

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
MINUTES FOR SEPTEMBER 12, 2011**

**SPECIAL WORKSHOP MEETING-6:30 PM- Capital Projects and Equipment for 2011
Workshop meeting.**

In preparation for potential bonding of various Capital projects and equipment a workshop meeting was held on September 12, 2011 at 6:30 P.M.

The following were present for the meeting tonight:

Frank E. Conrad	Present
Curtis Corson	Present
Kristine Gabor	Present
John "Jay" Newman	Present
Richard Palombo	Present

Also present were Municipal Clerk Wanda Gaglione, Finance Officer Barbara Spiegel, Municipal Attorney Daniel Young. Municipal Engineer Paul Dietrich arrived at 6:45PM. Public Works Supervisor, Roy Shone and Assistant Supervisor, Christopher Thomas were present for tonight's meeting to answer questions regarding the projects pertaining to Public Works.

Mayor Palombo began by discussing the need for bonding of various items that are not a part of the 2% cap, many of the projects are being planned for 2012. He noted that no action would be taken during the workshop portion of the meeting.

The Committee discussed the following projects:

Mini Dump Truck equipped with snowplow and salt spreader at an estimated cost of \$65,000 to replace a 22-year-old Mini Dump that is presently being used by Public Works for many tasks. Roy Shone, Supervisor of Roads and Christopher Thomas, Asst. Supervisor of Roads commented that the truck is past its lifetime however is used regularly. It was discussed that rather than buying on State contract that bidding the vehicle might provide a better price.

Heater for the mechanics shop at the public works garage at an estimated cost of \$6,000.

Groundskeeper mower to replace a ten-year-old mower at an estimated replacement cost of \$7,000.

Emergency Generator at an estimate of \$75,000 for a trailer mounted generator that could be used at other locations.

Boat Ramp at Bayview Avenue in Strathmere. The Engineer's cost to replace the ramp is \$285,000. The Committee discussed implementing a fee to help recover some of the cost. Randy Roash, of 124 Prescott and a representative of the Strathmere Fishing and Environmental Club stated that the boat ramp is very busy on the weekends. Tom Leonard, of 112 Prescott Ave spoke about the amount of trailers and SUV traffic the boat ramp attracts which causes problems with parking and road congestion for residents. Both Strathmere residents said they would be favorable to a boat ramp usage fee. Mr. Dietrich stated that due to permitting and bidding the project would not start construction until next fall.

Additional cots for Emergency Management. During Hurricane Irene there was a shortage of cots to place in shelter areas for evacuees. Rob Spiegel, EM Director requested an additional 200 cots at an approximate cost of \$40 each plus costs for pillows and blankets. Curtis Corson requested a more definitive price cost for each at the next meeting. Rob Spiegel also spoke to the issue of pet accommodations in the Township's Emergency Operations Plan, including having cages to house pets should the need arise during emergency shelter situations. He thanked everyone for their support during the recent hurricane.

2 Trash Trucks. The Engineer’s estimate for one truck is \$194,000, with the other one being paid for through the recycling grant fund. Mayor Palombo discussed safety concerns and requested a few comparisons on the types of trucks available and the price for each.

Due to time constraints the paving project and any remaining items would be discussed at the next meeting.

The workshop meeting was then closed. Curtis Corson requested another workshop meeting for discussion of the remaining items they didn’t get to tonight. The Township Clerk was directed to advertise for another workshop meeting on September 26, 2011, 6:30 PM, prior to the regularly scheduled meeting the begins at 7:30 PM.

REGULAR MEETING OF THE TOWNSHIP COMMITTEE –7:30 P.M.

CALL TO ORDER

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG – The Flag salute was led by Eagle Scout Aaron Maffei.

ROLL CALL

Frank E. Conrad	Present
Curtis Corson	Present
Kristine Gabor	Present
John “Jay” Newman	Present
Richard Palombo	Present

Also present were Municipal Clerk Wanda Gaglione, Finance Officer Barbara Spiegel, Municipal Attorney Daniel Young and Municipal Engineer Paul Dietrich.

