unit has been inspected by the state and a validated certificate of registration for the rental unit has been issued by the state.

E. Certificate fee; failure to pay; exemption for senior citizens.

(1) No initial or renewal rental unit certificate shall be issued for any rental unit unless the application is accompanied by a fee as set forth in the schedule in §172-11 of this Ordinance.. Failure to apply for a rental certificate on any occupied unit, by the required date, will be a violation of this code. The penalty will be \$100 payable to the Department of Inspections and Permits for each day the unit is in violation.

- (2) If the record owner of the rental unit premises is a senior citizen who resides in the rental unit premises and rents out the remaining rental unit(s), and would otherwise qualify under the State of New Jersey property tax deduction under N.J.S.A. 54:4-8.41, there shall be no fee.

F. No rental unit certificate shall be issued unless the real estate taxes, water and sewer charges and/or other municipal assessments or charges due to the City of Salem associated with the rental unit premises are paid current in accordance with Chapter 135, Certificates and Permits, of this Code.

#### **§ 172-6. Issuance of certificate.**

Upon due compliance with all of the foregoing requirements for a rental unit certificate, the Department shall issue a certificate for that rental unit.

#### **§ 172-7. Revocation or suspension of certificate; procedure.**

- A. In addition to any other penalty prescribed herein, a rental unit certificate granted under this chapter may be subject to revocation, suspension, imposition of fines and/or special conditions, including but not limited to the installation or implementation of appropriate security measures, and including a requirement to post a bond, letter of credit or other adequate security to ensure performance of any condition of the certificate issued hereunder, in the event of one or more of the following:
- (1) A finding that there was any misstatement of material fact in the registration certificate upon which the certificate was issued.
  - (2) The occurrence of any fact which, had it occurred and been known before issuance of the certificate, would have resulted in the denial of the application.
  - (3) Failure to comply with an order to correct a violation clearly inimical to the health or safety of the tenants or neighbors of the property after notice and where reinspection after reasonable opportunity to do so establishes that the violation remains uncorrected.
  - (4) Revocation by the New Jersey Department of Community Affairs of the operator's license or other authorization to operate, if the rental unit is a hotel, multiple dwelling or rooming or boarding house regulated by the State of New Jersey.
  - (5) Failure or refusal to comply with any lawful regulation or order of the city.
  - (6) Conviction of a violation of this chapter in the municipal court or any other court of competent jurisdiction.
  - (7) Determination of a violation of this chapter at a hearing held pursuant to Subsection (C) hereafter following.
  - (8) Failure to take appropriate action in response to criminal convictions or civil liability findings as set forth in Subsection (B) below.
  - (9) Where the rental unit(s) or premises of which the rental unit(s) are a part have required over the preceding 12 months repeated law enforcement response/intervention and/or been the location of more than one serious crime incident, failure to install or implement reasonable security measures as instructed by the Salem police department. Such measures may include landscaping, lighting, gating and similar measures; or in the case of multifamily housing, compliance with the provisions of §172-12 of this ordinance.

## B. Actions in response to criminal convictions

- (1) Upon finding that at least two convictions of criminal offenses or findings of civil liability on or about the rental property for activity that materially affects the peace and quiet of the occupants or other people living in said house or neighborhood have taken place within a twelve-month period, the city may serve a Notice to Evict on the landlord ordering them to evict the tenants, at which time the landlord shall forthwith issue the tenant a Notice to Quit and file for eviction.
- (2) A landlord or tenant may appeal a notice under this subsection as provided in Subsection (C) below.
- (3) The provisions of a Notice to Evict shall not apply to any tenants in the building who have been victims of any of the criminal actions that have resulted in the city issuing the notice to the landlord.
- (4) Nothing in this ordinance shall require or authorize any landlord to use prior criminal convictions as a basis for refusing to rent a rental unit to an otherwise qualified tenant or taking any action inconsistent with the New Jersey Fair Chance in Housing Law, N.J.S.A. 46:8-52 et seq.

## C. Procedure; complaints; hearings.

- (1) A complaint seeking the revocation or suspension of a certificate may be filed by any person interested in the matter, or initiated directly by the Department of Inspections and Permits. In the event that the complaint is initiated by a person other than the Department, the complaint shall be referred to the Department, who shall promptly review and investigate the matter. In the event that the Department's investigation indicates that there is not sufficient evidence or probable cause to justify further proceedings, the Department shall notify the complainant of such conclusion and the reasons therefor in writing, and the matter shall be concluded. In the event that the complaint is initiated directly by the Department, or in the event that a third party complaint is investigated and the Department determines that sufficient evidence or probable cause exists, and therefore further proceedings are warranted, the Department shall promptly consult with the City Attorney and provide the City Attorney with a copy of the complaint and all materials associated therewith. If the City Attorney concurs with the Department that further proceedings are justified, the Department shall file a complaint with the City Clerk. The complaint shall be sufficiently specific to inform the certificate holder of the basis for bringing the complaint and the potential action that may be taken. The complaint may be filed on the basis of information and belief and the complainant need not rely on personal knowledge or information.
- (2) Upon filing of such complaint with the City Clerk, a date for a hearing shall be scheduled which shall be no sooner than 10 days nor more than 30 days thereafter. The City Clerk shall forward a copy of the complaint and a notice as to the date of the hearing to the certificate holder and the agent, if any, at the address indicated on the registration certificate by certified mail. Service upon the agent shall be sufficient. Upon request by the certificate holder, the city will agree to one but only one rescheduling of the hearing.
- (3) If the certificate holder or the agent, acting on behalf of the certificate holder, waives their right to a hearing, fails to respond to the notice, or fails to appear at a scheduled or rescheduled hearing, the hearing officer shall make findings and recommendations on the basis of a review of the evidence without a formal hearing.
- (4) Hearings required by this section shall be held by a hearing officer or officers who shall be appointed by the Council. Following the hearing or review, the hearing officer shall make findings and a recommendation, either dismissing the complaint, revoking or suspending the certificate, determining that the certificate shall not be renewed or reissued for one or more subsequent certificate years, or suspending or revoking the certificate unless the certificate holder pays a specified fine, posts financial security to reasonably ensure future compliance or

abatement of the problem, or fulfills other requirements imposed as are appropriate under the circumstances. Within 15 days of the conclusion of the hearing or review, the hearing officer shall transmit their findings and their recommendation to the City Council and to the certificate holder

