



CITY OF SALEM

Dr. Jody Veler
Mayor
Clerk/Administrator

125 West Broadway Salem, New Jersey 08079
856-935-0372

Ben Angeli
City

Common Council Caucus Meeting Minutes
February 9, 2026
5:30 pm
113 Market Street
Salem, NJ 08079

Opening: 5:30 pm

Pledge of Allegiance:

Council President Gregory

Invocation:

Council President Gregory

Statement of Advertisement:

The Clerk read the following: 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 place thereof.

Roll Call:

Present: Gregory, Cline, Gage, Henson, Jared, Kellum, Key
Absent: Long

Also present:

City Clerk / Administrator Ben Angeli, Solicitor Ranieri, Deputy Clerk Maricia E. Chiarelli, Director of Housing / Economic Development Sean Brown

Approval of bills:

Motion: Kellum and Second: Henson
All Council members present voted in favor (Roll Call)

Certain Rules of Council meetings as read by the Clerk:

The Clerk reviewed the following:

Public Portion for Agenda Items Only:

Motion to open: Kellum and Second: Henson
All Council members present voted in favor (voice vote)

The Clerk read the following: 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.



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- **Former Councilman Vaughn Croce** requested clarification on Ordinance 26-03 Section 4 J, specifically what is considered a restoration vehicle. It was noted by Mayor Veler in response to Mr. Croce's question that a motion would be made to amend Ordinance 26-03 to exclude this section as it is not applicable to our county as many homes do not have garages.

Motion to close public portion on agenda items:

Motion: Kellum and Second: Henson
All Council members present voted in favor (voice vote)

Mayors' Appointments:

Appointing Doug Wright as Planning Board Alternate #3 with a term expiring 12-31-2027

Second Reading of and Hearing for Ordinances:

1. **ORD. 26-01:** Ordinance authorizing the sale and execution of a redevelopment agreement for Block 5, Lots 26, 27 & 28 on the official tax map of the City of Salem and the execution of all necessary documents.

Motion to open the public hearing on **ORD. 26-01:**
Motion: Kellum and Second: Gage
All Council members present voted in favor (voice vote)

Motion to close the public hearing on **ORD 26-01:**
Motion: Kellum and Second: Gage
All Council members present voted in favor (voice vote)

Motion to adopt **ORD 26-01:**
Motion: Kellum and Second: Gage
All Council members present voted in favor (Roll Call)

2. **ORD. 26-02:** An Ordinance amending Chapter 210 of the code of the City of Salem, New Jersey entitled "Towing".

Motion to open the public hearing on **ORD. 26-02:**
Motion: Kellum and Second: Gage
All Council members present voted in favor (voice vote)

Motion to close the public hearing on **ORD 26-02:**
Motion: Kellum and Second: Gage
All Council members present voted in favor (voice vote)

Motion to adopt **ORD 26-02:**
Motion: Kellum and Second: Gage
All Council members present voted in favor (Roll Call)



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3. **ORD. 26-03:** An Ordinance amending Chapter 163 of the code of the City of Salem, New Jersey entitled “Property Maintenance”.

Motion to amend **ORD. 26-03:**

Motion: Henson and Second: Gage

All Council members present voted in favor (voice vote)

- Mayor Veler explained that Section 4-J contained language that restorable vehicles should be kept in a garage, and that this was not applicable to the City of Salem as many homes do not have garages.

Motion to open the public hearing on **ORD. 26-03:**

Motion: Kellum and Second: Henson

All Council members present voted in favor (voice vote)

Motion to close the public hearing on **ORD 26-03:**

Motion: Kellum and Second: Henson

All Council members present voted in favor (voice vote)

Motion to adopt **ORD 26-03:**

Motion: Kellum and Second: Henson

All Council members present voted in favor (voice vote)

Introduction of Resolutions for consideration: *Resolutions 2026-69 through 2026-769 will be made as a consent agenda*

1. **RES. 2026-69:** Resolution providing for the transfers of the 2025 Budget Appropriation Reserves
2. **RES. 2026-70:** Resolution Appointing a Commissioner to the City of Salem Housing Authority
3. **RES. 2026-71:** Resolution Authorizing Executive Session (*7 matters relating to litigation, negotiations and attorney-client privilege*)
4. **RES. 2026-72:** Resolution Reallocating Funds in the 2022 Transitional Aid for the emergency purchase of road salt from the amount earmarked for “PFNA FILTRATION SYSTEM”
5. **RES 2026-73:** Resolution Appointing Full Time Police Officer
6. **RES 2026-74:** Resolution of the Common Council of Salem City Rescinding Resolution 2026-59
7. **RES 2026-75:** Resolution Requesting Approval to Submit an application for the DCA 2026 Local Recreational Improvement Grant
8. **RES 2026-76:** Resolution Appointing a Municipal Housing Liaison

Motion on Resolutions 2026-69 through 2026-76:

Motion: Kellum and Second: Henson

All Council members present voted in favor (Roll Call)



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Committee Reports:

Administration: (Gregory, Gage, Cline, Kellum, Long)

- Gregory reported they reviewed all new hires / personnel matters
- Mayor Veler introduced MINT (Mixed Use Rental System) to the council members for consideration. This is a rental property portfolio that would be run by a utility. Mayor Veler had a handout and plans to have a contact come and speak to the council members at a future meeting for a question-and-answer session.

