

**CITY OF SALEM**  
**COMMON COUNCIL CAUCUS MEETING MINUTES**  
**APRIL 10, 2023**  
**6:30 PM**

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

**PLEDGE OF ALLEGIANCE** – Council President Gage

**INVOCATION** – Council President Gage:

**STATEMENT OF ADVERTISEMENT:** Read by the Clerk.

Notice of this meeting has been provided to the South Jersey Times and the Elmer Times and is posted on the City Hall Bulletin Board stating the time and the place of the meeting.

**ROLL CALL:**

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

Absent: Slaughter

**APPROVAL OF BILLS:**

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

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

**PUBLIC PORTION FOR AGENDA ITEMS ONLY:**

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

Motion: 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 from the public.

Motion to close public portion on agenda items:

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

**COMMUNICATIONS/APPLICATIONS/REPORTS:**

Haven United Methodist Church Ministry in Action Prayer gathering, 4-7-23 12PM to 12:30 PM

Christian Life Center Community Outreach event, 5-6-23, 12:00PM to 3:00PM

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

**INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:**

RES. 2023-131      A RESOLUTION FOR THE APPOINTMENT OF A MUNICIPAL COURT JUDGE

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

RES. 2023-132      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*  
(8) *Matters relating to the employment relationship*

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

RES. 2023-133 RESOLUTION AUTHORIZING SIGNING AGREEMENT WITH HOMETOWN  
HVAC LLC FOR REPLACEMENT OF THE HVAC SYSTEM IN THE  
MUNICIPAL BUILDING AT #1 NEW MARKET STREET

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

RES. 2023-134 A RESOLUTION AUTHORIZING EMERGENCY TEMPORARY  
APPROPRIATIONS

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

RES. 2023-135 A RESOLUTION AUTHORIZING EMERGENCY TEMPORARY  
APPROPRIATIONS FOR WATER/SEWER UTILITIES

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

RES. 2023-136 A RESOLUTION APPROVING SOLICITATION OF QUOTES DUE TO NO  
QUOTES RECEIVED FOR THE REHABILITATION OF BASKETBALL COURTS  
LOCATED AT THE CLARENCE MAY MEMORIAL PLAYGROUND ON  
HUBBELL AVENUE

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

## **COMMITTEE REPORTS:**

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

The Committee did meet and discussed various issues.

### **PUBLIC SAFETY** (Davis, Slaughter, Groce, Gage)

Went over several items with the Lieutenant. Mr. Gage spoke about the new shared service for EMS and that Elmer was taking the lead. The mayor spoke about towing cars and that the Coalition of Safe Communities would be running events in the City.

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

Mr. Angeli updated a couple of matters.

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

The Committee discussed the loitering Ordinance and an Ordinance for warehousing. An Ordinance that would prevent people from buying commercial properties and just holding on to them.

### **NEIGHBORHOOD INITIATIVES/PARKS AND RECS** (Slaughter, Smith, Cline, Davis)

Ms. Slaughter spoke about starting spring cleanups. Five groups collected 60 bags of trash and there were 20 more groups signed up.

### **ECONOMIC AND COMMUNITY DEVELOPMENT** (Smith, Davis, Gregory, Cline)

The Committee had issues to be discussed in Executive session.

### **HOUSING** (Cline, Gregory, Gage, Davis)

Ms. Cline said the QIZ Committee would be meeting on Wednesday night. She said the AmeriCorps team would be going classes on financial literacy. It was mentioned that Karen Upshaw would be interim head of the Housing Authority.

**QIZ COMMITTEE REPORT (Cline, Gregory, Groce, Gage)**

The Committee would be meeting on Wednesday night.

**MAYORAL COMMENTS:**

The Mayor spoke about the DEP group that came down and did a clean-up for earth Day.

**ADMINISTRATOR REPORT:**

No report

**CFO REPORT:**

No report

**COMMERCE DIRECTOR REPORT:**

Mr. Bailey said that he had some issues to be discussed in Executive session.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**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.

Leon Daniels, Salem, asked about the warehousing Ordinance and the Mayor explained the purpose of the proposed Ordinance. Mr. Daniels also spoke about the portable basketball nets being set up on City streets and that he felt it opened up the City for liability.