- (5) The Council may accept, reject or modify the recommendations of the hearing officer based on the officer's findings and the hearing record at the next regularly scheduled meeting of Council following receipt of the findings and recommendations of the hearing officer. Unless Council explicitly provides to the contrary, the recommendations of the hearing officer as they may be modified by Council shall be effective immediately and shall be implemented by the Department of Inspections and Permits forthwith. In the event Council fails to act at that meeting, the recommendations of the hearing officer shall be deemed final and shall be effective immediately.
- (6) At the hearing, witnesses shall be sworn prior to testifying. The strict rules of evidence shall not apply, and the evidential rules and burden of proof shall be that those which generally control administrative hearings.
- (7) The City Attorney or their designee shall appear and prosecute on behalf of the complainant in all hearings conducted pursuant to this section.
- (8) The City Clerk shall provide notice to the certificate holder and to all tenants of the property immediately upon the final decision on the matter taking place as set forth herein.

D. Action upon revocation of certificate

- (1) Upon revocation of a rental certificate on a property, the Department shall post a notice on the front door or other prominent location of any property for which the rental certificate has been revoked reading as follows:

**RENTAL CERTIFICATE REVOKED. If vacated, this property may not legally be re-rented or leased without the written permission of the public officer of the City of Salem.**

Removal of said notice by a landlord prior to restoration of the rental certificate shall be a violation of this ordinance.

- (2) If the property is vacant or becomes vacant while the certificate is still revoked, the landlord shall not re-rent the property without approval of the city.
- (3) Revocation of the rental certificate shall not be grounds for vacating an occupied rental unit unless the Department has determined in writing that continued occupancy of the property is hazardous to the health and safety of the occupants.
- (4) As provided by law, the city may seek a judgment from a court of appropriate jurisdiction appointing the public officer or their designee as receiver of rents for the property in order to pay bills and make necessary repairs to the property.
- (5) The provisions of this subsection shall also apply to any property for which the landlord has failed to renew its registration within six months of expiration of the prior registration of the property.

**§ 172-8. Violations and penalties**

- A. Any person violating this chapter shall, upon conviction, be subject to a fine of not less than \$100 nor more than \$2000.
- B. Any person who is convicted of violating this chapter by failing to correct a condition dangerous to the health and safety of the tenants of the property after notice by the municipality and reasonable time to correct the violations, in addition to a fine of up to \$2,000; may be subject to imprisonment

in the county jail for a term not exceeding 90 days or by a period of community service not exceeding 90 days.

### § 172-9. Annual Review

- A. The Department of Inspections and Permits shall maintain a database of all rental certificates issued, and all inspections and re-inspections conducted of rental properties subject to this ordinance. The database shall include but not be limited to the following information:
- (1) When each property has received a rental certificate, and where applicable, when a certificate has been revoked and when reinstated.
  - (2) The date and findings of all regularly scheduled inspections, and whether a violation notice was issued, and the provisions of the notice;
  - (3) The date and findings of all subsequent follow-up re-inspections, and when the violations were corrected.
  - (4) The date and nature of any complaint received with respect to the property.
  - (5) The date and findings of all inspections in response to complaints, whether a violation notice was issued, and the provisions of the notice.
  - (6) The date and findings of all re-inspections subsequent to complaints, and when the violations were corrected.
  - (7) Such other matters that may be determined to be appropriate and material by the Department, or that may be requested to be added by Council.
- B. The Department of Inspections and Permits shall perform an annual review of the process regulated by this chapter. A written report shall be submitted to the Council Committee which shall include, but not be limited to, the following information:
- (1) Number of landlords registered.
  - (2) Compliance with this chapter, as further set forth in Sec. 172-10(A) 1 of this ordinance.
  - (3) Suggestions for improvement and/or modifications of the regulations.

### § 172-10. Performance-Based Inspections

#### § 172-10. Performance-Based Inspections

##### A. Statement of intent.

(1) It is the intent of the city that rental housing inspections be performance-based; that is, that the frequency of property inspections under this ordinance be determined by the track record or history of the condition of the property and the performance of its owners. Properties with more code violations, or with a history of failing to correct violations in timely fashion, should be inspected more often, while properties with few or no violations should be inspected less often. By so doing, the city will be able to focus most on those properties and landlords which lead to the greatest problems for tenants and neighbors, while using its resources most effectively.

(2) To that end, the city plans to place each property into one of three tiers, which can be generally described as follows:

- a. Tier 1. Properties in generally good or excellent condition, with few or no violations,



which are corrected in timely fashion, and few or no complaints.

b. Tier 2. Properties in fair condition, with larger numbers of violations and complaints, which often require repeated re-inspections before being corrected.

c. Tier 3. Properties in poor condition, with multiple violations and/or frequent complaints, and which are often not corrected or recur even after repeated re-inspections.

