

**CITY OF SALEM**  
**COMMON COUNCIL CAUCUS MEETING AGENDA**  
*APRIL 13, 2026*  
**5:30 PM**

**OPENING 5:30 PM**

**PLEDGE OF ALLEGIANCE**

**INVOCATION:** Council President Tim Gregory

**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.

**OATH OF OFFICE**

At a Regular Common Council Meeting held on March 23, 2026, the Governing Body after a unanimous Roll Call Vote adopted Resolution 2026-112 appointing Doug Wright to fill the unexpired term for the City of Salem Common Council West Ward Council seat created by the resignation of the Honorable Earl Gage.

Mr. Wright will be sworn in by the Honorable Assemblyman Dave Bailey Jr.

**ROLL CALL:**

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

**PROCLAMATIONS:**

Autism Awareness – Accepted by: Dr. Meghan Taylor, Ms. Elyssa Haines, Ms. Carolyn Carty and Ms. Katherine Starn, the Mislá-Perez family and the Coella Family representing Salem City School District

Earth Day – Accepted by: The Salem City Public Works Department

Sexual Assault Awareness: Accepted by: Salem County Women’s Services (Cherronna Minor)

National Child Abuse Awareness – Accepted by: NJ Department of Children & Families, Division of Child Protection & Permanency (Salem Local Office) Dana Jackson, MAS, MSW

**APPROVAL OF BILLS:**

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

**MAYOR’S APPOINTMENT:**

Appointing Saquion Gullet as a Class ‘C’ member of the Historic Preservation Commission.

**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.



RES. 2026-117 GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"

Motion: \_\_\_\_\_ Second \_\_\_\_\_ ROLL CALL VOTE \_\_\_\_\_

**RESOLUTIONS 2026-118 THROUGH 2026-125 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. 2026-118 A RESOLUTION TO REFUND TAXES PAID BY AN 100% EXEMPT VETERAN

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

RES. 2026-119 A RESOLUTION TO CANCEL TAXES FOR AN 100% EXEMPT VETERAN

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

RES. 2026-120 RESOLUTION AUTHORIZING EXECUTIVE SESSION

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

*privilege*

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

RES. 2026-121 A RESOLUTION APPOINTING SAQUION GULLET TO THE CITY OF SALEM HISTORICAL PRESERVATION COMMISSION

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

RES. 2026-122 RESOLUTION OF THE CITY OF SALEM AUTHORIZING AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:4-45.3ee

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

RES. 2026-123 EMERGENCY TEMPORARY BUDGET RESOLUTION N.J.S.A 40A:4-20

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

RES. 2026-124 A RESOLUTION AUTHORIZING THE ABATEMENT OF INTEREST AND PENALTIES ONLY AND LESS THAN THE FULL REDEMPTION PAYMENT OF MUNICIPAL LIEN #17-00090

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

RES. 2026-125 A RESOLUTION AUTHORIZING AN AGREEMENT OF FOR THE REDEVELOPMENT OF THE CITY

LANDFILL

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

**RESOLUTIONS 2026-118 THROUGH 2026-125 \_\_\_\_\_**

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

**COMMITTEE REPORTS:**

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

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

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

**ORDINANCE** (Henson, Gregory, Kellum, Wright)

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

**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 \_\_\_\_\_

*NEXT COUNCIL MEETING: APRIL 27, 2026 AT 5:30 PM*

# OATH OF OFFICE

**DOUG WRIGHT**

I, **DOUG WRIGHT**, do solemnly swear, that I will support the Constitution of the United States, and the Constitution of the State of New Jersey, and that I will bear true faith, and allegiance to the same, and to the Governments, established in the United States, and in this State, under the authority of the people, and that I will faithfully, impartially, and justly perform, all of the duties of, the office of **COUNCILMAN** of the Common Council, of the City of Salem, in the State of New Jersey, according to the best of my ability. So help me God.

Sworn and subscribed to before me:

\_\_\_\_\_  
Hon. Doug Wright

This Day: \_\_\_\_\_

\_\_\_\_\_

TERM: 4/13/2026 – 12/31/2026

# MAYORAL APPOINTMENTS

## HISTORIC PRESERVATION COMMISSION

Saquion Gullet

Class C

Term Expires: 12-31-2027

I, Jody Veler, hereby sign this instrument below as Mayor of the City of Salem, on this Thirteenth day of April 2026, confirming the above referenced appointments.

