

**DRAFT**

**DRAFT**

**CITY OF SALEM  
COMMON COUNCIL CAUCUS MEETING AGENDA  
MARCH 9, 2026**

**OPENING 5:30 PM**

**PLEDGE OF ALLEGIANCE**

**INVOCATION:**

**STATEMENT OF ADVERTISEMENT:**

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:**

Cline, Gage, Henson, Jared, Kellum, Key, Long, Gregory

**PRESENTATION:** New food market opening in the City.

**APPROVAL OF BILLS:**

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

**PROCLAMATIONS:**

**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: \_\_\_\_\_ Second: \_\_\_\_\_ 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.

Motion to close public portion on agenda items:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**COMMUNICATIONS/APPLICATIONS/REPORTS:**

Approval of application for Carlos A. Mendez for membership in the NJ Fireman's Association

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

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

ORD. 25-04

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 open the public hearing on ORD. 26-04 \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_  
Motion to close the public hearing on ORD. 26-04: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_  
Motion to adopt ORD 26-04: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

ORD. 26-05                    AN ORDINANCE AMENDING CHAPTER 130 OF THE CITY CODE  
REGARDING AFFORDABLE HOUSING OBLIGATIONS

Motion to open the public hearing on ORD 26-05 \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_  
Motion to close the public hearing on ORD 26-05: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote: \_\_\_\_\_  
Motion to adopt ORD 26-05: \_\_\_\_\_ Second: \_\_\_\_\_ RCV: \_\_\_\_\_

**INTRODUCTION OF ORDINANCES FOR FIRST READING:**

This is the first reading and introduction. The public hearing for Ordinance 26-06 will be on March 23, at 5:30PM.

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"

Motion to Introduce: \_\_\_\_\_ Second \_\_\_\_\_ RCV \_\_\_\_\_

**INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:**

**RESOLUTIONS 2026-90 THROUGH 2026-97 WILL BE DONE AS A CONSENT AGENDA**

**Any member of Council can at this time request to remove any of the resolutions from the consent agenda and they can be voted on separately.**

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

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

RES. 2026-91                    RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE  
CITY OF SALEM, COUNTY 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.

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

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

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

RES. 2026-93 RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN IN CONNECTION WITH THE AUDIT REPORT FOR YEAR 2024

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

RES. 2026-94 A RESOLUTION APPROVING AGREEMENT BETWEEN THE CITY OF SALEM AND THE COMMUNICATIONS WORKERS OF AMERICA, AFL-CIO, LOCAL 1040, SALEM CROSSING GUARDS

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

RES. 2026-95 A RESOLUTION OF THE CITY OF SALEM, COUNTY OF SALEM, NEW JERSEY ACCEPTING THE RESIGNATION OF COUNCILMAN THE HONORABLE EARL R. GAGE

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

RES. 2026-96 A RESOLUTION APPOINTING MARICIA CHIARELLI AS DEPUTY REGISTRAR OF VITAL STATISTICS

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

RES. 2026-97 RESOLUTION AUTHORIZING EXECUTIVE SESSION

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

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Voice Vote \_\_\_\_\_

**RESOLUTIONS 2026-90 THROUGH 2026-97**

**MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ ROLL CALL VOTE \_\_\_\_\_**

**COMMITTEE REPORTS:**

**ADMINISTRATION** (Gregory, Gage, Cline, Kellum, Long)

**PUBLIC SAFETY** (Long, Key, Cline)

**PUBLIC WORKS** (Jared, Gage, Cline)

**ORDINANCE** (Henon, Gregory, Kellum)

**NEIGHBORHOOD INITIATIVES/PARKS AND RECS** (Key, Long, Henson)

**COMMERCE** (Cline, Gregory, Long, Jared)

**HOUSING** (Cline, Henson, Long, Key)

**MAYORAL COMMENTS:**

**ADMINISTRATOR REPORT:**

**COMMERCE DIRECTOR REPORT:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**PUBLIC PORTION:**

Motion to open the public portion of the meeting.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ 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.

Motion to close the public portion of the meeting.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**EXECUTIVE SESSION:**

Motion to go into Executive Session

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

Motion to close Executive Session

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

**ADJOURNMENT:**

Motion to adjourn the meeting.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

*NEXT COUNCIL MEETING: MARCH 23, 2026 AT 5:30 PM*

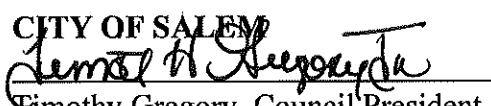
**CITY OF SALEM  
ORDINANCE 26-04**

**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**

**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 334 New Market Street, the residence of Louisa Pew.

**ATTEST:**  
  
Ben Angeli, RMC

**CITY OF SALEM**  
  
Timothy Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline		X	X			
E. Gage	X		X			
K. Henson						X
V. Jared			X			
S. Kellum						X
J. Key			X			
J. Long						X
T. Gregory			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 February 23, 2026. Public Hearing shall take place on March 9, 2026.

2/23/26  
Date

  
Ben Angeli, RMC

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dr. Jody Veler, Mayor

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 adopted by the Common Council of the City of Salem after a second reading and public hearing on March 9, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
ORDINANCE NO. 26-05**

**AN ORDINANCE AMENDING CHAPTER 130  
OF THE CITY CODE REGARDING AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, in 1975, the New Jersey Courts announced in *Southern Burlington County N.A.A.C.P., et al. v. City of Mount Laurel*, 67 N.J. 151 (1975), that New Jersey municipalities have a constitutional obligation to affirmatively plan and provide for its fair share of affordable housing for low- and moderate-income households; and

**WHEREAS**, the New Jersey Legislature codified this constitutional obligation in 1985 through the adoption of the Fair Housing Act, *N.J.S.A. 52:27D-301*, et seq. (“FHA”); and

**WHEREAS**, on March 20, 2024, the New Jersey Legislature adopted an amendment to the FHA, which abolished the Council on Affordable Housing (“COAH”), created an Affordable Housing Dispute Resolution Program within the Courts (the “Program”), and codified standards for complying with a municipality’s affordable housing obligation (“FHA Amendments”); and

**WHEREAS**, the Department of Community Affairs adopted regulations set forth at *N.J.A.C. 5:99-1* et seq. (“Affordable Housing Regulations”), implementing the FHA Amendments and the New Jersey Housing and Mortgage Finance Agency also adopted amendment to the Uniform Housing Affordability Controls, *N.J.A.C. 5:80-26.1* et seq. (“UHAC”) to implement the FHA Amendments; and

**WHEREAS**, *N.J.S.A. 52:27D-304.1(f)(2)(a)* requires municipalities seeking to participate in the Program and secure immunity from exclusionary zoning lawsuits to prepare and adopt a housing element and fair share plan that sets forth a plan for providing for a municipality’s fair share of affordable housing, and *N.J.S.A. 52:27D-304.1(f)(2)(c)* requires municipalities to adopt ordinances to implement the housing element and fair share plan; and

**WHEREAS**, the Affordable Housing Ordinance must be adopted to comply with the FHA, the Affordable Housing Regulations and the amendments to UHAC; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City of Salem to amend Article 130, “Land Use,” of the City Code by adding **Part 9, “Affordable Housing,” Article XXXIV, “Affordable Housing General Provisions,” and “Section 130-216. General program purposes, procedures,”** in order to reflect the current laws as they relate to the provision of affordable housing.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Salem, Salem County, State of New Jersey, as follows:


1. The City hereby amends Article 130, “Land Use,” of the City Code by adding **Part 9, “Affordable Housing,” Article XXXIV, “Affordable Housing General Provisions,” and “Section 130-216. General program purposes, procedures,”** as stated in **Exhibit A** attached hereto,
2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

3. In the event any clause, section, or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of the Ordinance remain in full force and effect to the extent it allows the City to meet the goals of the Ordinance.
4. This Ordinance shall take effect after final adoption and publication according to law.

**ATTEST:**

**CITY OF SALEM**

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

  
 \_\_\_\_\_  
 Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline		X	X			
T. Gregory			X			
V. Jared			X			
S. Kellum						X
K. Henson						X
J. Long						X
J. Key			X			
E. Gage	X		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 February 23, 2026. Public Hearing shall take place on March 9, 2026.

2-23-26  
 \_\_\_\_\_  
 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						
T. Gregory						
V. Jared						
S. Kellum						
K. Henson						
J. Long						
J. Key						
E. Gage						

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dr. Jody Veler, Mayor

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 adopted by the Common Council of the City of Salem after a second reading and public hearing on March 9, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
ORDINANCE 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"**

**WHEREAS**, Chapter 210 was adopted by the City Council of the City of Salem (the "City") on August 7, 1995 by Ord. No. 9513 and amended in its entirety on December 1, 2003 by Ord. No. 03-28 and on December 17, 2012 by Ord. No. 12-16; and

**WHEREAS**, Chapter 210 was amended in its entirety by the adoption of Ordinance 26-02 on February 9, 2026; and

**WHEREAS**, from time to time, the City reviews its ordinances and wishes at this time to amend Chapter 210 of the Code of the City of Salem in its entirety.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SALEM:**

- Section 1. The above-mentioned recitals are incorporated herein as though fully set forth at length.
- Section 2. Ordinance 26-02 is hereby rescinded and Chapter 210 entitled "Towing" is hereby replaced in its entirety with Exhibit A attached hereto.
- Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
- Section 4. In the event that any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of the Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.
- Section 5. This Ordinance shall take effect after final adoption and publication according to law.

**ATTEST:**

**CITY OF SALEM**

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

\_\_\_\_\_  
Timothy Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 march 9, 2026. Public Hearing shall take place on March 23, 2026.

\_\_\_\_\_  
Date

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dr. Jody Veler, Mayor

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 adopted by the Common Council of the City of Salem after a second reading and public hearing on March 23, 2026.

\_\_\_\_\_  
Date

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

## Exhibit A

### Chapter 210 - Towing

#### 210-1 Rotating List.

- A. A list of towing vendors is hereby established to provide towing services for the City of Salem on a rotating basis. The Police Department shall maintain the rotating list and determine the time period for each rotation. The list of vendors shall be determined by and under the direct supervision of the Chief of Police.
- B. A vendor shall be placed on the rotating list in the order in which its application was approved. Each new vendor shall initially be placed last on the list.
- C. If a vendor is called and for any reason does not or cannot perform the requested service, the next vendor on the list will be called to perform the towing service.