(3) The city recognizes that in order to establish such a performance-based system in a way that is objective and not arbitrary it must be based on comprehensive data about the extent of violations on each property, and the extent to which they were corrected in timely fashion, as well as other salient information that is directly relevant to the property, and that such data is not available to the city at this time.

(4) Therefore, as soon as practicable upon adoption of this ordinance, the city will establish a database as set forth in §172-9, and at such point that that database contains adequate data on the city's rental properties, will use it as set forth in this section to establish a point system on the basis of which properties will be classified for purposes of establishing the frequency of inspections as well as such other provisions that the city may determine to be appropriate.

B. (1) No later than 18 months following completion of the initial inspection of all rental properties required under §172-5(E), the Department of Inspections and Permits shall compile the initial annual review required under §172-9(B), and submit the ranking system set forth under Subsection C(4) below, to City Council. The review shall include the following information for each inspected property:

- a. Whether any health and safety violations were found on the initial inspection, and if so, how many
- b. Whether any health and safety violations were found on the first re-inspection, and if so, how many
- c. Whether all violations were corrected within six months of the initial inspection, and if not how many were not corrected
- d. Whether any complaints with regard to conditions on the property were received during the preceding year, and if so, how many
- e. Whether all complaints were addressed in timely fashion to the satisfaction of the inspector, and if not how many were not addressed **and if not how many were not addressed.**
- f. Such other information as the Department, in consultation with the Police Department and other agencies of city government, may determine to be germane to evaluating the quality of rental housing and the performance of rental landlords.

(2) The review shall be provided to City Council and will be posted on the City of Salem website.

C. (1) The Department of Inspections and Permits shall utilize the information from the initial annual review to establish a point system that will be used to classify all rental properties into three tiers. Points shall be established for each item on the health and safety checklist used for inspections under this ordinance, as well as for the other elements set forth in §172-10(B).

(2) Using the database, the Department shall tabulate the number of points for each property during the preceding 12 month period, and shall subtract that number from 100. The resulting number shall be the property's Condition Score.

(3) The actual minimum and maximum Condition Scores that will be used to determine the tier into which each individual property will be placed will be established at that time, in

order to ensure that it is based on sound data and is not arbitrary, and that no one tier includes a disproportionate share of the city's rental properties.

(4) Upon completion of the review and analysis as set forth above, the Department shall submit the ranking system to be used to place properties into tiers and the minimum and maximum Condition Scores for each tier to City Council, which system shall become effective when adopted by Council as an amendment to this ordinance.

(5) Upon the effective date of the amendatory ordinance, the Department shall determine the tier for each property based on its Condition Score, shall notify the owner and tenants of the property of the tier, and shall post the list of properties by tier on the city website.

D. Subsequent to the initial determination of the tier for each property, the Department of Inspections and Permits shall review the status of each property based on the annual review. Each year, where the review shows that a property's performance has significantly changed in the past year from previous years consistent with the schedule adopted under Subsection B(2) of this ordinance, the Department shall move such properties from one tier to another as appropriate.

E. Regular inspections of rental properties shall take place on the following schedule:

- (1) Tier 1: every 3 years
- (2) Tier 2: every 2 years
- (3) Tier 3: annually

F. The Department at its discretion may require as a condition of receiving a rental unit certificate that any owner of any Tier 3 property participate in such training or related programs as are made reasonably available and may help improve, in the judgment of the Department, the quality of the landlord's property. The city can require such training as a condition of reinstatement of a certificate per §172-7(C) 5.

### §172-11 Fee Schedule

A. Fees shall be due and payable to the city as set forth in the following schedule:

#### BASE REGISTRATION FEE

|  | PRESENT FEE | FEE AFTER ADOPTION OF PROVISIONS OF §172-10 |                        |                  |
|--|-------------|---|------------------------|------------------|
|  |             | TIER 1                                      | TIER 2                 | TIER 3           |
| Initial registration                               | \$100       | \$100                                       | \$100                  | \$100            |
|  |             |   |                        |                  |
| Renewal in years when inspection is due (see note) | \$100       | \$100 every third year                      | \$100 every other year | \$100 every year |
| Renewal in years when inspection is not due        |             | \$25  | \$25                   | Not applicable   |
| Registration or renewal                            | \$25        | \$25  | \$25                   | \$25             |

|   |  |  |  |  |
|---|--|--|--|--|
| when inspection<br>waived per §172-<br>5(D)1(c) |  |  |  |  |
|---|--|--|--|--|

NOTE: registration fee includes cost of initial inspection and first re-inspection. All fees are per rental unit.

**ADDITIONAL CHARGES**

|  |       |
|--|-------|
| Re-inspections (after first re-inspection)                               | \$50  |
| Inspections resulting from complaint if one or more violations are cited | \$50  |
| Re-inspections after initial complaint inspection                        | \$50  |
| Emergency inspection after normal business hours                         | \$75  |
| Hearing on revocation or suspension of rental certificate                | \$100 |

NOTE: All fees except hearing fees are per inspection per rental unit. The hearing fee is payable in full if the hearing is scheduled and adequate notice given whether or not the certificate holder appears at the hearing.

- B. The total fee payable for renewal of the rental unit certificate shall be the sum of the Base Registration Fee and any Additional Charges accrued with respect to the property during the preceding twelve month period.
- C. All additional charges pending shall be paid prior to the city issuing a Certificate to Occupy as provided in Sec. 163-5 of the City of Salem Code of Ordinance with respect to any property subject to the provisions of this section.
- D. City Council may amend this schedule by ordinance at any time, but not more often than once in any twelve month period.