---

Dr. Jody Veler, Mayor

**CITY OF SALEM**

**ORDINANCE 26-07**

**CALENDAR YEAR 2026**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION  
LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.00% unless authorized by ordinance to increase it to 3.50% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.50% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the City Council of the City of Salem in the County of Salem finds it advisable and necessary to increase its CY 2026 budget by up to 3.50% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the City Council hereby determines that a 1.50% increase in the budget for said year, amounting to \$136,239.16 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the City Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Salem, in the County of Salem, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the City of Salem shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.50%, amounting to \$317,891.37, and that the CY 2026 municipal budget for the City of Salem be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**ATTEST:**

**CITY OF SALEM**

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

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						
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 April 13, 2026. Public Hearing shall take place on May 11, 2026.

\_\_\_\_\_

Date

\_\_\_\_\_

Ben Angeli, RMC

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						
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 May 11, 2026.

\_\_\_\_\_

Date

\_\_\_\_\_

Ben Angeli, RMC

## ORDINANCE # 2026-08

### ORDINANCE AUTHORIZING THE SALE AND EXECUTION OF A REDEVELOPMENT AGREEMENT FOR BLOCK 75, LOT 9 ON THE OFFICIAL TAX MAP OF THE CITY OF SALEM AND THE EXECUTION OF ALL NECESSARY DOCUMENTS

**WHEREAS**, on December 2, 2013, the City of Salem, in the County of Salem, State of New Jersey (the “City”) adopted Resolution No. 2013-152, whereby, the Mayor and Council declared the entirety of the City as an “Area in Need of Rehabilitation” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq. (“LRHL”); and

**WHEREAS**, on June 20, 2022, the City adopted Ordinance No. 22-07, whereby the Mayor and Council adopted a redevelopment plan pursuant to the LRHL (the “Redevelopment Plan”); and

**WHEREAS**, the City has determined that there is a need within the City to sell certain property in furtherance of the Redevelopment Plan; and

**WHEREAS**, the City is the owner of certain real property known as Block 75, Lot 9 on the Official Tax Map of the City of Salem (the “Tax Map”) and located at 152 Yorke St (the “Property”); and

**WHEREAS**, N.J.S.A. 40A:12A-8(g) authorizes the sale by the municipalities of any property or improvements to any other party without public bidding and at such prices and upon such terms as it deems reasonable, provided that the sale is made in conjunction with a redevelopment plan; and

**WHEREAS**, the City is desirous to redevelop the Property in a timely manner; and

**WHEREAS**, Black Oak Preservation and Redevelopment, LLC (“Prospective Buyer”), made an offer to purchase the Property in the amount of TEN THOUSAND (\$10,000.00) Dollars and Zero Cents for redevelopment of the Property as a commercial event space; and

**WHEREAS**, the Prospective Buyer will be required to rehabilitate or construct a commercial event space on the Property (the “Improvements”); and

**WHEREAS**, the Prospective Buyer will be required to enter into a Redevelopment Agreement with the City related to the improvements; and

**WHEREAS**, the City believes that accepting the offer and permitting the sale of the Property to the Prospective Buyer is in the best interest of the City and its residents.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The City of Salem hereby authorizes the sale of the Property identified as Block 75, Lot 9 on the Official City of Salem Tax Map subject to the terms of a Redevelopment Agreement, for the consideration of \$10,000.00.

Section 3. The City does hereby designate BLACK OAK PRESERVATION AND REDEVELOPMENT, LLC as redeveloper of the Property, pending execution of a Redevelopment Agreement.

Section 4. The Mayor, Administrator, or City Clerk is hereby authorized to execute an Agreement of Sale for the Property.

Section 5. The Mayor, Administrator, or City Clerk, as may be required, is authorized to execute any documents necessary to effectuate the sale of the Property.

Section 6. The Redevelopment Agreement, once executed, shall remain on file in the City Clerk’s office and may be viewed during regular business hours.

Section 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 8. This ordinance shall take effect after final adoption and publication according to law.

**ATTEST:**

**CITY OF SALEM**

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

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

<b>COUNCIL</b>	<b>MOVED</b>	<b>SECONDED</b>	<b>Y</b>	<b>N</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
S. Cline						
D. Wright						
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 April 13, 2026. Public Hearing shall take place on April 27, 2026.