#### 210-2 Application and approval process.

- A. A vendor seeking placement on the rotating list shall be required to submit an application and receive the approval of the Chief of Police.
- B. All applicants are required to complete an application furnished by the City Clerk providing any and all information prescribed by the Chief of Police.
- C. Each vendor must be able to demonstrate to the City that it is thoroughly qualified and experienced in the towing and removal of vehicles of all types and that it has adequate facilities, equipment, expertise, licensing and personnel certified by the Towing and Recovery Association of America to perform the services in a manner satisfactory to the City of Salem Police Department.
- D. The City of Salem Police Department will conduct a background investigation of the vendor for approval of placement on the towing list. The applicant will be required to pay the associated fees.

**E.** Approval may be denied, suspended or revoked upon any of the following, but not limited to, circumstances:

(1) Submitting a fraudulent or misleading application.

(2) A criminal conviction of a named principal of the vendor.

(3) Failure to respond reliably and promptly to calls for assistance or any other unsatisfactory performance action which interferes with the proper operation of the rotating system maintained by the Police Department.

(4) Failure to utilize safe and adequate equipment as defined herein.

(5) Violation of motor vehicle laws and/or municipal ordinances.

(6) Failure or refusal to tow or remove a motor vehicle when requested to do so by an appropriate municipal official.

(7) Violations of the zoning ordinance or any other applicable ordinances or codes of the City of Salem in conducting the towing business.

**F.** Once an applicant has been approved by the Chief of Police, the applicant shall be placed on the rotating list of towing vendors for a period of one year. The application shall be renewed annually upon the payment of the fee as set forth in Subsection G of this section.

**G.** A vendor seeking placement on the rotating list shall submit an application on an annual basis. The application shall be filed with the Chief of Police not later than December 15 in the year prior to which approval is sought. All applications shall be accompanied by a non-refundable fee of \$100, which fee shall be payable to the City of Salem.

### **210-3 Regulations.**

- A.** The Police Department in general and the Chief of Police in particular shall enforce the within provisions.
- B.** The Chief of Police is hereby authorized and empowered to establish, from time to time, written policies and procedures as may be reasonable and necessary to obtain compliance with the terms of this chapter and the laws of the State of New Jersey.
- C.** All regulations, policies and procedures shall be made available for inspection by the public at the City Clerk's office during normal business hours.
- D.** Complaints by motor vehicle owners of any tow contractor shall be referred to the Chief of Police, who shall promptly investigate and resolve any dispute.

### **210-4 General requirements.**

- A.** The applicant shall verify a minimum of three years of towing-for-hire experience either as an owner or principal at an established business. Verification will be done by the Chief of Police or designee.
- B.** The applicant or agent shall not have received a criminal conviction within the last seven years involving stolen or embezzled vehicles, fraud relating to the towing business, stolen property, or any other offense of a similar nature. All applicants and tow vehicle drivers must submit to a criminal history check conducted by the City of Salem Police Department.
- C.** The principal location of the applicant must be staffed during business hours and shall maintain a clean, comfortable waiting room and toilet facilities.
- D.** The method of towing, transporting, or recovering a vehicle pursuant to this chapter shall be performed consistent with the applicable manufacturer's ratings including, but not limited to, the following:
  - (1)** Chassis gross vehicle weight rating.
  - (2)** Chassis combined gross vehicle weight rating.
  - (3)** Boom capacity rating.
  - (4)** Winching capacity rating.

- E.** The applicant shall represent that its trucks and equipment are safe, properly equipped, sound mechanically, and suitable for intended use (N.J.S.A. 39:3-1 et seq. and 49 CFR 393). The vendor may be subject to inspection by trained/certified New Jersey State Police Commercial Vehicle Inspection personnel.
- F.** The vendor shall file a list of rates and charges for each type of service provided by each towing and recovery unit. The filed rates may be adjusted at any time upon request by the vendor and notification to the City of Salem Police Department.
- G.** It is the responsibility of the vendor to recover all charges for vehicle towing and recovery operations from the vehicle owner or the owner's insurance carrier. Neither the City of Salem Police Department or the City of Salem shall be responsible for collecting any fees that are owed to the vendor.
- H.** It is the responsibility of the vendor to remove all debris and/or cargo from the incident scene directly and/or use a subcontractor and in compliance with the cargo handling procedures as set forth in this chapter.

#### **210-5 Response times/location.**

- A.** Upon receiving notification from the communication center, the vendor shall be allowed 30 minutes maximum response time from the vendor's principal location. In the event that the vendor is unable to respond in the allotted time, the next vendor on the rotating list will be notified.
- B.** In the event of an emergency situation that requires police to expedite the removal of any vehicle(s), the officer on the scene may deviate from this ordinance in order to restore the flow of vehicular traffic. This may include contacting a tow vendor that is closer to the scene, permitting a faster response time, or for any other reason that the police feel is in the best interest of those involved.

#### **210-6 General operation.**

- A.** The vendor shall be available 24 hours a day, seven days a week, including holidays. This includes vehicles from accidents, impounds or that have become disabled. The request can be made from either the owner of said vehicle or from the police. If and when a vehicle which has been impounded by the City of Salem Police Department is permitted to be released, the vendor must make every effort to provide this service. All vehicles impounded by the police must have proper authorization from the City of Salem Police Department prior to that vehicle being released from the vendor. The City of Salem Police Department will provide the owner or designee of the vehicle with a signed copy of the vehicle impound report verifying the proper release. In the event a vehicle is impounded by the police for a DWI arrest, per John's Law, the vehicle shall be impounded for a period of 12 hours from the time of arrest. The vehicle cannot be released prior to this time once it has been secured at the vendor's location. After 12 hours have lapsed, vendors should make every attempt to properly release the vehicle once a request has been made.

- B.** The Salem County Dispatch Center will contact vendors by land line, cell phone, answering machine or pagers; In the event personal contact is not made, the dispatcher will leave a message verifying that contact was attempted. The dispatcher will then proceed to the next tow vendor on the rotating list.
- C.** The vendor shall accept at least two major credit cards and shall be able to charge the patron for any credit card service fees.
- D.** The vendor shall not remove any vehicle from any roadway without proper authorization.
- E.** The vendor shall answer calls for towing.
- F.** The vendor shall be reasonably responsible for clearing the roadway of debris, except hazardous materials. Hazardous materials may be defined as any dangerous or unknown substance which the vendor has not been properly trained or licensed to dispose.
- G.** The vendor shall notify the communications dispatcher when unable to respond to a call or when unable to meet the response time requirement. The vendor shall also immediately notify the communications dispatcher when unable to respond or when unable to meet the response time requirements of a previously accepted call.
- H.** The vendor shall not assign calls to other tow companies.
- I.** When patrons do not have funds available for payment, the vendor shall tow the patron's vehicle to the vendor's storage facility until payment arrangements have been made.
- J.** The vendor and company representatives shall cooperate and communicate with the police officer in charge and other emergency service personnel at incident scenes.
- K.** The vendor must post, in a conspicuous manner, a copy of its approved service rates.
- L.** The vendor or its agent must be available to surrender **property** from towed vehicles during normal business hours and on Saturday, 9:00 a.m. to 12:00 noon. If the impound yard is not open on Saturdays, a sign indicating a phone number to call for the owner to arrange release of the **property** must be posted.
- M.** All drivers/operators must possess a valid New Jersey driver's license.
- N.** The vendor must maintain individual written records for impounded vehicles. These records will indicate full vehicle information, date and time towed and released. An odometer reading must be recorded if accessible. Impound vehicles will not be released without authorization from the City of Salem Police Department.
- O.** The Chief of Police shall have the discretion to determine the maximum number of

vendors needed for the City of Salem.

**2107 Driver requirements.**

- A. The vendor shall submit a list of drivers with copies of their New Jersey driver's licenses. This information will be submitted to the City of Salem Police Department for background checks.
- B. The vendor shall notify the Chief of Police or designee concerning any changes in employee status, including additions and deletions.
- C. Drivers shall behave in a professional manner.

**2108 Insurance requirements.**

- A. Each vendor shall be required to purchase, maintain and provide during the time of service on the rotating list of proof of insurance, including the certificate(s) furnished by a reputable insurance company licensed to do business in the State of New Jersey, containing the following coverage with liability limits as set forth below:
  - (1) Garage liability/comprehensive general liability insurance policy in an amount not less than \$300,000 combined single limit covering bodily injury and property damage liability including, but not limited to, personal injury, products liability (where applicable), independent contractor and completed operation coverage.
  - (2) Garage keeper's legal liability insurance policy in an amount not less than \$100,000. Said policy must include both comprehensive and collision, and an endorsement to include "on hook."
  - (3) Automobile liability insurance policy in an amount not less than \$300,000 combined single limit covering bodily injury and property damage liability including, but not limited to, owned, non-owned and hired vehicles.
  - (4) Worker's compensation insurance as required by law, including but not limited to statutory New Jersey workers' compensation benefits and employers' liability of at least \$100,000.
  - (5) Excess umbrella liability. In the event that garage liability and/or automobile liability cannot be purchased up to the required three-million-dollar limit, an excess liability or umbrella liability policy must be purchased to effect a total liability limit of \$300,000. Excess or umbrella liability policies will not be required for garage keeper's policies that meet or exceed the one-hundred-thousand-dollar minimum limit.
- B. A copy of proof of coverage shall be provided to the City Clerk and Chief of Police.
- C. It is the responsibility of the tow service vendor to forward any changes in coverage to the City Clerk and Chief of Police as set forth above. Failure to do so shall be grounds for removal from the list. The policy shall contain coverage with liability limits as set forth herein.

vendors needed for the City of Salem.

**2107 Driver requirements.**

- A.** The vendor shall submit a list of drivers with copies of their New Jersey driver's licenses. This information will be submitted to the City of Salem Police Department for background checks.
- B.** The vendor shall notify the Chief of Police or designee concerning any changes in employee status, including additions and deletions.
- C.** Drivers shall behave in a professional manner.