**§ 172-12. Inspections in response to complaints**

- A. Notwithstanding any other provision of this section, the Department shall investigate and as appropriate conduct inspections of rental properties in response to all complaints received with respect to those properties.
- B. Whenever an inspection takes place in response to a complaint, the inspector, in addition to inspecting the matter that is the subject of the complaint, shall conduct an expedited inspection of key health and safety features of the rental property.
- C. In the event that said inspection establishes more than one material health and safety violation in addition to the matter that is the subject of the complaint, the Department shall forthwith schedule a formal inspection of the property as provided in §172-5(D)(1).
- D.

**§ 172-13. Security at multiple-unit dwellings.**

- A. All residential dwelling units of three or more units, and hotels as defined in N.J.S.A. 55:13A-3(k), including condominium complexes of more than 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 section.
- C. Recordings from the surveillance cameras required by this section 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 section shall be effective immediately in accordance with the law; however, enforcement of the section shall take place within 60 days following its adoption in order to allow time for the applicable businesses to comply with the provisions herein.
- F. Penalties. Any person violating this section shall, upon conviction, be subject to a fine of not less than \$100 nor more than \$2,000; 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 section 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 2.** 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 this ordinance shall take effect after adoption and publication in accordance with law.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 October 17, 2022. Public Hearing shall take place on November 21, 2022.

\_\_\_\_\_  
Date

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

ADOPTED AS AMENDED

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. Smith     |       |          | X |   |         |        |
| E. Gage      |       |          | X |   |         |        |

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jody Veler, 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
ORDINANCE 22-16**

**An Ordinance of the City of Salem Authorizing the Purchase 127 West Broadway, Block 59, Lot 2 and 125 West Broadway, Block 59, Lot 3 in the City of Salem**

**WHEREAS**, the pursuant to the Local Lands and Buildings Law, NJSA 40A:12-3 a municipality may acquire buildings as may be necessary and suitable for the conduct of public business ; and

**WHEREAS**, the City desires to acquire real property in order to consolidate its offices and operations into one location; and

**WHEREAS**, properties located at 127 and 125 West Broadway, designated as Block 59, Lots 2 and 3 on the Salem City tax map are offered for sale and are suitable for the City's purposes.

**NOW, THEREFORE BE IT ORDAINED** by the Common Council of the City of Salem that:

**Section 1.** The City of Salem be and is hereby authorized in accordance with the provisions of the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 *et seq.* to acquire by purchase the properties designated as Block 59, Lot 2 and 3, on the tax map of the City of Salem, commonly known as 125 and 127 W Broadway.

**Section 2.** The property may be purchased for the sum of \$475,000.00

**Section 3.** The Mayor is authorized to execute any documents necessary for the purchase of said properties..

**Section 4.** 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.** 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 6.** This ordinance shall take effect immediately upon final passage. Notice of the adoption shall be published as provided by law.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          |   |   | X       |        |
| C. 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 October 17, 2022. Public Hearing shall take place on November 21, 2022.

\_\_\_\_\_  
Date

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. Smith     |       |          | X |   |         |        |
| E. Gage      |       |          | X |   |         |        |

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jody Veler, 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 17, 2022.

\_\_\_\_\_  
Date

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

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ORDINANCE 22-16**

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**WHEREAS**, the City desires to acquire real property in order to consolidate its offices and operations into one location; and

**WHEREAS**, properties located at 127 and 125 West Broadway, designated as Block 59, Lots 2 and 3 on the Salem City tax map are offered for sale and are suitable for the City’s purposes.

**NOW, THEREFORE BE IT ORDAINED** by the Common Council of the City of Salem that:

**Section 1.** The City of Salem be and is hereby authorized in accordance with the provisions of the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 *et seq.* to acquire by purchase the properties designated as Block 59, Lot 2 and 3, on the tax map of the City of Salem, commonly known as 125 and 127 W Broadway.

**Section 2.** The property may be purchased for the sum of \$475,000.00

**Section 3.** The Mayor is authorized to execute any documents necessary for the purchase of said properties..

**Section 4.** 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.** 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 6.** This ordinance shall take effect immediately upon final passage. Notice of the adoption shall be published as provided by law.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          |   |   | X       |        |
| C. 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 Octoberr 17, 2022. Public Hearing shall take place on November 21, 2022.

\_\_\_\_\_  
Date

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

| <b>COUNCIL</b> | <b>MOVED</b> | <b>SECONDED</b> | <b>Y</b> | <b>N</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|--------------|-----------------|----------|----------|----------------|---------------|
| S. Cline       |              |                 |          |          |                |               |
| R. Davis       |              |                 |          |          |                |               |
| T. Gregory     |              |                 |          |          |                |               |
| V. Groce       |              |                 |          |          |                |               |
| S. Kellum      |              |                 |          |          |                |               |
| G. Slaughter   |              |                 |          |          |                |               |
| C. Smith       |              |                 |          |          |                |               |
| E. Gage        |              |                 |          |          |                |               |

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jody Veler, 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 17, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
ORDINANCE 22-17**

**ORDINANCE PROVIDING FOR VARIOUS GENERAL CAPITAL SERVICE EQUIPMENT AND MUNICIPAL COMPLEX BUILDING IN AND BY THE CITY OF SALEM, IN THE COUNTY OF SALEM, NEW JERSEY, AND APPROPRIATING \$1,172,000 THEREFOR FROM THE 2022 NEW JERSEY STATE SUPPLEMENTAL TRANSITIONAL AID DESIGNATED IN GENERAL CAPITAL FUND**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SALEM, IN THE COUNTY OF SALEM, NEW JERSEY, AS FOLLOWS:**

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized as a general capital equipment and building purchase and to be made or acquired by the City of Salem, New Jersey. For the said improvements or purposes stated in said Section 2, there are hereby appropriated the sum of \$1,172,000 from moneys available in the 2022 New Jersey State Supplemental Transitional Aid Award for the General Capital Fund.

