



**CITY OF SALEM**  
125 West Broadway Salem, NJ 08079  
856-935-0372

**Dr. Jody Veler**  
Mayor

**Ben Angeli**  
City Clerk/Administrator

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

Opening: 5:30 pm

**Pledge of Allegiance:**

Councilman Jamal Long

**Invocation:**

Assemblyman Dave Bailey

**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: Cline, Gage, Henson, Jared, Long, Key

Absent: Gregory, Kellum

**Also present:**

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

**Invocation:**

Ranch Hope & Rastelli Foods presented on the potential food market at Fenwick Plaza

**Approval of bills:**

Motion: Gage and Second: Henson

All Council members present voted in favor (Voice Vote)

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

*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.

**Public Portion for Agenda Items Only:**

Motion to open: Gage and Second: Henson

All Council members present voted in favor (voice vote)

- **Former Councilman Vaughn Croce** commented on Resolution 26-95 – resignation of Earl Gage. He wanted everyone to know how much Earl taught him during his own tenure as a councilman and thanks him for his service.
- **Former Councilman and current Planning Board Chairman William Corbin** thanked the public works/housing department for the clean up on Davis Avenue.

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

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

**Mayors' Appointments:**

N/A

**Communications/Applications/Reports:**

Approval of application for Carlos A. Mendez for membership in the NJ Fireman's Association  
Motion: Gage and Second: Henson  
All Council members present voted in favor (voice vote)

**Second Reading of and Hearing for Ordinances:**

1. **ORD. 26-04:** Ordinance amending Chapter 22, 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 open the public hearing on **ORD. 26-04:**  
Motion: Gage and Second: Henson  
All Council members present voted in favor (voice vote)

Motion to close the public hearing on **ORD 26-04:**  
Motion: Gage and Second: Henson  
All Council members present voted in favor (voice vote)

Motion to adopt **ORD 26-04:**  
Motion: Gage and Second: Henson  
All Council members present voted in favor (Roll Call)

2. **ORD. 26-05:** 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. 26-05:**  
Motion: Kellum and Second: Gage  
All Council members present voted in favor (voice vote)

Motion to close the public hearing on **ORD 26-05:**  
Motion: Kellum and Second: Gage  
All Council members present voted in favor (voice vote)

Motion to adopt **ORD 26-05:**  
Motion: Kellum and Second: Gage  
All Council members present voted in favor (Roll Call)

**Introduction of Ordinances for First Reading:**

**ORD. 26-06:** An Ordinance rescinding and replacing ordinance 26-02 and amending Chapter 210 of the code of the City of Salem, New Jersey entitled “towing”.

This is the first reading and introduction. The public hearing for Ordinance 26-26 will be on March 23, 5:30PM.

Motion to introduce **ORD. 26-06:**

Motion: Gage and Second: Henson

All Council members present voted in favor (Roll Call)

**Introduction of Resolutions for consideration:** *Resolutions 2026-90 through 2026-79 will be made as a consent agenda*

1. **RES. 2026-90:** Resolution of the Mayor and Committee of the City of Salem, County of Salem, State of New Jersey, Adopting an affordable housing trust fund spending plan pursuant to the fair housing act, N.J.S.A. 52:27D-301, ET SEQ and the City’s housing element and fair share plan
2. **RES. 2026-91:** Resolution of the Mayor and Common Council of the City of Salem, State of New Jersey, Adopting an affirmative marketing plan pursuant to N.J.A.C. 5:80-26.16 and the fair housing act, N.J.S.A. 52:27D-301, ET SEQ
3. **RES. 2026-92:** Resolution of the City of Salem, County of Salem and State of New Jersey authorizing the appointment of Sean Brown as Administrative Agent for the City’s Affordable Housing program
4. **RES. 2026-93:** Resolution approving the corrective action plan in connection with the audit report for year 2024
5. **RES 2026-94:** Resolution approving agreement between the City of Salem and the Communications Workers of America, AFL-CIO, Local 1040 Salem Crossing Guards
6. **RES 2026-95:** Resolution of the City of Salem, County of Salem, New Jersey accepting the resignation of Councilman the Honorable Earl R. Gage
7. **RES 2026-96:** Resolution Appointing Maricia Chiarelli as Deputy Registrar of Vital Statistics
8. **RES 2026-97:** Resolution Authorizing Executive Session (*7 matters relating to litigation, negotiations and attorney-client privilege*)

**Motion on Resolutions 2026-90 through 2026-97:**

Motion: Gage and Second: Henson

All Council members present voted in favor (Roll Call)

*Resolutions 2026-98 through 2026-102 will be made as a consent agenda*

1. **RES. 2026-98:** Resolution to employ Dominique Ortiz as the part time parking enforcement officer for the City of Salem
2. **RES. 2026-99:** NJUCF Green Communities Grant Inventory and Community Forest Management Plan Development
3. **RES. 2026-100:** Resolution authorizing the CFO, City Administrator/Clerk, Mayor and Council President to submit an application for 2026 calendar year transitional aid to the Director of the Division of Local Government Services
4. **RES. 2026-101:** Resolution authorizing payment to certified recycling professional for preparing and submitting 2025 recycling tonnage grant
5. **RES 2026-102:** Resolution authorizing the recycling tonnage grant application

**Motion on Resolutions 2026-98 through 2026-102:**

Motion: Gage and Second: Henson

All Council members present voted in favor (Roll Call)

## **Committee Reports:**

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

- Gage reported they focused on matters pertaining to Executive Session

### **Public Safety:** (Long, Key, Cline)

- Long reported that the Chief of Police report for 2025 was encouraging especially by way of decrease in crime
- There was also discussion about eventually relocating the Police Department.

### **Public Works:** (Jared, Gage, Cline)

- Jared reported there was discussion regarding the introduction of a new street sweeping schedule
- Angeli requested feedback from council members on the project, as it will require several new signs installed
- A proposal will be prepared and presented to the Governing Body to review

### **Ordinance:** (Henson, Gregory, Kellum)

- Henson reported there was conversation about parking solutions, updating the Cannabis ordinance, liquor store hours and towing ordinances

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

- Key mentioned that the children in the community are enjoying the basketball court at Hubbell Park
- There was further discussion about Red Bridge Park construction
- The pool renovation is projected for 2027
- There is grant money leftover that can be used to install benches or trashcans possible at some of our parks

### **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.

### **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 4<sup>th</sup> 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.

**Public Portion:**

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 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*

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Maricia E. Chiarelli, Deputy Clerk