**2108 Insurance requirements.**

- A.** Each vendor shall be required to purchase, maintain and provide during the time of service on the rotating list of proof of insurance, including the certificate(s) furnished by a reputable insurance company licensed to do business in the State of New Jersey, containing the following coverage with liability limits as set forth below:
  - (1)** Garage liability/comprehensive general liability insurance policy in an amount not less than \$300,000 combined single limit covering bodily injury and property damage liability including, but not limited to, personal injury, products liability (where applicable), independent contractor and completed operation coverage.
  - (2)** Garage keeper's legal liability insurance policy in an amount not less than \$100,000. Said policy must include both comprehensive and collision, and an endorsement to include "on hook."
  - (3)** Automobile liability insurance policy in an amount not less than \$300,000.00 combined single limit covering bodily injury and property damage liability including, but not limited to, owned, non-owned and hired vehicles.
  - (4)** Worker's compensation insurance as required by law, including but not limited to statutory New Jersey workers' compensation benefits and employers' liability of at least \$100,000.
  - (5)** Excess umbrella liability. In the event that garage liability and/or automobile liability cannot be purchased up to the required three-million-dollar limit, an excess liability or umbrella liability policy must be purchased to effect a total liability limit of \$300,000. Excess or umbrella liability policies will not be required for garage keeper's policies that meet or exceed the one-hundred-thousand-dollar minimum limit.
- B.** A copy of proof of coverage shall be provided to the City Clerk and Chief of Police.
- C.** It is the responsibility of the tow service vendor to forward any changes in coverage to the City Clerk and Chief of Police as set forth above. Failure to do so shall be grounds for removal from the list. The policy shall contain coverage with liability limits as set forth herein.

**2109 Storage requirements.**

- A.** Vendor should be equipped with proper, safe and secure storage for all vehicles that are towed and stored. The Chief of Police or his designee may conduct an annual inspection of the storage facility.
  
- B.** Impounded vehicles shall only be released upon proper authorization of the City of Salem Police Department. Vendor shall assume responsibility for all impounded vehicles released without authorization.
  
- C.** Personal property is considered to be anything that is not directly affixed to the vehicle. Such items shall be released to the owner upon request during normal business hours at no charge.
  
- D.** All vehicles impounded by the City of Salem Police Department will be stored at the vendor's location in a secure manner. This may include within a secured structure, inside the vendor's garage, within a secure barrier, or by any other measures taken to reduce theft or vandalism.
  
- E.** Each storage facility must be:
  - (1)** Located in close proximity to the vendor.
  - (2)** Secured by a minimum six-foot barrier sufficient to deter trespassing and/or vandalism.
  - (3)** Staffed or available for access between the hours of 8:00 a.m. and 6:00 p.m. Monday through Friday, and Saturday, 9:00 a.m. to 12:00 noon, excluding legal holidays. If the impound yard is not open on Saturdays, a sign indicating a phone number to call for the owner to arrange release of the vehicle must be posted. If the vendor is unable to release the vehicle on Saturday, the storage fee cannot be charged for Saturday or Sunday.
  - (4)** Sufficient in size to accommodate all vehicles towed at the request of the City of Salem Police Department.
  - (5)** Secure for all vehicles in custody, proportionate to the history and level of crime and/or vandalism in the area.

## **210-10 Equipment requirements.**

**A.** A vendor must present for service a minimum of two trucks, consisting of a flatbed and a wrecker, which meet the following minimum requirements:

- (1)** Ten thousand pounds GVWR minimum commercially manufactured wrecker and chassis.
- (2)** Minimum wheel lift capacity of 3,000 pounds.
- (3)** Minimum winch capacity of 8,000 pounds.
- (4)** Three-eighths-inch-by-one-hundred-foot cable or OEM specifications. Fil
- (5)** Two safety chains, 3/8 inch by 10 feet high test.
- (6)** Two tow chains, 3/8 inch by 10 feet high test with J&T hooks, and grab hooks.
- (7)** Three-ton snatch block.
- (8)** Trailer ball hitch attachment.
- (9)** Motorcycle towing equipment.
- (10)** Amber emergency lights with proper amber light permit from State of New Jersey.
- (11)** Two flood or work lights to the rear of the wrecker.
- (12)** Two-way radio or cellular phone.
- (13)** Assortment of tools.
- (14)** Jumper cables.
- (15)** Flashlight, fire extinguisher, first aid kit.
- (16)** Gas can.
- (17)** Lug wrench and jack.
- (18)** Broom and shovel, road flares, triangles or road cones.
- (19)** Fourteen thousand five hundred pounds GVWR minimum commercially manufactured flatbed and chassis 17 feet or longer hydraulically operated slide back or tilt bed.
- (20)** Three-eighths-inch-by-fifty-foot cable or OEM specifications.
- (21)** Four safety chains, 3/8 inch by 10 feet high test.

- (22) One bridle chain, high test with J hooks and grab hooks.
- (23) One four-ton snatch block.
- (24) Assortment of wood blocks and boards.

**B.** In addition to the requirements of Subsection **A** of this section, vendor must present for service a minimum of one additional truck, which meets the following minimum requirements:

- (1) One 35,000 pounds GVWR minimum commercially manufactured wrecker and chassis.
- (2) Meeting state and federal DOT requirements governing commercial motor vehicles.
- (3) Air brakes.
- (4) Air transfer system for the controlling of the brakes of the towed vehicle.
- (5) Axle lift with a minimum lift capacity of 25,000 pounds and a tow capacity of 80,000 pounds.
- (6) Two safety chains, 1/2 inch by 10 feet alloy.
- (7) Two tow chains, 5/8 inch by 10 feet alloy.
- (8) Axle lift safety straps or equivalent retention device.
- (9) Amber emergency lights with proper amber light permit from the State of New Jersey.
- (10) Two flood or work lights to the rear of the wrecker.
- (11) Tow light bar or magnetic tow lights.
- (12) Two-way radio or cellular telephone.
- (13) Assortment of wood blocks or boards.
- (14) Assortment of tools.
- (15) Flashlight.
- (16) T-Bolts/maxi release pins.
- (17) Angle iron.
- (18) First aid kit.
- (19) Fire extinguisher.
- (20) Broom and shovel.
- (21) Road flares, triangles and road cones.

**C.** The vendor must have the capability to tow a minimum of three vehicles at the same time.

**D.** The vendor will be permitted to tow a vehicle over 10,000 pounds gross vehicle weight (GVWR) for disabled vehicles only.

§ 210-11 **Recovery duty.**

**A.** Includes service for all accidents, recovery, and winching incidents for any vehicle over 10,000 pounds GVWR or any vehicle that has dual wheels.

**B.** The vendor must meet the following **minimum** requirements:

- (1) Two thirty-five-thousand-pound GVWR minimum commercially manufactured wrecker and chassis with wheel lift. All wreckers must be fully hydraulic. Mechanically or electronically operated wreckers and/or fifth wheel hookups will not be permitted.
- (2) Oshkosh or Sterling-type crane can be substituted for one mechanical boom wrecker.
- (3) Meeting state and federal DOT requirements governing commercial motor vehicles.
- (4) Air brakes.
- (5) Air transfer system-the controlling of the brakes of the towed vehicle.
- (6) At least one truck shall have an axle lift with 25,000 pounds minimum lift capacity and 80,000 pounds tow capacity.
- (7) Fifty-thousand-pounds minimum winch capacity.
- (8) Fifty-thousand-pounds minimum boom capacity.
- (9) Five-eighths-inch-by-two-hundred-foot cable or OEM specifications.
- (10) Two safety chains one-half-inch-by-eight-foot alloy.
- (11) Two tow chains 1/2 inch by 10 feet and four chain binders.
- (12) Four winching chains one-half-inch-by-eight-foot alloy.
- (13) Four tie down chains 5/16 inch by 10 feet and four chain binders.
- (14) Two recovery straps six inches by 20 feet or longer.
- (15) Axle-lift safety straps or equivalent retention device.
- (16) Two scotch blocks or recovery stiff legs mounted into body of truck.
- (17) Two twelve-ton snatch blocks.
- (18) Amber emergency lights with proper amber light permit from the State of New Jersey.
- (19) Two flood or work lights to the rear of the wrecker.
- (20) Two-way radio or cellular telephone.
- (21) Assortment of wood blocks and boards.
- (22) Assortment of tools.
- (23) Flashlight.
- (24) Angle iron.
- (25) Tow light bar or magnetic tow lights.
- (26) T-bolts/maxi release pins.

(27) Hydraulic bottle jack.

(28) First aid kit.

(29) Fire extinguisher.

(30) Broom and shovel.

(31) Road flares, triangles or  
road cones.

(32) Additional equipment  
either owned or  
subcontracted.

(33) One air cushion recovery  
system including starter  
cushions, with motor-driven  
air pump, with lifting  
capacity of 100,000 pounds.

(34) One semitractor with fifth  
wheel.

(35) One Lowboy or Landall-  
type equipment-hauling  
trailer with minimum  
hauling capacity of 40,000  
pounds.

(36) One relief trailer or truck capable of transferring loads off damaged trucks.

**210-12 Suspensions; termination; appeals.**

A. The Chief of Police is empowered to suspend or remove vendors from the towing list for three failures to respond on a timely basis, failure to demonstrate the skills necessary to perform tows or recoveries in a safe, prompt and efficient manner, or excessive, unresolved customer complaints.

B. Termination may occur if the application is fraudulent, an indictable conviction of the owner, the owner's insurance is cancelled, or if there is evidence indicating a pattern of consumer fraud or any serious violation as determined by the Chief of Police.

- C. The vendor may appeal any disciplinary action to the City of Salem Council. The sanctions of the Chief of Police will not be stayed pending appeal.

**210-13 Cargo-handling procedures.**

- A. Where the driver, owner, or his representative is capable of action on his own, the police officer will make it clear to him that responsibility for safeguarding or disposal of property rests with him and that it must be disposed of promptly. The police officer will instruct the driver to remain with the disabled or wrecked vehicle until the vehicle and cargo are off the roadway and in a place of safety designated by the driver or owner of the vehicle.
- B. Where the driver, owner or his representative is not able to take over himself, but the vehicle and its contents can be handled expediently by a wrecker, the police officer will advise the authorized vendor called to tow the disabled or wrecked vehicle to take charge of the vehicle and its contents.
- C. In all such cases involving the handling, safeguarding and disposal of such property, where police officers rather than the owners or drivers must take charge, the owner or some other responsible party will be promptly notified by the City of Salem Police Department.
- D. If there is a load spillage on the roadway which the wrecker, in the opinion of the City of Salem Department, cannot handle, NJDOT maintenance crews or the Public Works Department (on non-state highways) shall be notified. Cargo shall not be disposed of by maintenance crews. The City of Salem Police Department shall have sole authority to dispose of cargo that is in the best interest of the public.
- E. In the event of spillage of perishable goods (food, drugs, alcohol), the County Department of Health shall be notified by the City of Salem Police Department, requesting one of their inspector's reports to the scene to inspect the goods and take such action as appropriate.
- F. If, in the opinion of the City of Salem Police Department, after consultation with the authorized vendor, the cargo must be unloaded before the vehicle can be removed, the following procedure shall be followed:
  - (1) It is imperative that any vehicle disabled or involved in an accident be removed as quickly as possible. This also applies to a vehicle that is on the shoulder or overturned in a ditch or berm. To accomplish this, the trucking company shall assume as much responsibility as possible. The off-loading of cargo must begin no less than one hour after the communication center dispatcher is notified.
  - (2) The communication dispatcher will contact the company and make all arrangements for trucks and manpower at the scene. The Police Officer in charge of the scene will make arrangements to remove the vehicle and its cargo by the best possible means. The order of preference is as follows:
    - (a) Company truck and company manpower.
    - (b) Company truck, authorized vendor manpower.