Janice Roots, Salem, commented about an unfortunate incident where the police came to her house and that the prosecutors knew her name and very few people in the neighborhood were willing to cooperate. She stated she was disappointed that the police did not have a representative at the meeting. She also spoke about he need for a curfew and the Solicitor replied that we do have a curfew.

Mr. Daniels said that when he was young every church had a basketball league.

A woman asked about the HUD Choice Grant and te Mayor responded that it was about the housing at Westside Court.

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

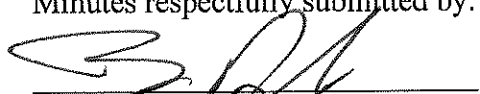
Motion: Gregory      Second Kellum      All present voted in favor in a voice vote.

**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

**CITY OF SALEM  
RESOLUTION 2023-131**

**A RESOLUTION FOR THE APPOINTMENT OF A MUNICIPAL COURT JUDGE**

**WHEREAS**, the City is in need of a Municipal Court Judge due to a vacancy in the position; and

**WHEREAS**, the City desires to make an appointment for the unexpired term of Judge Todd- Ruiz; and

**WHEREAS**, Nicholas Lacovera meets the qualifications for the position

**NOW, THEREFORE BE IT RESOLVED** by the **Common Council of the City of Salem**, pursuant N.J.S.A. 2B:12-4, Nicholas Lacovera is appointed as Salem City Municipal Court Judge for a term commencing immediately and ending March 7, 2024.

**BE IT FURTHER RESOLVED** that he shall be paid an annual salary of \$21,000.00 as authorized by the City's salary ordinance

**ATTEST:**

  
Ben Angeli, RMC


**CITY OF SALEM**

  
Earl Gage, Council President

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

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 April 10, 2023.

4-10-23  
Date

  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2023-132**

**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*  
(8) *Matters relating to the employment relationship*

**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

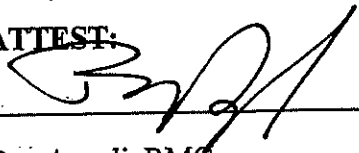
**WHEREAS**, the City Council has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

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:

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

CITY OF SALEM

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
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G. Slaughter						
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4-10-23  
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 Date

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

**CITY OF SALEM  
RESOLUTION 2023-133**

**RESOLUTION AUTHORIZING SIGNING AGREEMENT WITH HOMETOWN HVAC  
LLC FOR REPLACEMENT OF THE HVAC SYSTEM IN THE MUNICIPAL  
BUILDING AT #1 NEW MARKET STREET**

**WHEREAS**, the library is in need of a replacement HVAC system in the Municipal Building located at #1 New market Street; and

**WHEREAS**, the City received three quotes for the replacement of the HVAC system; and

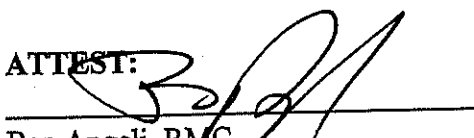
**WHEREAS**, the City Kenia Nunez, City CFO and City QPA reviewed the quotes; and

**WHEREAS**, Kenia Nunez has recommended that the City accept the quote from Hometown HVAC LLC in the amount of \$16,450.00; and;

**WHEREAS**, the CFO has determined that this is a necessary service and that the funds are available. (Acct# 3-01-26-310-299)

**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 sign the agreement with Hometown HVAC LLC for the replacement of the HVAC system in the Municipal Building located at #1 New market Street.

ATTEST:

  
Ben Angeli, RMC

CITY OF SALEM

  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
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4 10 23  
Date

  
Ben Angeli, RMC



**CITY OF SALEM  
RESOLUTION 2023-134**

**A RESOLUTION AUTHORIZING EMERGENCY TEMPORARY  
APPROPRIATIONS**

WHEREAS, an emergent condition has arisen in that the City is expected to enter in contracts, commitments or payments prior to the 2023 budget and no adequate provision has been made in the 2023 temporary budget for the aforesaid purposes, and

WHEREAS, N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purpose, and

WHEREAS, the total emergency temporary appropriation resolutions adopted in the year 2023 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$2,689,321.21,

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Salem, in the County of Salem, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of