APPROVAL OF MINUTES - **August 22, 2011 Regular Meeting and Closed Session Minutes**

Motion was made by Curtis Corson, second by Frank Conrad to approve the Minutes as written. During roll call vote all five Committee members voted in the affirmative.

REPORT OF GOVERNING BODY MEMBERS

Kristine Gabor, reported on the insurance proposals for the Sports and Recreation programs and the recommendation of the Risk Management Consultant to stay with the current provider. She suggested requesting comparison insurance proposals annually at a minimum of 90 days before the May 1st deadline. A question was raised as to why the Men’s Softball League was not included on the quote. It was reported that the Men’s Softball League was told that if they want to reconstitute the league and meet the necessary requirements for 2012, then the Township would cover the insurance. The Deputy Township Clerk would be directed to contact the Men’s Softball League to advise them of the requirements and to see if they were interested in pursuing a league for next year.

Ms. Gabor next reported on a complaint letter she received about the Senior Center. She spoke to the County Department of Aging to make them aware of the issue and will continue to monitor the situation along with Freeholder Thornton. She then reported on a few incidents of thefts that recently occurred at Caldwell Park. She suggested the Committee consider some additional security measures to employ in the area. Barbara Spiegel was directed to procure quotes for surveillance cameras. Ms. Gabor reported on information she received from a company offering a cost saving energy program used for lighting recreation fields, which she thought it was worth looking into possibly for the Amanda’s Field Complex.

Curtis Corson, Deputy Mayor, reported that the Road Department is still actively picking up brush and storm debris from Hurricane Irene, with an estimated completion of the cleanup by the end of the week.

Jay Newman, gave a brief overview of the Emergency Management Department's preparations and response to the recent hurricane. He commended everyone involved in the Township's response plan with regard to communication and cooperation between everyone and every agency involved. He also thanked the schools for their cooperation and use of their facilities as shelters.

Richard Palombo, reported on the 9-11 ceremonies at Osprey Point and at the County Adm. Building that were held yesterday. He also commended everyone involved with the hurricane response. He spoke of the numerous measures the Township has put in place over the years that facilitated the excellent communication and response to Hurricane Irene. He offered his congratulations to everyone involved. He then reported on the many letters from residents thanking the Township for their response and care during the hurricane. He asked that the letters become a part of the official Minutes, (letters are attached at the end of the Minutes).

OTHER REPORTS

Wanda Gaglione, reported that tickets for the League of Municipalities are now on sale at a reduced price through October 1st. Several employees wish to attend to obtain continuing education credits. She requested permission to purchase a few tickets at the reduced price. Motion was made by Curtis Corson, seconded by Frank Conrad to authorize the Mayor, as committee member in charge of personnel, to approve the requests on an individual basis. During roll call vote all five Committee members voted in the affirmative. Ms. Gaglione then requested permission for an employee to attend a class to retain a certificate that does not pertain to their job. That request was denied.

Daniel Young, Municipal Attorney, reported he had one contract negotiation item for closed session for a development consultant for the Marmora Town Center project.

Paul Dietrich, requested a temporary personnel transfer of part time EMT Marc Hemby to fill in as a part time Mechanic's Helper position on an "as needed" basis during a temporary staff shortage in the mechanic's staff. Motion was made by Curtis Corson, second by Jay Newman to approve the request. During roll call vote all five Committee member voted in the affirmative.