- (c) Towing vendor truck and manpower.
- (d) Towing vendor truck and NJDOT or Public Works maintenance manpower.
- (e) NJDOT or Public Works maintenance trucks and NJDOT or Public Works maintenance manpower.

(3) Should the NJDOT or Public Works be involved with the off-loading of the cargo, a maintenance supervisor shall dispatch the necessary personnel and equipment and, under the direction of that supervisor, shall unload the cargo. It shall not be disposed of by the NJDOT or Public Works unless or until abandonment by the owner is established. The City of Salem Police Department shall have sole authority to dispose of the cargo in the best interest of the public.

G. In the event of a spillage of petroleum products, the protocol of the City of Salem Fire Department and Office of Emergency Management shall be followed.

**210-14. Fee schedule for nonconsensual law enforcement tow.**

A. The schedule of maximum permissible towing charges, pursuant to N.J.S.A. 40:48-2.49, shall be as follows:

**1.** The maximum permissible towing charge for light duty towing shall be One Hundred Seventy-Five Dollars (\$175.00). Light duty towing is defined to include the total weight of the towed vehicle and any load carried on such vehicle to be less than ten thousand (10,000) pounds. After the vehicle has been towed a distance often (10) miles, the maximum additional fee shall be Five Dollars (\$5.00) per mile to the location the vehicle is to be taken. If the service call is received by the approved towing operator after 5:00 p.m. and before 7:00 a.m. on a weekday, holiday, Saturday or Sunday, then the maximum charge for delivery of a towing vehicle to the scene shall be One Hundred Eight-Five Dollars (\$185.00) and Five Dollars (\$5.00) per mile may be charged for delivery of the vehicle to the agreed-upon location.

**2.** The maximum permissible towing charge for medium duty towing shall be One Hundred Eighty-Five Dollars (\$185.00) to provide a properly equipped towing vehicle at the scene where the vehicle to be towed is located. Medium duty towing is defined to include the total weight of the towed vehicle and any load carried on such vehicle to be thereon being ten thousand (10,000) pounds or more. After the vehicle has been towed a distance often (10) miles, the maximum additional fee shall be Five Dollars (\$5.00) per mile to the location the vehicle is to be taken. If the service call is received by the approved towing operator after 5:00 p.m. and before 7:00 a.m. on a weekday, holiday, Saturday or Sunday, then the maximum charge for delivery of a towing vehicle to the scene shall be One Hundred Ninety-Five Dollars (\$195.00) and Five Dollars (\$5.00) per mile may be charged for delivery of the vehicle to the agreed-upon location.

**3.** In addition to the charges set forth herein, the responding towing operator may charge an additional fee of One Hundred Dollars (\$100.00) for each hour or portion of an hour to provide extraordinary services necessary to recover the vehicle from an area off the

traveled portion of the roadway or to return the vehicle to an upright position following an accident. This charge may be applied for each hour the towing operator remains on the scene from which the tow is being made. This charge is not applicable to time traveled to and from the scene of the tow.

**B.** The schedule of maximum permissible storage charges, pursuant to N.J.S.4. 40:48-2.49(1)(a), shall be as follows:

- (1) For outside secured storage, \$50 per day.
- (2) For inside secured storage, \$60 per day.

**C.** The fees set forth on the above schedule for towing rates are the maximum charges that shall apply to basic towing services rendered as a result of an accident, theft recovery, police impoundment, abandoned vehicle removal, disabled vehicle, illegally parked vehicle and/or all other instances when the towing and/or storage service is requested by the Police Department. There shall be no additional charges, including but not limited to flat bedding, waiting time, winching, cleanup costs and additional labor.

**D.** The fees set forth on the above schedules shall not apply when the vehicle owner/operator requests the services of a specific tower/storage facility. In such cases, when the services are being requested privately by individuals and not by the Police Department, the fees shall be as agreed upon between the individual and the tower/storage facility.

**E.** The City of Salem, including the Police Department, and all officials and agents thereof, shall not be liable or responsible for the payment of any towing, storage or other charge, fee, expense or claim of any nature whatsoever, whether or not the same was incurred or arose from events prior to the adoption hereof, to approved operators performing services hereunder, and such operators shall proceed directly against the owner of the vehicle. The only exceptions to the foregoing shall be as follows:

(1) When the City is the owner of the vehicle, such as a disabled police car, and the City requests the tow, the City shall be responsible for the towing charge as set forth in the schedule above and/or any applicable storage charge at the rate of \$3 per day for the first 30 days of storage per vehicle and \$2 per day for the 31st day of storage and thereafter, subject to a limit of \$400 per vehicle stored, regardless of the duration of the storage.

(2) In the event that the Police Department requires a vehicle involved in an alleged crime or a fatal accident to be held for investigation, the Chief of Police may, after review of all of the circumstances, waive towing or storage fees, or both, pursuant to a written directive from the Chief upon request of the vehicle owner, in which case the City shall compensate the operator in the amounts applicable to a City-owned vehicle as set forth in the foregoing subsection.

(3) In no event will the City be responsible for storage charges in excess of the legal fee limits set forth in N.J.S.A. 40:48-2.50, as the same may be amended by the legislature, if the same be less than as provided for herein.

**F.** The relationship between approved operators and the City is one of independent contractor. Approved operators shall not be construed in any manner to be employees or agents of the City. Each approved operator on the list agrees to indemnify and save harmless the City and its officials, employees and agents from and against any suits, actions, damages, claims, fees, costs, expenses, including attorneys' fees, fines or penalties to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of the provision of service provided at the request of the City pursuant to this chapter.

**G.** A copy of this chapter and the schedule of fees contained herein shall be made available to the public during normal business hours at the City Municipal Building, the Police Department and at each approved operator's place of business. Each approved operator shall post, in a prominent place clearly visible to the public, a schedule of the fees that may be charged for all services provided pursuant to this chapter.

**H.** If no approved operator has suitable equipment to tow large or specialized vehicles, then the police or other City employee may contact a non-approved vendor to tow a large or specialized vehicle within the City. Specialized towing operators shall not be bound by the towing and storage fees set forth in this Ordinance.

#### **210-15 Sale of unclaimed vehicles.**

**A.** Abandoned and unclaimed motor vehicles shall be disposed of and sold as the case may be in accordance with the provisions of N.J.S.A. 39:10A-1 et seq.

**B.** When an operator tows an abandoned vehicle at the request of the City of Salem, the required reports pursuant to N.J.S.A. 39:10A-1(a) shall be prepared by such operator and immediately furnished to the Chief of Police, or his designee, who shall thereupon immediately report the same to:

- (1) The Director of the Division of Motor Vehicles; and
- (2) The National Automobile Theft Bureau.

**C.** When such motor vehicle which has been ascertained not to be stolen and to be one which can be certified for a junk title certificate pursuant to N.J.S.A. 39:10A-3 shall have remained unclaimed by the owner or other person having a legal right thereto for a period of 15 business days, even if at that time the owner has not been identified as a result of efforts to make identification by the Police Department or the Division of Motor Vehicles, the operator having possession of said vehicle shall, within three business days thereof (i.e., the 18th day), notify the Chief of Police in writing that the vehicle remains unclaimed and may request that the vehicle be sold pursuant to N.J.S.A. 39:10A-1(b).

**D.** When a motor vehicle which cannot be certified for a junk title certificate pursuant to N.J.S.A. 39:10A-3 remains unclaimed by the owner or other person having a legal right thereto for a period of 20 business days, the operator having possession of said vehicle shall, within

three business days thereof (i.e., the 23rd day), notify the Chief of Police in writing that the vehicle remains unclaimed and may request that the vehicle be sold in accordance with N.J.S.A. 39:10A-1(c).

**CITY OF SALEM  
RESOLUTION 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**

**WHEREAS**, in 1975, the New Jersey Courts announced in *Southern Burlington County N.A.A.C.P., et al, v. Township of Mount Laurel*, 67 N.J. 151 (1975), that New Jersey municipalities have a constitutional obligation to affirmatively plan and provide for its fair share of affordable housing for low- and moderate-income households; and

**WHEREAS**, the New Jersey Legislature codified this constitutional obligation in 1985 through the adoption of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. ("FHA"); and

**WHEREAS**, on March 20, 2024, the New Jersey Legislature adopted an amendment to the FHA, which abolished the Council on Affordable Housing ("COAH"), created an Affordable Housing Dispute Resolution Program within the Courts (the "Program"), and codified standards for complying with a municipality's affordable housing obligation ("FHA Amendments"); and

**WHEREAS**, the Department of Community Affairs adopted regulations set forth at N.J.A.C. 5:99-1 et seq. ("Affordable Housing Regulations"), implementing the FHA Amendments and the New Jersey Housing and Mortgage Finance Agency also adopted amendments to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC") to implement the FHA Amendments; and

**WHEREAS**, N.J.A.C. 5:80-26.16 requires that municipalities adopt an Affordable Housing Trust Fund Spending Plan in accordance with UHAC requirements;

**WHEREAS**, the amendments to UHAC now necessitate adoption of an Affordable Housing Trust Fund Spending Plan and the City has determined that it is in the best interest of the City of Salem to adopt an Affordable Housing Trust Fund Spending Plan as set forth below.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Salem, County of Salem, State of New Jersey, as follows:

1. The City of Salem hereby adopts the following Affordable Housing Trust Fund Spending Plan as the Affordable Housing Trust Fund Spending Plan of the City of Salem.
2. All previously adopted Affordable Housing Trust Fund Spending Plan(s) are hereby repealed and replaced with this Affordable Housing Trust Fund Spending Plan.
3. The appropriate City officials, staff and professionals are authorized and directed to take all actions required to implement the terms of this Resolution.
4. This Resolution shall take effect pursuant to law.

**ATTEST:**

**CITY OF SALEM**

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

\_\_\_\_\_  
Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_  
Date

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

**City of Salem – Salem County**  
**Affordable Housing Trust Fund Spending Plan**  
**Fourth Round (2025 – 2035)**

**INTRODUCTION AND BACKGROUND**

The City of Salem (the “City”), Salem County, has prepared a Housing Element and Fair Share Plan dated November 2025 in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and consistent with the affordable housing regulations set forth at N.J.A.C. 5:93-1 et seq., N.J.A.C. 5:97-1 et seq., and the Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq.