Public Safety: (Long, Key, Cline)

- Chief Ayars attended the meeting
- Clerk/Admin Angeli reported that it was recommended that the City of Salem make a second offer for the purchase of the "Sunbeam" building. The cost of the value appraisal would be \$1800.

Public Works: (Jared, Gage, Cline)

- Jared reported that due to the recent snowstorm, most complaints received were regarding side roads not being plowed.
- The Public Works Supervisor confirmed that we had 2 employees unable to assist with plowing at that time and 3 trucks were inoperable which left the city with 2 trucks and 5 employees.
- The city pivoted to hiring an outside company to assist with plowing for 2 days.
- Going forward, if snowstorms are predicted, proactive meetings will be held to assess, then notify the public via means of social media/eblast to keep vehicles off the street and any other pertinent information will be provided.
- Gage mentioned that the County of Salem goes out for bid yearly for snow removal with an hourly rate and that we should consider doing the same.

Ordinance: (Henson, Gregory, Kellum)

- Henson reported that the liquor store hours were being reviewed along with what constitutes as a liquor store vs. a bar.
- Information was also provided during the committee meeting clarifying information on blocks and land abatement.

Neighborhood Initiatives/Parks and Recs: (Key, Long, Henson)

- Key mentioned that he and Long met with BRS to review plans for recreation at Red Bridge Park.
- Mayor Veler mentioned she saw children playing closely to the frozen bodies of water and was concerned for their safety. It was mentioned that signage and partnering with the local school to remind the community it is not safe to walk or play near or on frozen bodies of water would be a good idea.

Commerce: (Cline, Gregory, Long, Jared)

- Cline requested to combine the Commerce and Housing reports as they went hand-in-hand and deferred to Sean Brown for the report.



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Housing: (Cline, Henson, Long, Key)

- Sean Brown reported on the following:
- The Housing Manual is being updated and will be provided for review once completed
- The Choice Neighborhood Grant plan is almost complete and ready for review
- The Land Bank is moving along. The In-Rem foreclosure process does slow the process.

Housing cont.

- There is an upcoming meeting (2/11/26) in which he hopes to find out when we will take possession of open properties. This will also have a teams option.
- A new list of homes will be prepared and presented to the solicitor for review.
- We are in our 4th round of obligation to the state with neighborhood housing.
- The Landfill RFP's consist of 4 solar companies. The proposals are being reviewed.
- The redevelopment agreement with the Glass Factory is also being reviewed.
- Housing inspections continue to take place. Vacant abandoned properties will be sent certified letters of notification (approx.. 20 at a time)
- We are showing the Salem Rising video in the lobby for visitors.

Mayor's Comments:

- **RES. 2026-77:** Resolution to submit a letter of interest to join the housing choice voucher (HCV) to Homeownership Cohort
- Mayor Veler reports that we encourage homeownership, and this is another way we can assist community members in this endeavor.
- Mayor Veler is familiar with the model of Newark city
- In order to comply, the City of Salem must submit a letter of interest to join the HCV

Administrator:

- Clerk/Admin Angeli mentioned that the EMSS Group would like to apply for the Ambulance service league grant and is seeking a letter of support from the city to do so. Clerk/Admin Angeli would like to understand where they intend to put the money if received as the financial impact of the EMS department will be significant in the coming year.

Old Business:

N/A

New Business:

- Mayor Veler mentioned that the budget will be upcoming March.
- Mayor Veler also expressed interest in receiving documentation to show where our financial gaps exist to work on closing those gaps.
- Also mentioned was applying for Workforce 55 Plus. Cline will be checking to see if Stand Up For Salem, Mr. Gower has or intends to apply for this and report back if not.



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Public Portion:

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

Motion to close public portion:

Motion: Kellum and Second: Henson
All Council members present voted in favor (voice vote)

Executive Session:

Motion to go into executive session: Kellum and Second: Henson
All Council members present voted in favor (voice vote)

6:32 pm

Minutes respectfully submitted by:

Maricia E. Chiarelli, Deputy Clerk