Section 2. The improvements hereby authorized and the purpose for which said appropriation is made as provided in Section 1 of this ordinance are as follows: (a) Gun Detection Technology \$118,000 for two years with a third year option at \$59,000; (b) purchase of building for Municipal Police, Fire and Administration Complex building \$475,000; (c) purchase of police vehicle \$50,000; (e) football bleachers \$470,000 together with for all the aforesaid the acquisition of all property, service, and equipment and all work, structures, appurtenances, attachments and accessories necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the City Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services are on file with the City Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final adoption, as provided 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> |
|----------------|--------------|-----------------|----------|----------|----------------|---------------|
| S. Cline       |              |                 |          |          |                |               |
| R. Davis       |              |                 |          |          |                |               |
| T. Gregory     |              |                 |          |          |                |               |
| V. Groce       |              |                 |          |          |                |               |
| S. Kellum      |              |                 |          |          |                |               |
| G. Slaughter   |              |                 |          |          |                |               |
| J. Smith       |              |                 |          |          |                |               |
| E. Gage        |              |                 |          |          |                |               |

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 November 21, 2022. Public Hearing shall take place on December 19, 2022.

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jody Veler, 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 December 19, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
ORDINANCE 22-18**

**ORDINANCE PROVIDING FOR A STREET SWEEPER FROM THE UTILITY CAPITAL FUND EQUIPMENT BY THE CITY OF SALEM, IN THE COUNTY OF SALEM, NEW JERSEY, AND APPROPRIATING \$220,000 THEREFOR FROM THE 2022 NEW JERSEY STATE SUPPLEMENTAL TRANSITIONAL AID DESIGNATED IN UTILITY CAPITAL FUND**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SALEM, IN THE COUNTY OF SALEM, NEW JERSEY, AS FOLLOWS:**

Section 1. The improvements described in Section 2 of this ordinance is hereby authorized as a utility capital equipment to be made or acquired by the City of Salem, New Jersey. For the said improvements or purposes stated in said Section 2, there are hereby appropriated the sum of \$220,000 STREET SWEEPER from moneys available in the 2022 New Jersey State Supplemental Transitional Aid Award for the Utility Capital Fund.

Section 2. The improvements hereby authorized and the purpose for which said appropriation is made as provided in Section 1 of this ordinance are as follows: (a) \$220,000 STREET SWEEPER equipment and all work, structures, appurtenances, attachments and accessories necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the City Clerk and hereby approved.

Section 3. The utility capital budget or temporary utility capital budget of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended utility capital budget or temporary utility capital budget and capital program as approved by the Director, Division of Local Government Services are on file with the City Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final adoption, as provided 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> |
|----------------|--------------|-----------------|----------|----------|----------------|---------------|
| S. Cline       |              |                 |          |          |                |               |
| R. Davis       |              |                 |          |          |                |               |
| T. Gregory     |              |                 |          |          |                |               |
| V. Groce       |              |                 |          |          |                |               |
| S. Kellum      |              |                 |          |          |                |               |
| G. Slaughter   |              |                 |          |          |                |               |
| J. Smith       |              |                 |          |          |                |               |
| E. Gage        |              |                 |          |          |                |               |

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 November 21, 2022. Public Hearing shall take place on December 19, 2022.

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jody Veler, 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 December 19, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
ORDINANCE 22-19**

**ORDINANCE PROVIDING FOR A RECYCLING/TRASH COMPACTOR FROM THE  
GENERAL CAPITAL FUND EQUIPMENT BY THE CITY OF SALEM, IN THE COUNTY OF  
SALEM, NEW JERSEY, AND APPROPRIATING \$225,000 THEREFOR FROM THE 2022  
GENERAL IMPROVEMENT CAPITAL FUND BUDGET**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SALEM, IN  
THE COUNTY OF SALEM, NEW JERSEY, AS FOLLOWS:**

Section 1. The improvements described in Section 2 of this ordinance is hereby authorized as a general capital equipment to be made or acquired by the City of Salem, New Jersey. For the said improvements or purposes stated in said Section 2, there are hereby appropriated the sum of \$225,000 from moneys available in the 2022 General Capital Improvement Fund Budget.

Section 2. The improvements hereby authorized and the purpose for which said appropriation is made as provided in Section 1 of this ordinance are as follows: (a) \$225,000 recycling/trash compactor equipment and all work, structures, appurtenances, attachments and accessories necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the City Clerk and hereby approved.

Section 3. The general capital improvement fund budget or temporary general capital improvement budget of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended utility capital budget or temporary utility capital budget and capital program as approved by the Director, Division of Local Government Services are on file with the City Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final adoption, as provided 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> |
|----------------|--------------|-----------------|----------|----------|----------------|---------------|
| S. Cline       |              |                 |          |          |                |               |
| R. Davis       |              |                 |          |          |                |               |
| T. Gregory     |              |                 |          |          |                |               |
| V. Groce       |              |                 |          |          |                |               |
| S. Kellum      |              |                 |          |          |                |               |
| G. Slaughter   |              |                 |          |          |                |               |
| J. Smith       |              |                 |          |          |                |               |
| E. Gage        |              |                 |          |          |                |               |

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 November 21, 2022. Public Hearing shall take place on December 19, 2022.