An Affordable Housing Ordinance (the “Ordinance”), which shall include a provisions for development fees that will create a dedicated revenue source for affordable housing, will be adopted by City Council in 2026. The Ordinance will establish the City’s Affordable Housing Trust Fund, which is an interest-bearing account dedicated to providing funding for affordable housing mechanisms as outlined in the City’s Housing Element and Fair Share Plan. All development fees, payments in lieu of construction, and other funds related to affordable housing received by the City will be deposited into this account.

This is the City’s first Affordable Housing Trust Fund Spending Plan. As the City has just established a trust fund, the balance is currently at \$0. This Spending Plan is based on revenues projected based on previous building permits issued over the past 5 years, and the estimated value of construction of those improvements.

This updated Spending Plan is intended to demonstrate commitment of the funds in the Affordable Housing Trust Fund within four years of the date of collection as required by P.L. 2008 c.46, anticipated to be deposited during the Fourth Round (through July 2035). The Spending Plan will be amended as needed to respond to affordable housing needs or opportunities that may emerge and may also be amended if there are significant changes to anticipated revenue .

This Spending Plan provides estimates of projected funding, proposals for expenditure in support of the Fair Share Plan and t he City’s affordable housing inventory and provides guidance to ensure that funds are spent in accordance with the requirements of N.J.A.C. 5:97- 8.7 through 8.10. In accordance with N.J.S.A. 52:27D-329.2 and -329.3, all funds deposited into the City’s Affordable Housing Trust Fund are to be spent within 4 years of their receipt. The City will provide annual monitoring to the AHMS as administered by the NJDCA.

**1. REVENUES FOR CERTIFICATION PERIOD**

All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguish ed controls, and interest generated by the trust fund monies will be deposited in a separate interest-bearing affordable housing trust fund account for the purposes of supporting and providing affordable housing. These funds have been and shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated through 2035, the following have been considered:

(a) Development fees.

1. Residential and non-residential construction projects that are subject to the development fee requirements. (Affordable Housing Development Fees) and fees for developments that have already received approval by the Salem City Planning Board; and

2. Applications for non-residential construction projects that are currently pending and will be heard by the Land Development Board and are likely to receive building permits and/or certificates of occupancy before 2035; and
3. Non-residential construction projects that are likely to occur before 2035 based on available land, economic conditions, and historical rates of development.
4. For the purposes of this plan, estimated development fees are \$15,000 annually for the remainder of the reporting period. This is based on a calculation of the estimated value of construction per building permit data for the past 5 years.

**(b) Payment in lieu (PIL) of on-site construction.**

Payments in lieu (PIL) of construction from residential developers that have or are expected to enter into an agreement with the City to make a specific payment to the Affordable Housing Trust Fund in lieu of providing affordable housing units onsite.

At this time, the City is not anticipating any payments in lieu of construction.

**(c) Other funding sources.**

Potential funds from other sources include the sale of units with extinguished controls, repayment of affordable housing program loans (such as rehabilitation or down payment assistance), rental income, and proceeds from the sale of affordable units.

Any such payments will be accepted, but at this time the City is not anticipating any alternative sources of revenue, and no projections of revenue derive from such payments.

**(d) Projected interest.**

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate. The interest is conservatively estimated to be approximately \$500 per year. All interest earned on the account shall be used only for the purposes of affordable housing.

Table 1. Projected Revenues 2025 - 2035												
Starting Balance (3/9/2026)	\$0											
SOURCE OF FUNDS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development Fees:	\$7,500	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$7,500	\$150,000
1. Approved Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
2. Development Pending Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
3. Projected Development	\$7,500	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$7,500	\$150,000
(b) Payments In Lieu of Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(c) Other sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(d) Interest on Total Account Balance	\$250	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$250	\$5,000
<b>Total</b>	<b>\$7,750</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$7,750</b>	<b>\$155,000</b>

The City projects a total revenue of \$155,000.00 to be collected from January 2025 through July 2035 and to spend on funding and administering affordable housing programs until 2035.

## **2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

The City will follow the following procedures for the collection and distribution of affordable housing trust fund revenues.

### (a) Collection of fees and payments:

1. Development fees shall be collected consistent with the City's development fee ordinance for and non-residential projects in accordance with the N.J.A.C. 5:97-1 et seq and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).
2. Payments-in-lieu shall be collected as set forth in an Agreement between the City and the Developer. Typically, payments will be made in no more than four (4) installments as the development progresses and the entire payment shall be made prior to the issuance of the final Certificate of Occupancy.

### (b) Distribution of development fee revenues:

1. The Municipal Housing Liaison, City Planner, Administrative Agent, and City Administrator coordinate compliance and implementation of the Spending Plan as it relates to the Fair Share Plan and coordinate recommendations for expenditure of funds in support of compliance or implementation of the Spending Plan.
2. The City Administrator authorizes staff to prepare a Resolution that includes an explanation of how the expenditure advances the City's affordable housing objectives, implements some aspect of the Fair Share Plan, and is consistent with the Spending Plan.
3. City Council reviews the request and authorizes the expenditure by resolution.
4. The Municipal Housing Liaison and the CFO maintain accounting of expenditures.

## **3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

### (a) New construction, extension of controls, and conversion programs and projects (N.J.A.C. 5:97-8.7)

Rehabilitation Program: \$60,000.00

The City will dedicate \$60,000.00 to rehabilitation programs as set forth in the Housing Element and Fair Share Plan. The City will dedicate an average of at least \$5,000.00 towards each project to be paid from the Affordable Housing Trust Fund program.

### (b) Affordability Assistance (N.J.A.C. 5:97-8.8):

Municipalities are required to spend a minimum of 30% of development fee revenue to render existing affordable units more affordable and one-third of that amount must be dedicated to very-low-income households. The table below projects the minimum required affordability assistance:

<b>Table 2. Minimum Affordability Assistance</b>		
Actual development fees and interest through 12/31/2024		\$0.00
Development fees projected 2025-2035	+	\$150,000.00
Interest projected 2025-2035	+	\$5,000.00
Other funds (RCA Payment)	+	\$0.00
Less housing activity expenditures through 12/31/2024	-	\$0.00
Less projected Rehabilitation Program expenditures through 2035	-	\$60,000.00
<b>Total</b>	=	<b>\$95,000.00</b>
30 percent requirement	x 0.30 =	\$28,500.00
Less affordability assistance expenditures through 06/30/2025	-	\$0.00
<b>Projected Minimum Affordability Assistance Requirement 6/30/2025 through 06/30/2035</b>	=	<b>\$28,500.00</b>
<b>Projected Minimum Very Low-Income Affordability Assistance Requirement 12/31/2024 through 06/30/2035</b>	x 0.34 =	<b>\$9,500.00</b>

The City is required to dedicate a minimum of \$28,500 from the affordable housing trust fund to provide affordability assistance, with at least 1/3 of the required affordability assistance spending dedicated to providing assistance to very-low income households. This would be a minimum of \$9,500 that must be directed towards making housing more affordable specifically to very-low income households.

In accordance with N.J.A.C. 52:27D-329.2, the programs considered to provide affordability assistance to low and moderate income households may include the following:

1. Down Payment Assistance Program;
2. Security Deposit Assistance Program;
3. Low interest loans;
4. Maintenance expenses for condominiums;
5. Rental assistance;
6. Any other program authorized by the Department of Community Affairs (NJCA)

(c) Administrative Expenses (N.J.A.C. 5:97-8.9)

Administrative expenses are subject to a twenty percent (20%) cap. The table below demonstrates the maximum amount of Affordable Housing Trust Fund revenue that will be available for administrative expenses through 2035.

<b>Table 3. Administrative Expense Calculation</b>		
Actual development fees and interest through 02/15/2025		\$0.00
Development fees and funds projected 2025-2035	+	\$155,000.00
	-	\$0.00
Less Payment in Lieu Funds	-	
<b>Total</b>	=	<b>\$155,000.00</b>
Calculate 20 percent	x .20 =	\$31,000.00
Less administrative expenditures through 02/15/2025	-	\$0.00
<b>Projected maximum allowable for administrative expenses 02/15/2025 through 06/30/2035</b>	=	<b>\$31,000.00</b>

The City projects that \$31,000.00 will be available for administrative expenses through 2035. However, since there is no certainty about the timing of revenue deposits, the City will continue to calculate the maximum amount to be expended on administrative expenses yearly. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

1. Wait list management and general administration;
2. Administration of Down Payment Assistance Program by Administrative Agent;
3. Establishment and Administration of Homeowner Association Fee Assistance Program by Administrative Agent;
4. Establishment and Administration of the Very Low-Income Assistance program;
5. Establishment, Implementation, Administration of Market to Affordable program;
6. Fees for the sale of affordable units that are priced such that 3% of sale price is less than the Administrative Agent's minimum fee (the City pays the difference);
7. Preparation and Review of Affordable Housing Agreements, Resolutions, Deed Restrictions for affordable housing developments.
8. Preliminary engineering analysis for affordable housing sites;
9. GIS mapping and analysis related to preparation and implementation of the Fair Share Plan;
10. Litigation expenses for the review and implementation of the Fourth Round Housing Element and Fair Share Plan

**(d) Emerging Compliance Mechanisms (N.J.A.C. 5:97-8.11):**

The City will give consideration to mechanisms not currently identified in the City's Fourth Round Housing Element and Fair Share Plan as new and unforeseen opportunities to provide additional affordable housing arise in the future. This may include providing funding assistance to a new 100% affordable project that has yet to be proposed by a developer, additional rehabilitation of existing deficient housing units, development of special needs housing, or reallocating additional projected revenues towards affordability assistance programs.

**4. EXPENDITURE SCHEDULE**

The City intends to use affordable housing trust fund revenues for the creation and maintenance of affordable housing units, for affordability assistance, new emerging mechanisms, and for administration as set forth above. The City will commit funds to specific programs as outlined above, or the plan will be amended.

TABLE 4. Projected Expenditure Schedule 2025-2035												
Programs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000		\$60,000
Affordability Assistance	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850		\$28,500
Emerging Mechanisms		\$3,550	\$3,550	\$3,550	\$3,550	\$3,550	\$3,550	\$3,550	\$3,550	\$3,550	\$3,550	\$35,500
Administration	\$0	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$31,000
<b>Total</b>	<b>\$8,850</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$15,500</b>	<b>\$6,650</b>	<b>\$155,000</b>

**5. EXCESS OR SHORTFALL OF FUNDS**

In the event of any expected or unexpected shortfall in the anticipated revenues which are not sufficient to implement the plan, the City shall consider a resolution of intent to bond.