N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$2,689,321.21 as follows:

3-01-20-100-100	General Administration SW	40,046.00
3-01-20-100-200	GENERAL ADMINISTRATION OE	750.00
3-01-20-110-100	MAYOR & COUNCIL S&W	13,700.00
3-01-20-110-200	MAYOR & COUNCIL OTHER EXPENSE	2,500.00
3-01-20-120-100	MUNICIPAL CLERK S&W	15,465.00
3-01-20-120-200	MUNICIPAL CLERK OTHER EXPENSE	5,000.00
3-01-20-130-100	FINANCE SW	48,475.00
3-01-20-130-200	FINANCE OTHER EXPENSE	7,750.00
3-01-20-135-228	AUDIT	11,250.00
3-01-20-145-100	TAX COLLECTION S&W	22,970.00
3-01-20-145-200	TAX COLLECTION OTHER EXPENSE	2,200.00
3-01-20-150-100	ASSESSMENT OF TAXES S&W	5,780.00
3-01-20-150-200	ASMNT OF TAXES OTHER EXPENSE	2,250.00
3-01-20-155-299	LEGAL MISC. EXPENSES	37,500.00

3-01-20-165-101	ENGINEERING SERVICES	7,500.00
3-01-20-170-200	ECONOMIC DEV. OTHER EXPENSE	6,500.00
3-01-20-170-299	ECONOMIC DEV MISCELLANEOUS	6,500.00
3-01-21-180-101	PLANNING BOARD	900.00
3-01-21-180-299	PLANNING BOARD OTHER EXP PROFESSIONALS	5,000.00
3-01-22-200-100	HOUSING ENF S&W	22,856.00
3-01-22-200-200	HOUSING ENF OTHER EXPENSE	-
3-01-23-210-101	LIABILITY INSURANCE	84,188.06
3-01-23-215-101	WORKERS COMPENSATION INSUR.	35,526.75
3-01-23-220-101	EMPLOYEE GROUP INSURANCE	384,500.00
3-01-23-225-101	UNEMPLOYMENT & DISABILITY INS	1,250.00
3-01-23-230-101	HEALTH BENEFITS WAIVER	1,250.00
3-01-25-240-100	POLICE DEPT. S&W	499,650.00
3-01-25-240-200	POLICE DEPT. OTHER EXPENSES	19,500.00
3-01-25-252-100	EMERGENCY MANAGEMENT S&W	1,500.00
3-01-25-260-OAK	AMB SQUAD AA/WOODSTOWN	16,750.00
3-01-25-265-200	FIRE OTHER EXPENSES	12,500.00
3-01-26-290-100	STREET MAINTENANCE S&W	145,000.00
3-01-26-290-200	STREET MAINT. OTHER EXPENSE	8,000.00
3-01-26-302-100	STREET CLEANING S&W	16,000.00
3-01-26-310-200	BUILDINGS & GRDS OTHER EXPENSE	20,000.00
3-01-26-315-200	VEHICLE MAINTENANCE	-
3-01-26-315-226	POLICE VEHICLES	1,600.00
3-01-26-315-227	FIRE VEHICLES	1,125.00
3-01-26-315-228	STREET VEHICLES	4,400.00
3-01-26-315-230	STREET SWEEPER	1,400.00

3-01-26-315-231	HOUSING VEHICLE	225.00
3-01-26-320-299	PROPERTY CLEAN UP	11,250.00
3-01-26-778-101	GARBAGE & TRASH OTHER EXPENSE sh23	20,000.00
3-01-28-370-200	RECREATION OTHER EXPENSE	6,250.00
3-01-29-330-101	SALEM FREE PUBLIC LIBRARY sheet 20	12,500.00
3-01-31-430-101	ELECTRICITY	37,000.00
3-01-31-435-101	STREET LIGHTING	30,250.00
3-01-31-440-101	TELEPHONE	19,500.00
3-01-31-446-022	NATURAL GAS	4,000.00
3-01-31-447-101	HEATING OIL	43,000.00
3-01-31-460-201	POLICE GASOLINE	7,350.00
3-01-31-460-202	ALL OTHER GASOILNE	7,150.00
3-01-32-465-200	SANITARY LNDPLL OTHER EXPENSE	33,750.00
3-01-36-472-101	SOCIAL SECURITY	57,100.00
3-01-41-729-102	HUD CHOICE GRANT	500,000.00
3-01-41-723-101	lps body armour	1,681.78
3-01-41-701-101	2020 hazardous waste/recycling tonnage	4,501.62
3-01-41-803-122	njdot belden street	206,406.00
3-01-42-701-101	POLICE DISPATCH W SALEM COUNTY SH 22	33,000.00
3-01-43-490-100	MUNICIPAL COURT S&W sheet 15c	29,500.00
3-01-43-490-200	MUNICIPAL COURT OTHER EXPENSE	4,250.00
3-01-43-495-101	PUBLIC DEFENDER	1,625.00
3-01-44-900-101	Capital imp fund	100,000.00
	total general funds	2,689,321.21