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jody Veler, 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 December 19, 2022.

\_\_\_\_\_  
Date

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

**RESOLUTION 2022-280**

**AUTHORIZING THE AWARD OF A CONTRACT NOT FAIR AND OPEN TO CONDUCT PRELIMINARY INVESTIGATION TO ESTABLISH A NON-CONDEMNATION REDEVELOPMENT AREA AND TO DEVELOP REDEVELOPMENT PLAN FOR GRIEVES PARKWAY BLOCK 73, LOT 1 AND 4 TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.**

WHEREAS, the City of Salem (“City”) has a need to acquire services of a planner to assist with conducting a preliminary investigation to establish a non-condemnation redevelopment area and to develop a redevelopment plan for grieves parkway property (Block 73, Lots 1 and 4); and,

WHEREAS, Brownfield Redevelopment Solutions, Inc. (“the firm”) has submitted a proposal for the value of the contract for services rendered is not to exceed \$15,000.00 (Attachment “A”); and,

WHEREAS, the firm has been previously hired as grant consultants, the firm is being retained to provide services not set forth in the original fair and open proposal, this contract shall be separate and qualifies to be awarded under the non fair and open process and the firm has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the City of Salem in the previous one year, and that the contract will prohibit the firm from making any reportable contributions through the term of the contract; and

WHEREAS, the CFO has certified that funds are contingent upon the approval and adoption of the 2022 budget on line item C-04-55-DCA-106; and

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of Salem authorizes the Mayor to execute a contract with Brownfield Redevelopment Solutions Inc as described herein; and,

BE IT FURTHER RESOLVED that this contract is awarded as a non fair and open contract and the Business Disclosure Entity Certification remain on file with this resolution; and

BE IT FURTHER RESOLVED that notice of the adoption of this resolution be published pursuant to law.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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



**CITY OF SALEM  
RESOLUTION 2022-281**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SUBORDINATION  
OF MORTGAGE RELATED TO THE SMALL CITIES GRANT PROGRAM FOR  
PROPERTY LOCATED AT 125 GRANT STREET SALEM NJ**

**WHEREAS**, the City, through the Small Cities Program secured a mortgage dated June 3, 2002 and recorded in the County Clerk’s office at Book 1423, Page 206 for a loan provided to Jennifer Knight in the amount of \$16,400.00 and

**WHEREAS**, in 2015 the City agreed to subordinate the above referenced mortgage to a first mortgage upon the property owner refinancing the same; and

**WHEREAS**, the property owner is again seeking to refinance the first mortgage and has requested that the City execute a subordination for the Small Cities mortgage; and

**WHEREAS**, the appraisal shows there is sufficient equity in the property to support the subordination.

**NOW, THEREFORE BE IT HEREBY RESOLVED** by the Common Council of the City of Salem, County of Salem and State of New Jersey, that the Mayor is authorized to execute a subordination of mortgage document for the Small Cities mortgage covering property located at 125 Grant St, Block 28, Lot 42 in the City of Salem.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-282**

**A RESOLUTION AUTHORIZING THE FORECLOSURE OF  
TAX TITLE LIENS IN REM**

**WHEREAS**, pursuant to the provisions of N.J.S.A. 54:5-104.29 et seq., the Tax Collector of the City of Salem has certified to the City Council that the City of Salem, a municipality in the County of Salem, New Jersey is the holder of certain Tax Sale certificates covering the lands for the amounts, including subsequent municipal liens, as shown on the Tax Foreclosure list hereto annexed and made a part hereof being schedules 1 to 64; and

**WHEREAS**, the Mayor and Council of the City of Salem desire to proceed with the foreclosure action on twenty-five (25) municipal Tax Lien Certificates on 11-29-22.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the City of Salem that the City of Salem Tax Collector and Eric M. Bernstein of Eric M. Bernstein & Associates are authorized to foreclose said certificates by summary proceedings, In Rem as provided by N.J.S.A. 54:5-104.29 to 54:5-104.75

**AND, BE IT FURTHER RESOLVED**, that the Clerk certify a copy of this Resolution and file it on the public record.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-283**

**A RESOLUTION AUTHORIZING THE QUALIFIED PURCHASING AGENT (QPA)  
FOR THE CITY OF SALEM TO CONDUCT AND OVERSEE AN AUCTION OF  
EXCESS AND UNUSABLE VEHICLES AND EQUIPMENT**

**WHEREAS**, the City has accumulated various excess and unusable vehicles and other equipment; and

**WHEREAS**, the City wishes to auction off the items on a list compiled by the QPA; and

**WHEREAS**, the City wishes to hold the auction on December 10, 2022 at the Public Works yard.

**NOW, THEREFORE BE IT HEREBY RESOLVED** by the Common Council of the City of Salem, County of Salem and State of New Jersey that the City QPA is authorized to arrange and oversee an auction of excess and unusable City owned property on December 10, 2022.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-284**

**A RESOLUTION AUTHORIZING AN AMENDMENT TO THE COLLECTIVE  
BARGAINING AGREEMENT WITH THE CITY OF SALEM BLUE COLLAR  
WORKERS ASSOCIATION**

**WHEREAS**, the City has created the Housing Inspector Trainee position whose salary is not presently reflected in the Collective Bargaining Agreement with the Salem Blue Collar Worker’s Association ( hereinafter Agreement).