The City plans to implement the programs set forth in the Fourth Round Housing Element and Fair Share Plan and the Spending Plan incrementally with the funds that are available and will ensure that the collected funds are spent consistent with the applicable rules and regulations and in a manner that advances the City’s affordable housing goals. The purpose of the Spending Plan is to plan for expenditure of monies in the Affordable Housing Trust Fund. N.J.A.C. 5:97-8.10(a)(9) requires that the spending plan address the “manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan”. The City will assess the status of the AHTF and implementation of the Fair Share Plan annually.

In the event more funds than anticipated are collected and the available funds exceed the amount necessary to implement the Fair Share Plan, the excess funds may be used to expand the programs described above.

**SUMMARY**

The City of Salem intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the programs outlined in the Fourth Round Housing Element and Fair Share Plan dated November 2025 and this Spending Plan.

The City anticipates collection of \$155,000.00 in revenues through 2035. The municipality has provided a plan to spend projected revenues on specific projects and programs. The exact timing of additional revenues is uncertain, but the estimate is realistic based on development trends in the City. The Spending Plan will be amended if needed to adjust for changed needs or emergent opportunities for affordable housing production or assistance.

<b>Table 5. Spending Plan Summary</b>	
Balance as of December 31, 2024	\$0.00
<b>Projected Revenue 2025-2035</b>	<b>\$155,000.00</b>
Development Fees	\$150,000.00
Other Funds	\$0.00
Interest	\$5,000.00
Payment in Lieu	\$0.00
<b>TOTAL REVENUE</b>	<b>\$155,000.00</b>
<b>Expenditures</b>	
Rehabilitation	\$60,000.00
Affordability Assistance	\$28,500.00
Emerging Mechanisms	\$35,500.00
Administration	\$31,000.00
<b>TOTAL PROJECTED EXPENDITURES</b>	<b>\$155,000.00</b>
<b>REMAINING BALANCE</b>	<b>\$0.00</b>

**CITY OF SALEM  
RESOLUTION 2026-91**

**RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE  
CITY OF SALEM, COUNTY 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.**

**WHEREAS**, in 1975, the New Jersey Courts announced in *Southern Burlington County N.A.A.C.P., et al, v. Township of Mount Laurel*, 67 N.J. 151 (1975), that New Jersey municipalities have a constitutional obligation to affirmatively plan and provide for its fair share of affordable housing for low- and moderate-income households; and

**WHEREAS**, the New Jersey Legislature codified this constitutional obligation in 1985 through the adoption of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”); and

**WHEREAS**, on March 20, 2024, the New Jersey Legislature adopted an amendment to the FHA, which abolished the Council on Affordable Housing (“COAH”), created an Affordable Housing Dispute Resolution Program within the Courts (the “Program”), and codified standards for complying with a municipality’s affordable housing obligation (“FHA Amendments”); and

**WHEREAS**, the Department of Community Affairs adopted regulations set forth at N.J.A.C. 5:99-1 et seq. (“Affordable Housing Regulations”), implementing the FHA Amendments and the New Jersey Housing and Mortgage Finance Agency also adopted amendments to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”) to implement the FHA Amendments; and

**WHEREAS**, N.J.A.C. 5:80-26.16 requires that municipalities adopt an affirmative marketing plan for the affirmative marketing of affordable housing units in accordance with UHAC requirements;

**WHEREAS**, the amendments to UHAC now necessitate adoption of an Affirmative Marketing Plan and the City has determined that it is in the best interest of the City of Salem to adopt a Affirmative Marketing Plan as set forth below.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Salem, County of Salem, State of New Jersey, as follows:

1. The City of Salem hereby adopts the following affirmative marketing plan as the affordable housing affirmative marketing plan of the City of Salem.
2. All previously adopted Affirmative Marketing Plans are hereby repealed and replaced with this Affirmative Marketing Plan.
3. The appropriate City officials, staff and professionals are authorized and directed to take all actions required to implement the terms of this Resolution.
4. This Resolution shall take effect pursuant to law.

**ATTEST:**

**CITY OF SALEM**

---

Ben Angeli, RMC

---

Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_

Date

\_\_\_\_\_

Ben Angeli, RMC

## AFFIRMATIVE MARKETING PLAN

- A. In accordance with the rules and regulations pursuant to N.J.A.C. 5:80-26.16 and the Fair Housing Act, the City of Salem adopts the following as an affirmative marketing plan. The definitions set forth in Chapter 130 of the City Code shall be incorporated herein by reference.
- B. This affirmative marketing process is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age (except for "housing for older persons" as defined at N.J.S.A. 10:5.1 et seq. and age-restricted units as permitted by 42 U.S.C. § 3601 et seq.), number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 through 5.50, to dwelling units which are being marketed by a developer or sponsor of an affordable development. The affirmative marketing plan is also intended to reach those potentially eligible persons who are least likely to apply for restricted units in Region 6 by attracting applications from eligible applicant-households in preparation for the random selection process and occupancy preferences set forth in Chapter 130 of the City Code. It is a continuing program that directs all marketing activities toward Region 6.
- C. The administrative agent is the person responsible to administer the affirmative marketing program for all affordable units. The administrative agent has the responsibility to income qualify very-low-income households, low-income households and moderate-income households; to place certified households in restricted units upon initial occupancy; to provide for the initial occupancy of restricted units with income-qualified certified households; to continue to qualify households for re-occupancy of restricted units as they become vacant during the period of affordability controls; to assist with outreach to very-low-income households, low-income households and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan, and to comply with UHAC.
- D. The Administrative Agent for each restricted unit shall provide or direct qualified very-low-income households, low-income households and moderate-income households who are applicants counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
- E. All developers of affordable units shall be required to assist in the marketing of the affordable units in their respective developments.
- F. All administrative agents and the Municipal Housing Liaison will comply with monitoring and reporting requirements of UHAC and Chapter 130 "Affordable Housing" of the City Code. The developer, owner and/or administrative agent shall document and report the affirmative marketing of restricted units under their purview to the Municipal Housing Liaison, who shall ensure that developers, owners and administrative agents are marketing units in accordance with the provisions of N.J.A.C. 5:80-26.16, Chapter 67 and this Affirmative Marketing Plan. The developer, owner or administrative agent shall also provide proof of compliance to the Municipal Housing Administrator.
- G. All restricted units shall be marketed in accordance with the provisions herein.
  - (1) This Affirmative Marketing Plan shall apply to all developments that contain or propose one or more restricted units and any future affordable developments that may occur. Unless otherwise required in N.J.A.C. 5:80-26.16, supportive housing units, transitional housing units, and special needs housing units must comply with the affirmative marketing requirements of their respective sponsoring programs, where applicable.

- (2) The affirmative marketing process for available restricted units must begin at least four (4) months prior to expected occupancy of a restricted unit and may begin before construction commences. Affirmative marketing shall occur at least 120 days before the issuance of either temporary or permanent certificates of occupancy and shall continue until all restricted units are initially occupied and for as long as restricted units are deed restricted and occupancy or re-occupancy and/or purchasers of units continue to be necessary. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period that the restricted unit remains subject to affordability controls.
- (3) Advertising and outreach must take place during the first week of the affirmative marketing program and at least sixty (60) days before the random selection process and continue until all of the restricted units being brought to market at that time have been sold in the case of for-sale units or until enough applications from eligible households have been received to fill all of the restricted units plus two years of future re-rentals in the case of rental units. Applications must be accepted for no less than 45 days following the initial advertisement on the New Jersey Housing Resource Center, except for the resale of for-sale units, in which case, applications must be accepted for no less than 30 days. No random selection process may be conducted prior to sixty (60) days following the initial advertisement on the New Jersey Housing Resource Center or while applications are still being accepted. The advertisement must include all of the information set forth in N.J.A.C. 5:80-26.16(h). All advertisements for restricted units shall contain, at a minimum, the following information:
  - (a) The name and location of the restricted units;
  - (b) An address sufficient to find directions to the restricted units;
  - (c) A range of sale prices and/or rent for the restricted units;
  - (d) The physical characteristic of the restricted units, including the unit type (i.e. family, age-restricted, or supportive), size of the restricted units, as measured in bedrooms and total square footage, and accessibility features, if any;
  - (e) The number of restricted units available and the number of units available to very-low-income households, low-income households, and moderate-income households within the pertinent eligible income ranges;
  - (f) Maximum income permitted to qualify for the restricted units;
  - (g) Where applications can be found (paper or online) for the restricted unit and the amount of the required application fee;
  - (h) Business hours when interested households may obtain a paper application;
  - (i) The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)(2) and the City Code;
  - (j) The number of restricted units, including the number of sale units and/or rental units;
  - (k) The expected lease-up/closing date(s) for the restricted units;
  - (l) A description of the random selection process that will be used to select occupants of the restricted units and the expected date of the random selection;
  - (m) Contact information for the Administrative Agent, including a phone number and email address that is regularly monitored by the Administrative Agent;
  - (n) The name of the sales agent and/or rental manager, and a website address for the development, if any.
- (4) In implementing the affirmative marketing program, the administrative agent for a restricted unit shall undertake affirmative marketing in accordance with this Section and shall utilize all of the following strategies:
  - (a) Publication of at least one advertisement in a regional newspaper of general circulation within the

housing region, and shall take the form of at least one press release and a paid display advertisement in the below newspapers the first week of the marketing program and each month thereafter until all units are leased or sold. Additional advertising and publicity shall be on an “as needed” basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent. All newspaper articles, announcements and requests for applications for restricted units shall appear in the following daily regional newspaper/publication:

[1] South Jersey Times.

[2] Elmer Times.

(b) Post a listing of the available restricted units to the New Jersey Housing Resource Center, [www.njhrc.gov](http://www.njhrc.gov), at least 60 days before the random selection process and within one day following the date the owner, developer, property manager, administrative agent or other administrative entity provides information regarding the application process to prospective applicants or solicits any applications from potential applicants through any other means pursuant to N.J.S.A. 52:27D-321.6.

(c) Within one business day of listing the restricted units on the New Jersey Housing Resource Center, notify the local Continuum of Care of any restricted units for individuals with special needs that are reserved for individuals and families that are homeless and of any permanent supportive housing rental units.