\_\_\_\_\_  
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						
K. Henson						

V. Jared						
S. Kellum						
J. Kay						
J. Long						
D. Wright						
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 April 27, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-116**

**RESOLUTION TO INTRODUCE THE 2026 CALENDER YEAR**

# MUNICIPAL BUDGET

**Be it Resolved** the Municipal Budget of the City of Salem, County of Salem for the Calendar Year 2026, that the following statement of revenues and appropriations (attached sheet 3) shall constitute the Municipal Budget for the year 2026.

**Be it Further Resolved**, that the Common Council of the City of Salem does hereby approve the introduced Budget for the year 2026.

**ATTEST:**

**CITY OF SALEM**

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

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						
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 April 13, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-117**

**GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION’S “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964”**

**WHEREAS**, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit’s hiring practices comply with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964,” *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

**WHEREAS**, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit’s hiring practices as they pertain to the consideration of an individual’s criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, That the *Common Council* of the *City of Salem*, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit’s hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

**ATTEST:**

**CITY OF SALEM**

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

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						
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 April 13, 2026.

\_\_\_\_\_

\_\_\_\_\_

Date

Ben Angeli, RMC

**GOVERNING BODY CERTIFICATION PURSUANT TO P.L. 2017, C.183 OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S**

**"Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"**

**GROUP AFFIDAVIT FORM FOR MUNICIPALITIES AND COUNTIES**

NO PHOTO COPIES OF SIGNATURES

STATE OF NEW JERSEY  
COUNTY OF Salem

We, members of the governing body of the *City of Salem* being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Common Council of the City of Salem in the county of *Salem*.
2. Pursuant to P.L. 2017, c.183, we have familiarized ourselves with the contents of the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012);
3. We are familiar with the local unit's hiring practices as they pertain to the consideration of an individual's criminal history;
4. We certify that the local unit's hiring practices comply with the above-referenced enforcement guidance.

(L.S.)

(L.S.)

\_\_\_\_\_  
(L.S.)

\_\_\_\_\_  
(L.S.)

\_\_\_\_\_  
(L.S.)

\_\_\_\_\_  
(L.S.)

\_\_\_\_\_  
(L.S.)

\_\_\_\_\_  
(L.S.)

\_\_\_\_\_  
(L.S.)

\_\_\_\_\_  
(L.S.)

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_  
Notary Public of New Jersey

\_\_\_\_\_  
Clerk

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The Municipal Clerk shall set forth the reason for the absence of signature of any members of the governing body.

**IMPORTANT:** This certificate must be executed before a municipality or county can submit its approved budget to the Division of Local Government Services. The executed certificate and the adopted resolution must be kept on file and available for inspection.

**CITY OF SALEM  
RESOLUTION 2026-118**

**A RESOLUTION TO REFUND TAXES PAID BY AN 100% EXEMPT VETERAN**

**WHEREAS**, the following parcel is exempt due to an 100% Total Disabled Veteran Exemption, and  
**WHEREAS**, the amount paid for 2026 quarterly tax billing of \$270.77 should be refunded as follows:

<u><b>Block Lot</b></u>	<u><b>Owner</b></u>	<u><b>Address</b></u>
39    1	Rod J. Perkins	212 N Union Street

**BE IT RESOLVED**, by the Mayor and Council of the City of Salem, County of Salem, that the Tax Collector be authorized to refund \$270.77 to Rod J. Perkins, and

**AND BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Tax Collector and the Chief Financial Officer for their records and guidance.

**ATTEST:**

**CITY OF SALEM**

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

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						
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 April 13, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-119**

**A RESOLUTION TO CANCEL TAXES FOR AN 100% EXEMPT VETERAN**

**WHEREAS**, Rod J. Perkins, residing at 212 N Union Street, in the City of Salem, County of Salem, State of New Jersey, also known as Block 39, Lot 1, was granted an 100% Total Disabled Veteran Exemption as of March 19, 2026, and

**WHEREAS**, upon the printing of the 2026 Tax Duplicate, the property known as Block 39, Lot 1, listed as Property Class 2 and taxes were assessed, and

**BE IT FURTHER RESOLVED**, that the preliminary 2026 taxes assessed to Rod J. Perkins, residing at 212 N Union St., also known as Block 39, Lot 1, totaling \$2,145.31, be cancelled as of March 19, 2026.