**NOW, THEREFORE BE IT HEREBY RESOLVED** by the Common Council of the City of Salem, County of Salem and State of New Jersey, that the Agreement with the Blue Collar Worker’s Association shall be amended to include the 2022 and 2023 salary guide for Housing Inspector Trainee as attached hereto.

**BE IT FURTHER RESOLVED** that the Mayor is authorized to execute any amendments necessary to memorialize the addition of the Housing Inspector Trainee salary.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-285**

**A RESOLUTION SETTING REORGANIZATION**

**BE IT RESOLVED** that the annual Reorganization of the Common Council of the City of Salem shall be held on January 2, 2023 commencing at 5:30 PM at the Old Salem County Court House on the corner of Market and Broadway in Salem, N.J.

ATTEST:

CITY OF SALEM

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-286**

**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***

**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:

***(7) Matters relating to litigation, negotiations and attorney-client privilege***

**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 |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-287**

**A RESOLUTION AUTHORIZING THE CLERK TO ADVERTISE A REQUEST FOR  
PROPOSALS FOR PROJECT MANAGEMENT SERVICES**

**WHEREAS**, the City has received aid from the State to conduct several projects, including but not limited to the rehabilitation of the City pool and City recreational field bleachers; and

**WHEREAS**, in the City seeks to procure the services of a project manager to ensure the timely and efficient management of the City’s projects.

**NOW, THEREFORE BE IT RESOLVED** that the Clerk is authorized to advertise a request for proposals for project management services, which proposals shall be reviewed by the Administrator and QPA and reported to Council.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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



## CITY OF SALEM

### REQUEST FOR PROPOSAL FOR THE POSITION OF

# MUNICIPAL PROJECT MANAGER

#### **Position and Term:**

The City of Salem requests proposals from individuals or firms interested in serving in the position of “Municipal Project Manager” from January 1, 2023 to December 31, 2023.

#### **Description of Services:**

Serve as project manager for the Mayor and Common Council of the City of Salem. Attend City Council, City Council Committee and/or City Official meetings as requested. Interface with the City Clerk/Administrator, QPA, Solicitor and Engineer on a regular basis. The project manager, under supervision, shall be responsible to develop project scopes, recommend measures or actions by the governing body for proper execution of a project, may be required to prepare formal documents for the proper execution of the project, including bid packages ( in conjunction with the QPA, Solicitor and/or Engineer), hold meetings with contractors, develop project timelines and provide daily oversight of projects to ensure projects are being conducted according to specifications and project completion goals. The anticipated projects are, but not limited to: the rehabilitation of the City pool and grounds; rehabilitation of the City’s football field stadium seating and press box; demolition or rehabilitation of real properties in the City of Salem, including the renovation or retrofitting of municipal offices.

#### **Compensation:**

Compensation shall be based on a professional services contract that is determined by the City to be most advantageous.

The proposal shall set forth an hourly rate to be charged by the consultant providing the primary services to the City under the Contract and shall not exceed \$ ???. The firm shall be entitled to bill in accordance with a rate schedule that has been reviewed and approved by the City. In addition, the consultant may be compensated on a “fixed fee basis” for regional, state or federally funded projects where the administrative project management cost has been predetermined by said funding source.

#### **Minimum Requirements:**

Minimum of 4 years of experience with construction management, neighborhood revitalization and/or facilities projects. Applicant shall have the ability to organize and administer projects, understand regulations and public procurement laws. Applicant shall have the ability to make presentations and prepare written reports.

### **Fair and Open Process:**

These proposals are being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.5. Applicants who meet with the Minimum Requirements for the position as set forth below, and are willing to provide the described services for the disclosed compensation, shall be evaluated on the basis of experience and qualifications as set forth in the criteria described below.

In order to be considered applicants must submit their reply to the Office of the City Clerk at 17 New Market Street, Salem, New Jersey 08079 (phone # 856.935.0372) on or before , 2022.. At that time and place all proposals received shall be publically opened and announced by the City Clerk or his designee.

Proposals will thereafter be received by the Mayor and Common Council of the City of Salem, who shall award the contract for the services. The award of the Contract will be based on the following criteria: (i) responsiveness to the Qualification Evaluation and other required submissions; (ii) general experience and reputation in the field; (iii) specific experience/knowledge of the City of Salem and the subject matter to be addressed under the Contract; (iv) qualifications and experience which most closely match the needs of the City; (v) availability to accommodate meeting and interface requirements with the Mayor and City Council and City Officials for meetings, phone conferences, attendance at events and office consultations; (vi) office resources, including backup staff, which are deemed most adequate to service the needs of the City; and (vii) the applicant who is deemed otherwise most advantageous based on all information submitted or gathered in connection with the proposal.

The City reserves the right to: (i) not select any of the applicants; (ii) require applicants to submit to a personal interview and/or submit additional or clarifying information; (iii) to reject any or all proposals; (iv) to waive any informalities in the proposals; and (v) procure the articles or services from other sources if deemed most advantageous to the objectives of the City.

The City's determination of the applicant who is most advantageous to the goals and objectives of the City, shall be final and conclusive.

The award of the contract shall be determined by majority vote on a resolution to be read by title at an open public meeting.

No applicant shall influence, or attempt to influence or cause to be influenced, any City Official, Officer or employee to use his/her official capacity in any manner which might tend to impair the objectivity or independence of judgment. No applicant shall cause or influence, or attempt to cause or influence, any City Official, Officer or employee to secure unwarranted privileges or advantages.