(d) Publish the advertisement on at least one of the following housing search websites, in addition to the Housing Resource Center:

[1] Zillow.com

[2] Realtor.com

[3] Redfin.com

[4] Apartments.com

[5] Homes.com

[6] Trulia.com

(e) The advertising must also be posted on the following websites:

[1] City of Salem website at [cityofsalemnj.gov](http://cityofsalemnj.gov).

[2] The developer’s or owner’s website or the rental office website.

[3] If there is to be one, the website of the homeowner’s association or condominium association.

(f) Undertake at least two additional regional marketing strategies using the sources listed below, with at least one non-digital strategy if the newspaper advertisement was in print, or with at least two non-digital strategies if the newspaper advertisement was digital:

[1] Radio stations, television stations or paid potential targeted digital advertising opportunities:

- (i) New Jersey 101.5 FM
  - (ii) WGTW 48 TBN, Trinity Broadcasting Network (Television)
- [2] Newspapers and other publications:
- (i) South Jersey Times.
  - (ii) Elmer Times.
- [3] Community and Regional Organizations:
- (i) Habitat for Humanity.
  - (ii) Houses of worship.
  - (iii) Fair Share Housing Center.
  - (iv) Salem/Cumberland/Atlantic/Cape May County NAACP.
  - (v) The New Jersey State Conference of the NAACP.
  - (vi) Latino Action Network.
  - (vii) New Jersey Supportive Housing Association.
- [4] Internet websites that operate as housing search websites where restricted units will be advertised:
- (i) Zillow.com
  - (ii) Realtor.com
  - (iii) Redfin.com
  - (iv) Apartments.com
  - (v) Homes.com
  - (vi) Trulia.com
- [5] Social Media websites and platforms where advertisements will be posted or linked
- (i) Facebook.
  - (ii) Instagram.
  - (iii) Snapchat.
  - (iv) TikTok.
  - (v) X (formerly Twitter).
  - (vi) LinkedIn.
- [6] The following is the location of flyers or advertisements can be posted or provided:
- (i) City of Salem Municipal Building.
  - (ii) Salem Free Public Library.

- (iii) Developer's/Property Manager's sales/rental office.
- (iv) Salem County Administration Building.
- (v) Cumberland County Administration Building.
- (vi) Atlantic County Administration Building.
- (vii) Cape May County Administration Building.
- (viii) Salem County Library (all branches).
- (ix) Cumberland County Library (all branches).
- (x) Atlantic County Library (all branches).
- (xi) Cape May County Library (all branches).

[7] Other advertising methods:

- (i) Salem County Board of Realtors.
- (ii) Cumberland County Board of Realtors.
- (iii) Atlantic County Board of Realtors.
- (iv) Cape May County Board of Realtors.

- (5) The administrative agent shall document and report the affirmative marketing activities for the restricted units under its purview to the Municipal Housing Liaison, who shall monitor this affirmative marketing activities to ensure that developers, owners and administrative agents are marketing units in accordance with the provisions of N.J.A.C. 5:80-26.16, N.J.S.A. 52:27D-321.3 and this Affirmative Marketing Plan. The developer, owner or administrative agent shall also provide all proof of publication to the Municipal Housing Liaison.
- (6) The City's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Salem, Cumberland, Atlantic, and Cape May Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
- (7) The City's Administrative Agent shall develop, maintain and update a list of major employers in Salem, Cumberland, Atlantic, and Cape May Counties that will aid in the affirmative marketing program.
- (8) A random selection method to select occupants of low- and moderate-income housing will be used by the Municipal Housing Liaison, in conformance with N.J.A.C. 5:80-26.17(k). If the City hereby adopts the occupancy preferences which shall be utilized as part of the random selection process:
  - (a) If authorized in the site plan and/or subdivision approval for the development, a preference of up to 50 percent of the restricted units in said development for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311(j);
  - (b) A preference for very-low-income households, low-income households, and moderate-income households that reside or work in Region 6;

- (c) Subordinate to the regional preference, a preference for very-low-, low-, and moderate-income households that reside or work in New Jersey; and
- (d) If authorized in a redevelopment plan, with respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-households, low-households, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.

- H. The Administrative Agent for each restricted unit shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very-low-income households, low-income households and moderate income households; to place income eligible households in very-low-income units, low-income units and moderate income units upon initial occupancy; to provide for the initial occupancy of very-low-income units, low-income units and moderate income units with income qualified households; to continue to qualify households for re-occupancy of restricted units as they become vacant during the period of affordability controls; to assist with outreach to very-low-income households, low-income households and moderate income households; and to enforce the terms of the deed restriction-and mortgage loan in accordance with UHAC. In carrying out the affirmative marketing process, the administrative agent shall comply with all provisions of the Fair Chance in Housing Act, N.J.S.A. 46:8-52 through 64.
- I. All of the costs of advertising and affirmatively marketing restricted unit(s) shall be borne by the developers/sellers/owners of restricted unit(s).

**CITY OF SALEM  
RESOLUTION 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**

**WHEREAS**, the City of Salem has or is in the process of adopting an Affordable Housing ordinance as part of its Municipal Code; and

**WHEREAS**, the City wishes to appoint Sean Brown, the City's Director of Housing & Economic Development and Housing Liaison, to the role of Administrative Agent for the City's Affordable Housing Program; and

**WHEREAS**, the term shall commence immediately upon the adoption of this Resolution and end on December 31, 2026.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Salem, County of Salem, and State of New Jersey that Sean M. Brown, City's Director of Housing & Economic Development, is hereby appointed as the Administrative Agent for the City's affordable housing program;

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

**ATTEST:**

**CITY OF SALEM**

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

\_\_\_\_\_  
Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-93**

**RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN IN  
CONNECTION WITH THE AUDIT REPORT FOR YEAR 2024**

WHEREAS, The City of Salem, County of Salem, State of New Jersey has received the Audit Report for the Year 2024 (“2024 Audit Report”); and

WHEREAS, the Annual Audit Report makes various findings and recommendations; and

WHEREAS, the Local Finance Board in the Division of Local Government Services in the New Jersey Department of Community Affairs requires that a Corrective Action Plan be prepared by the Chief Financial Officer with the assistance of other officials affected by the audit recommendations which covers all findings and recommendations in the 2024 Audit Report and sets forth for each finding:

- a) A description of the deficiency (i.e., finding, observation, questioned costs)
- b) An analysis of why the deficiency occurred
- c) A description of procedures to be used to correct the deficiency or reason why the finding will not be corrected.
- d) An expected date of implementation (which is required to be no later than six months after the date of the 2024 Audit Report); and

WHEREAS, a Corrective Action Plan has been prepared in accordance with the requirements of the Local Finance Board, attached hereto and made a part hereof; and

WHEREAS, the Chief Financial Officer of the City has recommended that the governing body approve the Corrective Action Plan attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the common Council of the City of Salem, County of Salem, and State of New Jersey as follows:

1. The Corrective Action Plan for Audit Year 2024 attached hereto is hereby approved by the governing body of the Common Council of the City of Salem.
2. The Chief Financial Officer, along with all other appropriate officers and employees of the City are hereby authorized and directed to implement the Corrective Action Plan as approved herein.
3. A copy of this resolution and Corrective Action Plan shall be submitted to the Division of Local Government Services and placed on file in the office of the Township Clerk.
4. This resolution shall take effect immediately.

**ATTEST:**

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

**CITY OF SALEM**

\_\_\_\_\_  
Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_  
Date

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

City of Salem  
County of Salem  
Audit Report Year-2018  
Contact Person: Stephen F. Labb  
(856) 935-0372 Ext.206

**CITY OF SALEM**  
**SALEM COUNTY NEW JERSEY**

**CORRECTIVE ACTION PLAN**  
**YEAR ENDED DECEMBER 31, 2024**

Corrective Action Plan - 2024

Finance Office

**Finding/Condition # 2024-001**

A fixed asset ledger was not maintained for the year 2024.

**Context:**

A fixed asset ledger was not provided for examination.

**Recommendation:**

That a fixed asset ledger be maintained in accordance with the New Jersey Administrative Code section 5:30-5-6

**Explanation and Corrective Action:**

A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. The CFO will consult with the City's Business Administrator for a plan which would involve hiring an outside agency for fixed asset compliance.

**Implementation Date: 2026**

City of Salem  
Corrective Action Plan - 2024

Finance Office

**Finding/Condition # 2024-002**

Budget Line Items were over-expended prior to transfers.  
Current Fund 2024 Budget had over-Expenditures

**Context:**

A review of the Budget Status Reports showed over-expenditures.

**Recommendation:**

That the City establishes a procedure to prevent over-expenditure.

**Explanation and Corrective Action:**

A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. This has been corrected for the 2025 Budget Year. The City of Salem does not have any over-expenditure.

**Implementation Date: 2025**

Finance Office

**Finding/Condition # 2024-003**

The following internal controls deficiencies have been identified:

- General ledgers for all funds were not properly maintained.
- No written procedures are maintained by the city for cash receipts or disbursements, including payroll procedures.
- Utility fund revenue account status was not property maintained.
- Budget account status was not properly maintained.

City of Salem  
Corrective Action Plan - 2024

Finance Office

**Finding/Condition # 2024-003**

The following internal controls deficiencies have been identified:

- A properly maintained general ledgers for all funds.
- Written procedures for all financial transactions.
- A properly maintained utility fund revenue account status.
- A properly maintained current funds revenue account status.
- A properly maintained budget status report.

**Context:**

Balanced general ledgers were not provided for examination. Written procedures for all financial transactions were not provided for examination. Utility fund revenue account status contained many misclassifications of revenue. Current Fund revenue account status contained many misclassifications of revenues. Budget account status report was not property maintained.

**Recommendation:**

That the general ledger for all funds are properly maintained, written procedures for all financial transactions are prepared, a current fund revenue status report is properly maintained, and a budget account status is properly maintained.

**Explanation and Corrective Action:**

A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. The Utility Fund revenue account has been correct in 2025, due to the sale of the Utility. The Budget account status report is maintained in 2025. Posting errors have been reduced in 2025. General Ledgers will be updated in 2026 along with written procedures.

**Implementation Date: 2025-2026**

City of Salem  
Corrective Action Plan - 2024

Finance Office

**Finding/Condition # 2024-004**

The water/sewer billings and collections ledger was not properly maintained.

**Context:**

Water/sewer billings and collections ledger show many billing errors.

**Recommendation:**

No recommendation as the Utility funds was sold during 2024.

**Explanation and Corrective Action:**

The Utility fund was sold in 2024.