PRESENTATIONS

1. **Honoring Aaron H. Maffei on attaining the designation of "Eagle Scout"**. The Committee congratulated Mr. Maffei and presented him with a copy of the resolution listed below.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N
RESOLUTION NO. 178-2011
RE: HONORING AARON H. MAFFEI ON ATTAINING THE
DESIGNATION OF "EAGLE SCOUT"**

WHEREAS, Aaron H. Maffei, has recently achieved the designation of Eagle Scout in the Boy Scouts of America; and

WHEREAS, the Township of Upper wishes to acknowledge this outstanding accomplishment; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

RESOLVED THAT the Township Committee extends its sincere congratulations to Aaron on the occasion of his receiving the designation of Eagle Scout and commends him for this outstanding accomplishment and the completion of his Eagle Scout project consisting of building a walkway at the Cape May County Technical School to provide better access to students tending and maintaining the oyster racks, which are part of an educational program teaching the students about the growth of oysters; and

BE IT FURTHER RESOLVED that the Township Committee extends its congratulations and best wishes to Aaron's parents, family and friends on this happy occasion; and it is

FURTHER RESOLVED that the Township Committee also extends its congratulations and appreciation to the Scout Masters and others who give so freely and generously of their time for the benefit of our youth.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper this 22nd day of August, 2011.

RESOLUTIONS

2. Honoring the Upper Township Indians Football Association for their dedicated public service to Upper Township at Caldwell Park.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N
RESOLUTION NO.190-2011
RE: HONORING UPPER TOWNSHIP INDIANS FOOTBALL ASSOCIATION
FOR THEIR DEDICATED PUBLIC SERVICE TO
UPPER TOWNSHIP AT CALDWELL PARK**

WHEREAS, The Upper Township Indians have performed a great public service to the Township of Upper; and

WHEREAS, the players and coaches of the Upper Township Indians, at their own expense and time, have done several cleanup and maintenance projects at Caldwell Park, including painting the concession stand and cleaning up any and all litter around the fields; and

WHEREAS, The Township of Upper would like to honor and extend their appreciation to the team members and coaches for their dedicated service to Upper Township; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows: that The Upper Township Indians are hereby honored for their public service to the Township of Upper at Caldwell Park.

FURTHER, that this Committee, on behalf of all the citizens of the Township of Upper extend to them our sincerest appreciation for their fine skills, the pride they take in their work, and their assistance in maintaining Caldwell Park.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper this 12th of September, 2011.

3. In commemoration of the 172nd Anniversary of the Tuckahoe United Methodist Church.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION
RESOLUTION NO. 191-2011
RE: IN COMMEMORATION OF THE 172ND ANNIVERSARY OF THE TUCKAHOE UNITED
METHODIST CHURCH**

WHEREAS, September 18, 2011 marks the 172nd Anniversary of the Tuckahoe United Methodist Church, which was dedicated to the service of God and humanity in the year of 1839 as the Williamsburg Methodist Episcopal Church by Joseph Atwood, the first appointed pastor, and a small group of dedicated church members looking to provide a place of worship for the growing town; and

WHEREAS, we give pause, honor and praise this day for the deep and abiding Christian commitment of those who in faith began this work, and for all those who have given so unselfishly during these many years to help the work grow and thrive, and provide valuable human services where the need is great; and

WHEREAS, our entire community has benefited from the fine Christian influences this church has exerted through the years, and the many facets of its outreach and practical assistance to the needy; and

WHEREAS, today the Tuckahoe United Methodist Church provides for the Community a house of worship, Sunday School for children and adults, Youth Meetings, Bible Study, Choir, and numerous

Mission projects, such as aid to the local food bank, help and support for local residents in need, as well as international outreach to victims of natural disasters through Mission Central; and

WHEREAS, it is a pleasure to extend this expression of our esteem and best wishes to Reverend James Rixon and the members of this congregation on the memorable occasion of this 172nd Anniversary; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, that the Township Committee does hereby commend the Tuckahoe United Methodist Church upon this important occasion for its many years of service to the community.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper this 12th day of September 2011.