## **Qualifications Evaluation:**

1. **Minimum Requirements.** Please attach resume and/or other documentation demonstrating compliance with the "Minimum Requirements" detailed above.
2. Please describe your experience with regard to Balanced Housing Program.
3. Please describe your experience with regard to Small Cities program
4. Please describe your experience with regard to NJDOT Grant Programs.
5. Please describe your experience in representing a municipality in relation to redevelopment funding.
6. Please describe your experience with regard to public/private sector financing for housing and economic development projects.
7. Please describe whether there is any disciplinary proceedings pending against you in any jurisdiction or whether discipline has been previously imposed against you in any jurisdiction. If discipline has previously been imposed, state the date, jurisdiction, nature of the ethics violation and the penalty imposed. If proceedings are pending, specify the jurisdiction, the charges and the likely time of their disposition.
8. Disclose and describe whether you have ever been sued for malpractice.
9. Disclose and describe any arrests or convictions against you.
10. What is the location of your Office? In Salem City; in Salem County or out of Salem County.
11. Describe the resources of your office. Include details of support staff. Include information on other qualified consultants in your office who would be available to City Officials in the event you were absent or unavailable.

**CITY OF SALEM  
RESOLUTION 2022-288**

**A RESOLUTION AUTHORIZING THE CITY TO PREPARE SPECIFICATIONS  
AND ADVERTISE FOR QUOTES TO MOVE THE CITY HALL OPERATIONS TO  
THE NEW LOCATIONS FOR THE CITY HALL**

**WHEREAS**, the City of Salem is currently negotiating to purchase the buildings located at 125 and 127 West Broadway in the City of Salem ; and

**WHEREAS**, the City intends to move City Hall operations into the buildings at 125 and 127 West Broadway in the City of Salem; and

**WHEREAS**, the City desires to hire a qualified company to facilitate the move; and

**WHEREAS**, the Salem City QPA will prepare the specifications for moving the City of Salem City Hall operations from the current location to the new locations; and

**WHEREAS**, the City Clerk will ensure that the proper notice is made; and

**NOW, THEREFORE BE IT HEREBY RESOLVED** by the Common Council of the City of Salem, County of Salem and State of New Jersey does authorize the City QPA to prepare specifications packet for moving the City Hall Operations from the current location to the new locations.

**BE IT FURTHER RESOLVED**, that the City Clerk prepare and place the required public notices.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-289**

**A RESOLUTION AUTHORIZING THE CITY TO PREPARE SPECIFICATIONS  
AND ADVERTISE FOR BIDS FOR RENOVATIONS FOR THE NEW LOCATIONS  
BEING ACQUIRED FOR CITY HALL OPERATIONS**

**WHEREAS**, the City of Salem is currently negotiating to purchase the buildings located at 125 and 127 West Broadway in the City of Salem; and

**WHEREAS**, the City intends to move City Hall operations into the buildings at 125 and 127 West Broadway in the City of Salem; and

**WHEREAS**, the new facilities will require renovations for the City Administration to operate efficiently; and

**WHEREAS**, the City desires to hire a qualified contractor to facilitate the renovations; and

**WHEREAS**, the Salem City QPA will prepare the specifications for the necessary renovations of the buildings at 125 and 127 West Broadway in the City of Salem; and

**WHEREAS**, the City Clerk will ensure that the proper notice is made; and

**NOW, THEREFORE BE IT HEREBY RESOLVED** by the Common Council of the City of Salem, County of Salem and State of New Jersey does authorize the City QPA to prepare specifications for the necessary renovations at 125 and 127 West Broadway in the City of Salem..

**BE IT FURTHER RESOLVED**, that the City Clerk prepare and place the required public notices.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-290**

**A RESOLUTION APPROVING THE AWARD OF A CONTRACT TO SHOT SPOTTER INC. OF FREMONT CALIFORNIA FOR A GUNSHOT DETECTION SYSTEM**

**WHEREAS**, the City of Salem has determined that there is a need for a Gunshot Detection System;  
and

**WHEREAS**, the Salem City QPA prepared the bid specifications for a Gunshot Detection System;  
and

**WHEREAS**, the City received one proposal from ShotSpotter Inc of Fremont, California for the sum of \$\$59,000 for year 1, \$59,000 for year 2; and

**WHEREAS**, the proposal included an optional third year for an additional \$59,000; and

**WHEREAS**, the City CFO has certified that the funds are available (C-04-55-DCA-101).

**NOW, THEREFORE BE IT HEREBY RESOLVED** that the Mayor is authorized to execute a contract with ShotSpotter Inc of Fremont, California. in a form approved by the Solicitor.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | 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 November 21, 2022.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2022-291**

**A RESOLUTION ACCEPTING THE RESIGNATION OF MIGUEL ALICEA FROM  
HIS POSITION OF LABORER IN THE STREETS DEPARTMENT OF THE CITY  
OF SALEM**

**WHEREAS**, Miguel Alicea a laborer in the Streets Department of the City of Salem has submitted his resignation (Attachment "A"); and

**BE IT HEREBY RESOLVED** by the Common Council of the City of Salem in the State of New Jersey to accept the resignation of Miguel Alicea effective 12/2/2022.

**ATTEST:**

**CITY OF SALEM**

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

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

| COUNCIL      | MOVED | SECONDED | Y | N | ABSTAIN | ABSENT |
|--------------|-------|----------|---|---|---------|--------|
| S. Cline     |       |          | X |   |         |        |
| R. Davis     |       |          | X |   |         |        |
| T. Gregory   | X     |          | X |   |         |        |
| V. Groce     |       |          | X |   |         |        |
| S. Kellum    |       | X        | X |   |         |        |
| G. Slaughter |       |          | X |   |         |        |
| C. 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 November 21, 2022.

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Date

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Ben Angeli, RMC