



## CITY OF SALEM

**Dr. Jody Veler**  
Mayor

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

**Ben Angeli**  
City Clerk/Administrator

Common Council Meeting Minutes  
February 23, 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: Gage and Second: Cline  
All Council members present voted in favor (Roll Call)

**Approval of minutes:**

- 1. Caucus Meeting 02-09-2026**
- 2. Executive Session 02-09-2026**

Motion: Gage and Second: Cline  
All Council members present voted in favor (Roll Call)

**Mayors' Appointments:**

Appointing Yeunge Groce as to the Housing Authority



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### **Certain Rules of Council meetings as read by the Clerk:**

*The Clerk reviewed the following:*

### **Presentation:**

The Food Market presentation was postponed to the March 09, 2026, Council Caucus Meeting

### **Public Portion for Agenda Items Only:**

Motion to open: Gage and Second: Cline  
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.

N/A

### **Motion to close public portion on agenda items:**

Motion: Gage and Second: Cline  
All Council members present voted in favor (voice vote)

### **Communications/Applications/Report's:**

**Approval of a Raffle License for Washington Fire Company on May 24, 2026 at 11:00PM.**

Motion: Gage and Second: Cline  
All Council members present voted in favor (voice Vote)

### **Introduction of Ordinances for First Reading:**

*This is the first reading and introduction. The public hearing for ordinance 26-04 & 26-05 will be on March 09, 2026 at 5:30 pm*

1. **ORD. 26-04: An** ordinance amending Chapter 225, Section 37 Handicapped Parking Zone, authorizing a Handicapped Parking space be created and signs to be placed at 334 New Market Street in the City of Salem

Motion to introduce **ORD. 26-04:**

Motion: Gage and Second: Cline  
All Council members present voted in favor (voice vote)

2. **ORD. 26-05:** An Ordinance amending Chapter 130 of the City Code regarding Affordable Housing Obligations.

Motion to introduce **ORD 26-05:**

Motion: Gage and Second: Cline  
All Council members present voted in favor (voice vote)



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**Introduction of Resolutions for consideration:** *Resolutions 2026-78 through 2026-88 will be made as a consent agenda*

1. **RES. 2026-78:** Resolution to refund duplicate tax quarter payments to Corelogic
2. **RES. 2026-79:** Resolution to issue third quarter 2026 estimated tax bills
3. **RES. 2026-80:** Resolution authorizing electronic tax sale in accordance with N.J.S.A. 54:5-19.1
4. **RES. 2026-81:** Resolution authorizing mailing and advertisements of 2026 tax sale notices
5. **RES 2026-82:** Resolution canceling municipal liens against city owned parcels
6. **RES 2026-83:** Resolution authorizing the hiring of Abimael Medina as a laborer for the city of Salem public works department
7. **RES 2026-84:** Resolution Authorizing Executive Session
8. **RES 2026-85:** Resolution to approve the grant application to the New Jersey Department of Community Affairs Division of Local Government Services for the FY 26 Leap Implementation Grant
9. **RES 2026-86:** Resolution to approve appraisal services
10. **RES 2026-87:** Resolution amending resolution 2026-72 to reallocate funds in the 20222 transitional aid for the emergency purchase of road salt and snow plowing from the amount earmarked for "PFNA filtration system"
11. **RES 2026-88:** Enabling resolution for supplemental funding request

**Motion on Resolutions 2026-78 through 2026-88:**

Motion: Gage and Second: Cline  
All Council members present voted in favor (Roll Call)

**Mayor's Comments:**

N/A

**Old Business:**

N/A

**New Business:**

- It was mentioned that the Road Department did an excellent job with snow removal

**Public Portion:**

Motion to open: Gage and Second: Cline  
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 on any matter. Please state your name and address, street name only for the record.

Former Councilman Vaughn Groce asked the following:

1. When will the land bank status/housing information be presented?
  - a. Sean Brown - We are awaiting the IN-REM list, as soon as it is available it will be shared with the public



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2. Where are we at with the Perdorma Redevelopment plan?
  - a. Sean Brown – This will be discussed in closed session and then addressed in the next Public session if any updates are needed at that time

**Motion to close public portion:**

Motion: Gage and Second: Cline  
All Council members present voted in favor (voice vote)

**Executive Session:**

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

**6:15 pm**

**Minutes respectfully submitted by:**

*Maricia E. Chiarelli*

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Maricia E. Chiarelli, Deputy Clerk