4. **Resolution authorizing the relocation of the Township’s access easement and authorizing a revised drainage easement for Block 453, Lot 259.60 – Seaville Land, L.L.C.** Curtis Corson and Daniel Young did not participate in this matter due to conflict; they stepped down from the dais and left the meeting. Elizabeth Casey, attorney from the Law Office of Norman Briggs, represented the Township. Richard King, attorney representing Seaville Land, LLC was also in attendance. Ms. Casey reported that there had been some last minute changes to the resolution and map and requested that she be allowed to read the resolution in its entirety into the record. Attorney Richard King explained that the changes were due to a small change in the shape of the drainage basin on the map marked as Exhibit “B”.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION
RESOLUTION NO. 192–2011**

**Resolution Authorizing the Relocation of the Township’s
Access Easement and Authorizing a Revised Drainage Easement
for Block 453, Lot 259.60 – Seaville Land, L.L.C.**

WHEREAS, Barry and Elaine Messner are the principals of an entity known as Seaville Land, L.L.C., which is the owner of Block 453, Lot 259.60 (hereinafter, the “Messner Property”) near the development known as Seaville Plantation; and

WHEREAS, by Deed dated June 7, 2011 and recorded on June 20, 2011, in Deed Book 3458, page 680, in the Cape May County Clerk’s Office, Seaville Land, L.L.C., took title to the property; and

WHEREAS, the Township currently has the right of an access easement that traverses partly over the Messner Property as well as another property owner’s land; and

WHEREAS, the Messners have requested that the Township vacate its current access easement and utilize a new access easement in order to facilitate the Messners' development of the Messner Property; and

WHEREAS, the Easement which is subject to the vacation request is an access easement from Corson Tavern Road to Thicket Street and shown as a 50' wide access easement on Map 9771; and

WHEREAS, the Township Planning Board, in Resolution SD 02-10, made, as a condition of preliminary and final major subdivision approval together with variances for lot frontage and fence height, that the Messners must obtain a Township resolution approving the removal of the existing access easement and the creation of a new access easement to the benefit of the Township of Upper; and

WHEREAS, both Seaville Land, L.L.C., and the Township of Upper have agreed to extinguish, quitclaim and release any and all of each of their interests, if any, in the subject access Easement; and

WHEREAS, both Seaville Land, L.L.C. and the Township of Upper have agreed to relocate the access easement presently identified on the Map titled Access Easement Plan for Richard King dated April 6, 2010 and prepared by Rami N. Nassar, of Schaeffer Nassar and Scheidegg Consulting Engineers, LLC, Attached as Exhibit A; and accept an easement from the owner of Block 453, Lot 259.59 as depicted on Amended Phase II Final Plat dated August 17, 2011, Attached as Exhibit B

WHEREAS, N.J.S.A. 40A:12-4 and 40A:12-5 authorizes a municipality to acquire real property or any interest therein, including easements;

WHEREAS, there presently exists a twenty (20) foot drainage assess easement located between Block 453, Lot 259. 44 and Block 453, Lot 259.43; and

WHEREAS, Seaville Land, L.L.C. is willing to grant the Township a new twenty (20) foot wide drainage easement terminating in a permanent storm water management basin as shown Exhibit B, for the benefit of the residents of Phase I of this major subdivision; and

WHEREAS, the governing body believes that the relocation of the aforesaid access easement and the acquisition of the aforesaid drainage easement is in the best interest of the municipality.

NOW THEREFORE BE IT RESOLVED by the Township of Upper, in the County of Cape May and State of New Jersey as follows:

Section 1. That the governing body does hereby authorize the relocation of the access easement on Block 453, Lot 259.60 as set forth on Exhibit A and B attached hereto and made a part hereof.

Section 2. That this governing body does hereby authorize the acquisition of a permanent twenty (20) foot wide drainage easement on Block 453, Lot 259.60 and permanent storm water management basin as set forth on Exhibit B attached hereto and made a part hereof.

Section 3. That the property owner – the Messners -- shall pay for any of the costs associated with the vacation of the existing easement, the imposition of the relocated easement, and the establishment of the drainage easement and storm water management basin.

