



**CITY OF BEVERLY
BURLINGTON COUNTY
STATE OF NEW JERSEY**

**COMMON COUNCIL
March 11, 2025 – 5:30PM**

AGENDA

CALL TO ORDER

OPEN PUBLIC MEETINGS ACT STATEMENT

“The Provisions of the Open Public Meetings Act have been met. Notice of this meeting, Resolution 2025-1, was posted on the Official Bulletin Board in City Hall, published in The Burlington County Times on January 12, 2025, transmitted to the Camden Courier Post, filed with the Municipal Clerk, and was mailed to all persons requesting and paying for same.”

FLAG SALUTE

ROLL CALL

Mayor: Randy H. Miller

Council Members:

Robert H. Bancroft

Riccardo Dale

Robert E. Lowden, Jr.

Kelsey Snively

Bernadine Williams

Staff:

Administrator/Public Safety Director: Richard Wolbert

City Solicitor Thomas J. Coleman, III., Esq.

Municipal Clerk Caitlin D’Alfonso, RMC

PUBLIC COMMENT ON AGENDA ITEMS ONLY

APPROVAL OF MINUTES

Regular Meeting: February 25, 2025

BILL LIST

Bill List: March 11, 2025

OLD BUSINESS

NEW BUSINESS

ORDINANCE – SECOND READING/PUBLIC HEARING

Ordinance 2025-1: Ordinance Amending the Redevelopment Plan for Block 1280, Lots 1, 2, 6.01, and 6.02 to Address a Prospective Redeveloper’s Obligation to Provide Affordable Housing

RESOLUTIONS

Resolution 2025-49: Resolution Authorizing Final Payment to Buggy Construction, LLC for Small Cities Grant Program (303 Broad Street)

Resolution 2025-50: Resolution Authorizing Purchase of Docking Stations for Police Vehicles through New Jersey State Contract

Resolution 2025-51: Resolution Authorizing the Cancellation of Property Taxes on Property Qualifying for a Veterans Property Tax Exemption (123 Dory Court)

Resolution 2025-52: Resolution Reaffirming the Appointment of Full-Time Police Officers for the Beverly City Police Department

CORRESPONDENCE

COMMENTS

- Mayor
- Council
- Administrator/Public Safety Director
- Professionals
- Municipal Court Report: February 2025

PUBLIC COMMENT

ADJOURNMENT

Next Meeting: March 25, 2025 – 5:30PM

**CITY OF BEVERLY
BURLINGTON COUNTY**

ORDINANCE 2025-1

**ORDINANCE AMENDING THE 2007 REDEVELOPMENT PLAN, AS AMENDED
FOR BLOCK 1280, LOTS 1, 2, 6.01 AND 6.02, TO ADDRESS A PROSPECTIVE
REDEVELOPERS OBLIGATION TO PROVIDE AFFORDABLE HOUSING**

WHEREAS, by way of Ordinance 2022-3, the Common Council adopted an amended redevelopment plan for Block 1280 and Block 1587; and

WHEREAS, the Common Council has deemed it necessary to amend the redevelopment plan specific to Block 1280 in order to address the required amount of set aside affordable housing to be provided; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7e, prior to the adoption of a redevelopment plan, or revision or amendment thereto, the Joint Land Use Board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan; and

WHEREAS, the Common Council desires to refer said amendment to the Joint Land Use Board for consideration in accordance with N.J.S.A 40A:12A-7e; and

WHEREAS, subject to receipt of the Joint Land Use Board’s recommendations concerning said amendment, the Common Council believes that the adoption of the same is in the best interests of the City of Beverly.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Beverly, in the County of Burlington, and State of New Jersey that the City of Beverly 2007 Redevelopment Plan for Block 1280, originally adopted on November 27, 2007 by Ordinance 2007-16 as further amended by the Common Council in 2022, 2023 and 2024, upon occurrence with the Joint Land Use Board be further amended and revised as follows:

SECTION 1. Section IV entitled “Affordable Housing Provisions” as set forth on Page 18 of the City of Beverly Redevelopment Plan 2022 Amendment for Blocks 1280 &1587 shall be revised and amended to read as follows:

IV. AFFORDABLE HOUSING PROVISIONS

N.J.S.A. 40A:12a-7b requires the redevelopment plan to indicate:

A redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985, c.222 (C.52.27D-301 et al.) and the housing element of the municipal master plan.

Within Block 1280, Lots 1, 2, 6.01 and 6.02, a redeveloper shall deed restrict a minimum of fifteen percent (15%) of the units in townhouse and multi-family residential developments for qualified low and moderate income households in accordance with N.J.A.C. 5:93 and N.J.A.C. 5:80-26 et seq. It shall be the specific obligation of any redeveloper that there shall be a fifteen percent (15%) setaside of affordable housing dwelling units in Block 1280 and that a redeveloper shall not be permitted to make any payments to City’s affordable housing trust fund in-lieu of building and setting aside by deed restriction affordable housing dwelling units within Block 1280.

SECTION 2. Unless modified herein, the provisions of any prior Ordinance amending the 2007 Redevelopment Plan of the City of Beverly shall remain in full force and effect.

SECTION 3. If any section, paragraph, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the judgment shall not affect, impair or invalidate the remainder of this Ordinance, which shall remain in full force and effect.

SECTION 4. Any provision of the Code of the City of Beverly that is found to be inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 5. This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

INTRODUCTION						
Roll Call Vote						
Council Member	Motion	Second	Aye	Nay	Abstain	Absent
Dale						X
Lowden	X		X			
Snively		X	X			
Williams						X
Bancroft			X			

ADOPTION						
Roll Call Vote						
Council Member	Motion	Second	Aye	Nay	Abstain	Absent
Dale						
Lowden						
Snively						
Williams						
Bancroft						

CERTIFICATION

I, Caitlin D'Alfonso, RMC, CMR, Municipal Clerk of the City of Beverly, County of Burlington, and State of New Jersey, do hereby certify the forgoing to be a true and correct copy of an Ordinance which was introduced by the Common Council of the City of Beverly at its meeting of February 25, 2025 with a second reading, public hearing, and final adoption held on _____.

Caitlin D'Alfonso, RMC, CMR
Municipal Clerk