**Implementation Date: 2024**

Finance Office

**Finding/Condition # 2024-005**

An analysis of the balance in the Reserve for Developers escrow

**Context:**

An analysis of the reserve for Developers Escrow in the Trust- other trust fund was not provided for examination.

**Recommendation**

That the analysis of the balance in the reserve for developers escrow in the Trust- other trust be properly maintained

**Explanation and Corrective Action Plan:** A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. The CFO will examine developers' escrow accounts and their balances to avoid deficits and perform monthly reconciliations.

**Implementation Date: 2026**

City of Salem  
Corrective Action Plan - 2024

Clerk Office

**Finding/Condition # 2024-006**

The minutes were not properly maintained.

**Context:**

All minutes were not bound or maintained in an acceptable loose-leaf type of book and paged numbered.

**Recommendation**

That the minutes are properly maintained in accordance with N.J.S.A. 40A:9-133.

**Explanation and Corrective Action:**

All efforts will be made to maintain minutes in the proper way according to N.J.S.A. 40A:9-133. We will be posting minutes for approval in a reasonable time period after the meeting takes place. The City has hired a new Deputy Clerk who will be attending meetings and providing the minutes for approval within 30 days of the meeting taking place.

**Implementation Date: 2026**

**Finding No. 2024-007**

Some bank accounts were not reconciled properly or on a timely basis.

**Context:**

Examination of bank account reconciliations showed some were not prepared properly or on a timely basis.

**Recommendation:**

That all bank accounts are reconciled properly and on a timely basis

**Explanation and Corrective Action:**

Due to staffing issues, all accounts were not reconciled properly and on a timely basis. A procedure will be implemented to alleviate this issue.

**Implementation Date: 2026**

**Finding No. 2024-008**

Analysis of Payroll Agency balances in the Trust Other Fund was not properly maintained.

**Context:**

An analysis of Payroll Agency balances in the Trust Fund was not properly maintained.

**Recommendation:**

That an analysis of Payroll Agency balances in the Trust Other Fund be properly maintained.

**Explanation and Corrective Action:**

A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. The CFO will implement a plan with the Treasurer to properly record the Payroll Agencies balances.

**Implementation Date: 2026**

**Prior Year Audit Findings**

Finance Office

**Finding/Condition # 2023-001**

A fixed asset ledger was not maintained for the year 2023.

**Context:**

A fixed asset ledger was not provided for examination.

**Recommendation:**

That a fixed asset ledger be maintained in accordance with the New Jersey Administrative Code section 5:30-5-6

**Explanation and Corrective Action:**

A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. The CFO will consult with the City's Business Administrator for a plan which would involve hiring an outside agency for fixed asset compliance.

City of Salem

Corrective Action Plan - 2024

**Prior Year Audit Findings**

Tax Office

**Finding No. 2023-002**

**Condition**

An analysis of the balance in the trust other fund's - reserve for tax title liens redemption was properly maintained during 2023 but still has unidentified balances from 2022 and prior.

**Current Status**

This condition has been resolved.

Finance Office

**Finding No. 2023-003**

**Condition:**

Budget Line Items were over-expended prior to transfers.  
2023 Current and Utility fund budget had over expenditure  
Utility Funds 2022 Appropriation Reserves were over-expended.

**Current Status**

This condition has been resolved.

**Finding/Condition # 2023-004**

The following internal controls deficiencies have been identified:

- General ledgers for all funds were not properly maintained.
- No written procedures are maintained by the city for cash receipts or disbursements, including payroll procedures.

- Utility fund revenue account status was not properly maintained.
- Budget account status was not properly maintained.

City of Salem  
Corrective Action Plan - 2024

Finance Office

**Finding/Condition # 2023-004**

**Current Status**

This condition still exists and is current year finding 2024-003.

**Explanation and Corrective Action:**

A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. The Utility Fund revenue account has been correct in 2025, due to the sale of the Utility. The Budget account status report is maintained in 2025. Posting errors have been reduced in 2025. General Ledgers will be updated in 2026 along with written procedures.

**Finding/Condition # 2023-005**

**Context:**

The special charges ledger, Water/sewer billings and collections ledger, and overpayments ledger were not properly maintained.

**Current Status:**

A similar condition still exists and is current year finding 2024-004.

**Corrective Actions Plan:**

Ledgers will be properly maintained.

Finance Office

**Finding No. 2023-006**

**Context:**

An analysis of the reserve for Developers Escrow in the Trust- other trust fund was not provided for examination.

**Current Status:**

A similar condition still exists and is current year finding 2024-005.

**Corrective Action Plan:**

A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement. The CFO will examine developers' escrow accounts and their balances to avoid deficits and perform monthly reconciliations.

**Finding No. 2023-007**

**Context:**

All minutes were not bound or maintained in an acceptable loose-leaf type of book and paged numbered.

**Current Status:**

A similar condition still exists and is current year finding 2024-007.

**Recommendation**

That the minutes are properly maintained in accordance with N.J.S.A. 40A:9-133.

**Finding No. 2023-008**

**Context:**

Examination of bank account reconciliations showed some were not prepared properly or on a timely basis.

**Finding No. 2023-008**

**Current Status:**

A similar condition still exists and is current year finding 2024-006.

**Recommendation:**

That all bank accounts are reconciled properly and on a timely basis

**Explanation and Corrective Action:**

Due to staffing issues, all accounts were not reconciled properly and on a timely basis. A new CFO was hired in the City of Salem on November 18, 2024, through a shared service agreement A procedure will be implemented to alleviate this issue.

**Implementation Date: 2026**

**CITY OF SALEM  
RESOLUTION 2026-94**

**A RESOLUTION APPROVING AGREEMENT BETWEEN THE  
CITY OF SALEM AND THE COMMUNICATIONS WORKERS OF AMERICA,  
AFL-CIO, LOCAL 1040, SALEM CROSSING GUARDS**

**WHEREAS**, negotiations have resulted in the proposed Memorandum of Agreement (MOA) attached hereto for the purpose of establishing wages, hours and other terms of employment for the City Crossing Guards; and

**WHEREAS**, the City seeks to ratify the same.

**NOW THEREFORE BE IT HEREBY RESOLVED** by the Common Council of the City of Salem, County of Salem and State of New Jersey, that it consents to the execution of an agreement with the Communications Workers of America, AFL-CIO, local 1040, Salem Crossing Guards incorporating the terms of the memorandum of agreement and in a form approved by the City Solicitor.

**BE IT FURTHER RESOLVED** that the Mayor is authorized to execute the agreement contingent upon final approval by the State Fiscal Oversight Officer of the Department of Community Affairs pursuant to its MOA with the City.

**ATTEST:**

**CITY OF SALEM**

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

\_\_\_\_\_  
Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-95**

**A RESOLUTION OF THE CITY OF SALEM, COUNTY OF SALEM, NEW JERSEY  
ACCEPTING THE RESIGNATION OF COUNCILMAN  
THE HONORABLE EARL R. GAGE**

**WHEREAS**, Councilman Earl R. Gage has honorably served the City of Salem with 35 years of public service; and

**WHEREAS**, Earl R. Gage has served the City of Salem as Mayor, Councilman and Council President; and

**WHEREAS**, Councilman Earl R. Gage has submitted his resignation to the City Clerk; and

**WHEREAS**, the Common Council of the City of Salem (the "Council") and Mayor wish to accept Councilman Earl R. Gage's resignation by Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Common Council of the City of Salem, County of Salem, State of New Jersey, that:

1. The resignation of Councilman Earl R. Gage from his West Ward Council seat be and is hereby accepted effective March 15, 2026.

**ATTEST:**

**CITY OF SALEM**

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

\_\_\_\_\_  
Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_  
Date

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

EARL R. GAGE  
10 DELAWARE DRIVE  
SALEM, N.J. 08079

City Of Salem

Jody Veler, Mayor

Tim Gregory, Council President

Ben Angeli, City Clerk

March 4, 2026

Friends,

It is with mixed emotions that I submit my resignation as a City Councilman for the City of Salem effective March 15, 2026. As I have made you aware I have settlement for the sale of my family home on March 23<sup>rd</sup> and will be moving out of the City.

I have served for thirty-five years in City government, as a Council person, Mayor and Council President. It has been hard but rewarding work. I have not one moment of regret that I chose this path of service. Although not always right I was not always wrong either. I have made fantastic friends, experienced events and situations I would have never dreamed of and have thoroughly enjoyed my interactions with the citizens of this historic City I love.

I wish you and the rest of Council only the best, I will pray for you and the City daily. If you ever need me, please do not hesitate to reach out.

With honor and fondness,

Earl Gage

A handwritten signature in black ink, appearing to be 'Earl Gage', written over a horizontal line. The signature is stylized and cursive.

**CITY OF SALEM  
RESOLUTION 2026-96**

**A RESOLUTION APPOINTING MARICIA CHIARELLI AS  
DEPUTY REGISTRAR OF VITAL STATISTICS**

**WHEREAS**, in accordance with N.J.S.A. 26:8-17 the local Registrar of Vital Statistics shall appoint a deputy to assist in the day to day operations of the Registrar's office; and

**WHEREAS**, the Registrar of the City of Salem wishes to appoint **MARICIA CHIARELLI** as Deputy Registrar of Vital Statistics.

**NOW, THEREFORE BE IT HEREBY RESOLVED** that the Common Council of the City of Salem, County of Salem and State of New Jersey, recognizes the appointment of **JENNIFER KOETURIUS** as Deputy Registrar of Vital Statistics for the City of Salem for a three (3) year period commencing March 1, 2026 through February 28, 2029 in accordance with N.J.S.A. 26:8-11 through 26:8-22.

**ATTEST:**

**CITY OF SALEM**

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

\_\_\_\_\_  
Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-97**

**RESOLUTION AUTHORIZING EXECUTIVE SESSION**

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

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq requires all meetings of a public body to be held in public, but 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 City 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 City 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, described as specifically as possible without undermining the need for confidentiality 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 – discussion concerning negotiations with potential developers and other projects.*

**BE IT FURTHER RESOLVED** that the Clerk is directed to read aloud the description(s) as written above for each of the items to be discussed during closed session and provide the public an estimated time that the public session will reconvene.

**BE IT FURTHER RESOLVED** that the Council will go into closed session only for the above stated reason(s).

**BE IT FURTHER RESOLVED**, that the minutes of the closed session will be made available to the public when the need for confidentiality no longer exists.

**ATTEST:**

**CITY OF SALEM**

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

\_\_\_\_\_  
Tim Gregory, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
E. Gage						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
T. Gregory						

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 March 9, 2026.

\_\_\_\_\_  
Date

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