**AND BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Tax Collector and the Chief Financial Officer for their records and guidance.

**ATTEST:**

**CITY OF SALEM**

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

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
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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 April 13, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-120**

**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						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						
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 April 13, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-121**

**A RESOLUTION APPOINTING SAQUION GULLET TO THE CITY OF SALEM  
HISTORICAL PRESERVATION COMMISSION**

**WHEREAS**, appointments to serve on the Salem City Historic Preservation Committee are made by the Mayor with advice and consent of the members of the Common Council; and

**WHEREAS**, Chris Hofacker has resigned as a member of the Salem City Historic Preservation Committee; and

**WHEREAS**, Mayor Veler wishes to appoint Saquion Gullet as Class “C” member of the Salem City Historic Preservation Committee with a term that expires 12/31/27; and

**BE IT HEREBY RESOLVED** pursuant to NJSA 40:55D-107 and City Code Sections 130-71; the Mayor of the City of Salem, County of Salem and State of New Jersey hereby appoints Saquion Gullet to the City of Salem Historical Preservation Commission.

**ATTEST:**

**CITY OF SALEM**

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Ben Angeli, RMC

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						
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 April 13, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-122**

**RESOLUTION OF THE CITY OF SALEM AUTHORIZING AN APPLICATION TO  
THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:4-45.3ee**

WHEREAS, the Common Council of the City of Salem desires to make application to the Local Finance Board for its review and/or approval of a proposed CAP waiver authorizing the City of Salem to exceed its allowable CAP amount by \$1,343,000.00 pursuant to N.J.S.A. 40A:4-45.3(ee); and

WHEREAS, the Common Council of the City of Salem believes:

- a) it is in the public interest to accomplish such purpose
- b) said purpose is for the health, wealth, convenience or betterment of the residents of the City of Salem
- c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant
- d) the proposal is an efficient and feasible means of providing services for the needs of the residents of the City of Salem and will not create an undue financial burden to be placed upon the City of Salem;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Salem as follows:

**Section 1.** The application to the Local Finance Board is hereby approved, and the Chief Financial Officer along with other representatives of the Common Council of the City of Salem are hereby authorized to prepare such application and to represent the City of Salem in matters pertaining thereto.

**Section 2.** The Chief Financial Officer of the City of Salem is hereby directed to prepare and file a copy of the proposed CAP Waiver Request with the Local Finance Board as part of such application.

**Section 3.** The Local Finance Board is hereby respectfully requested to consider such application and to record its finding, recommendations and/or approvals as provided by the applicable New Jersey Statute.

**ATTEST:**

**CITY OF SALEM**

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

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline						
K. Henson						
V. Jared						
S. Kellum						
J. Key						
J. Long						
D. Wright						

T. Gregory							
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\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-123**

**EMERGENCY TEMPORARY BUDGET RESOLUTION N.J.S.A. 40A:4-20**

WHEREAS an emergency condition has arisen with respect for the need to provide budgetary funds for 2026 and

WHEREAS, the cause of the emergency is due to the fact that the City of Salem is unable to adopt the 2026 Annual Budget without proper revenue figures and state approval, and

WHEREAS it is considered necessary for the health and welfare of the community to continue to provide necessary services,

WHEREAS the total emergency temporary resolution adopted in the year 2026 pursuant to the provisions of Chapter 96 P.L.1951 (N.J.S. 40A:4-20) including this resolution totals \$ 4,933,096.00 for the Current Fund.

1. Emergency temporary appropriations are made and the same are hereby made for

<b>GENERAL GOVERNMENT</b>	
Mayor & Council	
Salaries & Wages	<b>10000.00</b>
Other Expenses	<b>9000.00</b>
General Administration	
Salaries & Wages	<b>15000.00</b>
Other Expenses	<b>500.00</b>
Grant Coordinator	
Salaries & Wages	<b>10000.00</b>
Other Expenses	<b>0.00</b>
Municipal Clerk	
Salaries & Wages	<b>22000.00</b>
Other Expenses	<b>6000.00</b>
Financial Administration	
Salaries & Wages	<b>40000.00</b>
Other Expenses	<b>15000.00</b>
Audit Services	<b>20575.00</b>
Tax Assessment Administration	
Salaries & Wages	<b>6000.00</b>
Other Expenses	<b>2000.00</b>
Revenue Administration	
Salary & Wages	<b>35000.00</b>
Other Expenses	<b>6000.00</b>