2. Said emergency temporary appropriations will be provided for in the 2023 budget.

3. That one certified copy of this resolution be filed with the Director, Division of Local Government Services.

ATTEST:

  
Ben Angeli, RMC

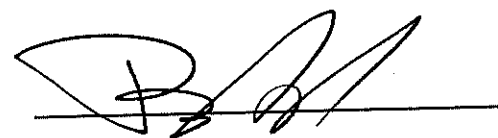
CITY OF SALEM

  
Earl Gage, Council President

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4-10-23  
Date

  
Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2023-135**

**A RESOLUTION AUTHORIZING EMERGENCY TEMPORARY  
APPROPRIATIONS FOR WATER/SEWER UTILITIES**

WHEREAS, an emergent condition has arisen in that the City is expected to enter in contracts, commitments or payments prior to the 2023 budget and no adequate provision has been made in the 2023 temporary budget for the aforesaid purposes, and

WHEREAS, N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purpose, and

WHEREAS, the total emergency temporary appropriation resolutions adopted in the year 2023 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$793,000.00,

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Salem, in the County of Salem, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of

N.J.S.A. 40A:4-20:

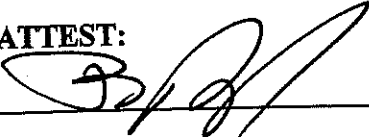
1. Emergency temporary appropriations be and the same are hereby made in the amount of \$793,000 as follows:

3-09-00-000-000	W/S OPERATING	0
3-09-55-508-111	W/S ADMIN. S/W	20,000.00
3-09-55-508-112	TREATMENT PLANT S/W	143,000.00
3-09-55-508-200	W/S OTHER EXPENSES	500,000
3-09-55-521-506	capital improvement fund	20,000
3-09-55-521-507	capital outlay	95,000
3-09-55-526-501	SOCIAL SECURITY SYSTEM	15,000.00
	total utility fund	793,000

2. Said emergency temporary appropriations will be provided for in the 2023 budget.

3. That one certified copy of this resolution be filed with the Director, Division of Local Government Services.

ATTEST:

  
Ben Angeli, RMC

CITY OF SALEM

  
Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
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**CITY OF SALEM  
RESOLUTION 2023-136**

**A RESOLUTION APPROVING SOLICITATION OF QUOTES DUE TO NO  
QUOTES RECEIVED FOR THE REHABILITATION OF BASKETBALL COURTS  
LOCATED AT THE CLARENCE MAY MEMORIAL PLAYGROUND ON  
HUBBELL AVENUE**

**WHEREAS**, there is a need to resurface the City's basketball court located at the Clarence May Memorial Playground on Hubbell Avenue; and

**WHEREAS**, the City received no quotes for this project when earlier solicited, and

**WHEREAS**, the City desires to solicit quotes for this project a second time.

**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 QPA is authorized to solicit informal quotations for the resurfacing project of the basketball court located at the Clarence May Memorial Playground on Hubbell Avenue in the City of Salem for a second time.

**ATTEST:**

  
Ben Angeli, RMC

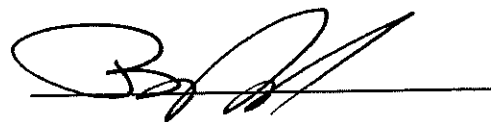
**CITY OF SALEM**

  
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