Section 4. That the governing body does hereby authorize the Township Engineer to prepare any legal description or other appropriate engineering work in connection with the delineation of the easement area and the acquisition thereof, if necessary.

Section 5. That the Mayor and Township Clerk are hereby authorized to execute any and all documents necessary for the vacation and acquisition of the easements which are the subject of this resolution.

This resolution will take effect immediately upon its passage.

Resolution No. 192–2011

Offered by: Newman

Seconded by: Conrad

Adopted: September 12, 2011

Roll Call Vote:

NAME	YES	NO	ABSTAINED	ABSENT
Conrad	_____x_____	_____	_____	_____
Corson	_____	_____	_____x_____	_____
Gabor	_____x_____	_____	_____	_____
Newman	_____x_____	_____	_____	_____
Palombo	_____x_____	_____	_____	_____

Conflict attorney Elizabeth Casey stepped down from the dais and then left the meeting. Mr. Corson and Mr. Young rejoined the meeting.

- 5. Declaring certain Township property and equipment as surplus and authorizing its disposal by sale on an online auction website.** Curtis Corson requested that item #2, the Mini Dump, be removed until a replacement vehicle is obtained.

TOWNSHIP OF UPPER

**CAPE MAY COUNTY
RESOLUTION
RESOLUTION NO. 193-2011
RE: DECLARING CERTAIN TOWNSHIP PROPERTY
AND EQUIPMENT AS SURPLUS AND AUTHORIZING ITS DISPOSAL
BY SALE ON AN ONLINE AUCTION WEBSITE**

WHEREAS, N.J.S.A. 40A:11-36 authorizes a municipality to sell or dispose of certain personal property or equipment which is not needed for public use; and

WHEREAS, the Township of Upper has determined that the items listed on the attached sheet as Exhibit "A" are not needed for any public purpose and intends to sell those items on an online auction site; and

WHEREAS, the Director of the Division of Local Government Services, a Division of the Department of Community Affairs of the State of New Jersey permits the sale of surplus property no longer needed for public use through the use of online auction services, pursuant to the Local Unit Electronic Technology Pilot Program and Study Act, P.L. 2001, c.30, and has granted approval to Upper Township, copy of approval is attached as Exhibit "B"; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The property and equipment aforementioned on Exhibit "A" are hereby determined to be useless for any public purpose and are determined to be surplus property and will forthwith be advertised for public sale pursuant to the provision of Revised Statutes 40SA:11-36; and
3. The said materials will be sold at a public sale to the highest bidder through a contracted government on-line auction service, that being GovDeals, Inc., Internet web address at www.govdeals.com.
4. The required notice publication will include the following information:
 - a. The dates and times that the auction will take place.
 - b. No minimum bid requirement for an item unless otherwise stated.
 - c. The Township of Upper reserves the right to reject any and all bids.

Resolution No. 193-2011

Offered by: Conrad

Seconded by: Corson

Adopted: September 12, 2011

Roll Call Vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Conrad	X	_____	_____	_____
Corson	X	_____	_____	_____
Gabor	X	_____	_____	_____
Newman	X	_____	_____	_____
Palombo	X	_____	_____	_____

Exhibit "A"

1.	1980 VanDuyne Surfboat	Min. Bid \$250.00
2.	Husky Pull Behind Road Grader	\$250.00
3.	2005 Self Contained Hopper Salt Spreader	\$250.00
4.	2006 Self Contained Hopper Salt Spreader	\$250.00
5.	Emergency Generator	\$250.00

6. Authorizing execution of NJDEP TWA-1 application Statements of Consent form regarding Ocean Beach Trailer Resort, Commonwealth Avenue, Strathmere, Block 811, Lots 7-11. Due to conflict Curtis Corson recused himself and did not participate in this matter.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION
RESOLUTION NO. 194-2011**

**RE: AUTHORIZING EXECUTION OF NJDEP TWA-1 APPLICATION
STATEMENTS OF CONSENT FORM REGARDING OCEAN BEACH TRAILER RESORT,
COMMONWEALTH AVENUE, STRATHMERE, BLOCK 811, LOTS 7-11**