Legal Services & Costs	
Other Expenses	<b>45000.00</b>
Liquidation Tax Title Liens	<b>25000.00</b>
Economic Development Agencies	
Other Expenses	<b>15000.00</b>
Historic Preservation	<b>2000.00</b>
Engineering Services	
Other Expenses	<b>30000.00</b>
Municipal Land Use Law (N.J.S.40:55D-1)	
Planning Board	
Salaries & Wages	<b>1000.00</b>
Other Expenses	<b>5000.00</b>
Insurance	
Liability Insurance	<b>100000.00</b>
Workers' Compensation Insurance	<b>70000.00</b>
Employee Group Insurance Plans	<b>865000.00</b>
Health Insurance Waiver	<b>10000.00</b>
Retirees Group Insurance-Former Utility Employees	<b>100000.00</b>
Unemployment Compensation Insurance	<b>0.00</b>
Public Safety	
Aid to Volunteer Fire Department	
Other Expenses	<b>20000.00</b>
Police Department	
Salaries & Wages	<b>685000.00</b>
Other Expenses	<b>30000.00</b>
Aid to Volunteer Ambulance Companies	
Other Expenses	<b>100000.00</b>
Emergency Management Services	
Salary & Wages	<b>2500.00</b>
Public Works	
Streets and Road Maintenance	
Salaries & Wages	<b>170000.00</b>
Other Expenses	<b>18000.00</b>
Street Cleaning	
Salaries & Wages	<b>20000.00</b>
Other Expenses	<b>0.00</b>
Public Buildings & Grounds	
Other Expenses	<b>27000.00</b>
Vehicle Maintenance	
Other Expense	<b>25000.00</b>

Health & Human Services	
Animal Control Services	
Other Expenses	<b>14000.00</b>
Recreation	
Maintenance of Parks	
Other Expenses	<b>8000.00</b>
Court and Public Defender	
Municipal Court	
Salaries & Wages	<b>33000.00</b>
Other Expenses	<b>6000.00</b>
Public Defender	
Other Expenses	<b>3000.00</b>
Utilities and Bulk Purchases	
Electricity & Natural gas	<b>43000.00</b>
Street Lighting	<b>46000.00</b>
Telecommunications	<b>20000.00</b>
Petroleum Products	<b>7000.00</b>
Petroleum Products	<b>15000.00</b>
Fire Hydrants Services	<b>25000.00</b>
Water	<b>18000.00</b>
Landfill/Solid Waste Disposal Costs	
Other Expenses	<b>60000.00</b>
State Uniform Construction Code	
Housing Regulation	
Salaries & Wages	<b>62000.00</b>
Other Expenses	<b>7000.00</b>
Accumulated Leave Compensation	
Contingent	<b>0.00</b>
Deferred Charge-Over expenditure of Budget Appropriation	
STATUTORY EXPENDITURES	
Social Security System	<b>55000.00</b>
Public Employees Retirement System	<b>285393.00</b>
Police and Fire Retirement System of N.J.	<b>609028.00</b>
Operations Excluded from CAPS	
Education (Including Library)	
Maintenance of Free Public Library	<b>18000.00</b>
Insurance	
Employee Group Insurance Plans	<b>345000.00</b>
Liability Insurance	
Workers' Compensation Insurance	
Shared Service Agreements	
Financial Administration Treasury	<b>17500.00</b>
Police Dispatch-County of Salem	<b>40000.00</b>

1977 CAP Waivers	
Police Salaries and Wages	
Police and Firemen's Retirement	
System of NJ	
Insurance Employee Group Insurance	
Landfill/Solid Waste Disposal Costs	
Additional Appropriations Offset by	
Revenue	
Garbage and Trash Collection	
Other Expenses	<b>10000.00</b>
Matching Funds for Grants	<b>2000.00</b>
Capital Improvements	
Capital Improvement Fund	
Various Capital Projects	<b>150000.00</b>
Municipal Debt Service	
Interest on Notes	<b>17100.00</b>
Debt Service Guarantee	<b>275000.00</b>
Demolition Loan	<b>12500.00</b>
Demolition Loan	<b>33000.00</b>
Deferred Charge-5 Year Special	
Emergency	<b>84000.00</b>
Business Personal Property Tax (Bd.	
Of Ed.)	<b>0.00</b>
Public and Private Programs Offset by	
Revenues	
GRANTS	
NJDOT Resurfacing of Grives Parkway	
Municipal Alliance	
Clean Communities	
Revitalization Plan Grant	
TOTAL	<b>\$4,883,096.00</b>