WHEREAS, James Schroder has or is about to make application to the New Jersey Department of Environmental Protection (hereinafter "DEP") for Treatment Works Approval for a proposed Cesspool Closure Plan, and has requested that the Township complete a portion of DEP Form No. WQM-003, which merely consents to the submission of the application to the DEP and certifies that the project, as proposed, conforms with the requirements of all municipal Ordinances and does not otherwise impose any obligation or liability on the Township; and

WHEREAS, Mr. Schroder must apply to the New Jersey Department of Environmental Protection for Treatment Works Approval for the alteration of the non-conforming but existing permitted Mobile Home Park. Mr. Schroder is proposing the installation of septic tanks between the dwelling units and the existing seepage pits at the Ocean Beach Trailer Resort,

on Commonwealth Avenue, Strathmere Block 811, Lots 7-11 of the municipal tax map of Upper Township, New Jersey; and

WHEREAS, the Township Engineer has informed the Township Committee as to the general nature of the project and has indicated that the Township has no ordinance prohibiting the proposed project; and

WHEREAS, the matter has been considered by the Township Committee and it has been determined that the consent by the Governing Body should be granted to this application to permit the application process to go forward; and

WHEREAS, the Township Committee wishes to authorize the Township officials to execute said documentation;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The Mayor is hereby authorized to execute on behalf of the Township of Upper a Statements of Consent, Section A-1, in the form attached hereto as Exhibit "A" and said consent shall be completed by inserting therein this Resolution number and the date of its adoption.
3. This Statements of Consent is submitted in conjunction with the application of James Schroder for treatment works approval for the property at Block 811, Lots 7-11 on the municipal tax map.
4. A certified copy of this Resolution shall be provided to the applicant.

Resolution No. 194-2011

Offered by: Newman Seconded by: Conrad

Adopted: September 12, 2011

Roll Call Vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Conrad	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Corson	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Gabor	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Newman	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Palombo	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

7. Canceling Credit Balances on Exempt Property.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION
Resolution No. 195-2011
Canceling Credit Balances on Exempt Property**

WHEREAS, certain corrections have been recommended by the Upper Township Tax Collector in order to correct tax records,

WHEREAS, certain properties became tax exempt for the year 2011,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Upper, Cape May County, that corrections to the Tax records are hereby authorized and the Tax Collector is hereby directed to correct said records or take such action as indicated on the attached sheet.

Resolution No. 195-2011

Offered by: Conrad Seconded by: Gabor

Adopted: September 12, 2011

Roll Call Vote:

NAME	YES	NO	ABSTAINED	ABSENT
Conrad	<u> X </u>	_____	_____	_____
Corson	<u> X </u>	_____	_____	_____
Gabor	<u> X </u>	_____	_____	_____
Newman	<u> X </u>	_____	_____	_____
Palombo	<u> X </u>	_____	_____	_____

Block	Lot/Qual.	2011 Credit Balance
755	3	\$(7.43) -New Jersey Audubon Society
823	3	\$(5.79) - Township of Upper

Total Credit Balance \$(13.22)
Tax Exempt for 2011

8. Appointing an Official to bid at the Tax Sale scheduled for October 18, 2011.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION
RESOLUTION NO. 196-2011
RE: APPOINTING AN OFFICIAL TO BID AT THE
TAX SALE SCHEDULED FOR OCTOBER 18, 2011**

WHEREAS, a Tax Sale is scheduled to be conducted by the Tax Collector of the Township of Upper on October 18, 2011 at 10:00 A.M.; and

WHEREAS, the Township Committee has duly considered the matter and has determined to take the action hereinafter designated.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.

2. The Chief Financial Officer, Barbara A. Spiegel, and or the Deputy Municipal Clerk, Barbara L. Young are hereby designated and appointed as the officials who may bid at said Tax Sale on behalf of the Township of Upper on the scheduled date, as well as on any other date to which the Tax Sale may be adjourned.