**NOW THEREFORE BE IT RESOLVED**, (not less than two-thirds of all members thereof affirmatively concurring) that in accordance with N.J.S.A. 40A:4-20,

2. That said Emergency Temporary Appropriation will be provided for in full in the 2026 budget under the titles as listed above.
3. That three certified copies of this resolution are filed with the Director of Local Government Services.

**ATTEST:**

**CITY OF SALEM**

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

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

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
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S. Kellum						
J. Key						
J. Long						
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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 April 13, 2026.

\_\_\_\_\_  
Date

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

**CITY OF SALEM  
RESOLUTION 2026-124**

**A RESOLUTION AUTHORIZING THE ABATEMENT OF INTEREST  
AND PENALTIES ONLY AND LESS THAN THE FULL REDEMPTION  
PAYMENT OF MUNICIPAL LIEN #17-00090**

**WHEREAS**, pursuant to N.J.S.A. 54:4-99, the governing body of each municipality may make such abatement, revision, alteration, adjustment and settlement of interest and penalties on any past due taxes, assessments, and other municipal charges, subject to the provisions of N.J.S.A. 54:4-100, as it shall deem equitable and just and for the best interest of the municipality; and

**WHEREAS** the new owner of 101 Hedge Street in the City of Salem (Block 53, Lot 9) has made a commitment to sustain owner occupied status and satisfy all future tax billing. Due to the expenses accruing with property rehabilitation and repair, the property owner has applied for approval to redeem the City held Tax Sale Certificate/Municipal Lien #17-00090 as principal only; and

**WHEREAS** the interest and penalties on Certificate #17-00090 totals \$20,080.06 and the principal amount is \$25,320.44; and

**WHEREAS** the governing body of the City of Salem has deemed it to be in the best interest of the City to abate the interest and penalties only on Certificate #17-00090 allowing the property owner to maintain owner-occupied status of the property. Therefore, the Tax Collector is authorized to accept and process the redemption payment of the principal in the amount of \$25,320.44.

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

1. The Mayor and Council of the City of Salem authorize the Tax Collector to accept and process the redemption payment of \$25,320.44 for Tax Sale Certificate/Municipal Lien #17-00090 and to waive interest and penalties only as set forth above.
2. The property owner shall satisfy all future tax billings preventing delinquency and sustain owner-occupied status with the redemption of Tax Sale Certificate/Municipal Lien #17-00090.
3. Be it further resolved that a copy of this Resolution shall be forwarded to the Tax Collector and the Chief Financial Officer for their records and guidance.

**ATTEST:**

**CITY OF SALEM**

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

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

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\_\_\_\_\_

Date

Ben Angeli, RMC

**CITY OF SALEM  
RESOLUTION 2026-125**

**A RESOLUTION AUTHORIZING AN AGREEMENT FOR THE  
REDEVELOPMENT OF THE CITY LANDFILL**

**WHEREAS**, the City Council authorized the solicitation of Proposals for a redeveloper for the Salem City Landfill; and

**WHEREAS**, bids were received on January 29, 2026 from four interested redevelopers; and

**WHEREAS**, said proposals were reviewed by the City Clerk, Commerce Director and the City’s Brownfields Consultant (BRS); and

**WHEREAS**, after review and analysis for the four proposals, the recommendation made by the City Clerk, Commerce Director and the City’s Brownfields Consultant (BRS) is to accept the proposal from CEP Renewables; and

**WHEREAS**, the City Solicitor will work with CEP Renewables to negotiate a Redevelopment Agreement that is acceptable for the Mayor and Council.

**NOW, THEREFORE BE IT RESOLVED**, that the proposal from CEP Renewables for Redevelopment of The City Landfill accepted; and.

**BE IT FURTHER RESOLVED** that the City Solicitor will begin negotiations on a redevelopment Agreement with CEP Renewables for Redevelopment of the Salem City Landfill.

**ATTEST:**

**CITY OF SALEM**

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

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

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Date

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Ben Angeli, RMC