3. The Chief Financial Officer, Barbara A. Spiegel and or the Deputy Municipal Clerk, Barbara L. Young are hereby authorized to expend on behalf of the Township, up to \$1,000.00 in order to purchase Tax Liens.

Resolution No. 196-2011

Offered by: Conrad

Seconded by: Newman

Adopted: September 12, 2011

Roll Call Vote:

NAME	YES	NO	ABSTAINED	ABSENT
Conrad	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Corson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Gabor	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Newman	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Palombo	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

9. Reimbursement of property taxes paid for the 2011 tax year for Block 699, Lot 5 on the municipal tax map.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N
RESOLUTION NO. 197-2011**

**RE: REIMBURSEMENT OF PROPERTY TAXES PAID FOR THE 2011 TAX YEAR
FOR BLOCK 699, LOT 5 ON THE MUNICIPAL TAX MAP**

WHEREAS, the Department of Veteran Affairs determined that James V. Winder's wartime service-connected disability was totally disabling; and

WHEREAS, prior to his passing, James V. Winder, residing at 38 Mapleshade Lane, Beesley's Point, Block 699, lot

5, on the municipal tax map of Upper Township, New Jersey, filed for 100% disabled veteran tax exemption on March 23, 2011 and was deemed to be eligible; and

WHEREAS, pursuant to N.J.S.A. 54:4-3.30 & 54:4-3.32, the governing body of any municipality may, at it's discretion, refund the amount of taxes collected on any property which would have been exempt from taxation; and

WHEREAS, Virginia Winder is the widow of James V. Winder and resides at 38 Mapleshade Lane, Beesley's Point, Block 699, Lot 5, on the municipal tax map of Upper Township, New Jersey; and

WHEREAS, pursuant to N.J.S.A. 54:4-8.40 & 54:4-8.44, Virginia Winder, as James V. Winder's widow, is legally entitled to the benefit of tax exemption as long as she does not remarry; and

WHEREAS, the Township Committee of the Township of Upper has determined that it is just and appropriate in this instance to reimburse Virginia Winder the real estate taxes paid for the 2011 tax year for Block 699, Lot 5; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.

2. The Township of Upper shall hereby reimburse Virginia Winder in the amount of \$1,553.66 for real estate taxes paid for the 2011 tax year for Block 699, Lot 5.

3. All Township officials and officers are hereby authorized and empowered to take all action deemed necessary or advisable to carry into effect the intent and purpose of this Resolution.

Resolution No.197-2011

Offered by: Conrad

Seconded by: Newman

Adopted: September 12, 2011

Roll Call Vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Corson	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Conrad	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Gabor	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Newman	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Palombo	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

10. Authorizing a cash drawer fund in the Township Zoning Office.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION
RESOLUTION NO. 198-2011
RE: AUTHORIZING A CASH DRAWER FUND IN
THE TOWNSHIP ZONING OFFICE**

WHEREAS, the Township Zoning Officer has requested that a cash drawer fund be maintained in the Zoning Office in the amount of \$100.00 to facilitate day to day minor transactions; and

WHEREAS, the Township Committee has duly considered the matter and has determined to accept and approve the recommendation of the Zoning Officer;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The Township Committee authorizes that a cash drawer fund be maintained in

the Zoning Office in the amount of \$100.00 effective immediately.

Resolution No. 198-2011

Offered by: Palombo

Seconded by: Conrad

Adopted: September 12, 2011

Roll Call Vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Conrad	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Corson	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Gabor	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Newman	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Palombo	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

11. Authorizing the Mayor to submit and sign Municipal Aid Grant application for fiscal year 2012.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION
RESOLUTION NO. 199-2011**

**RE: AUTHORIZING THE MAYOR TO SUBMIT AND SIGN
MUNICIPAL AID GRANT APPLICATION FOR FISCAL YEAR 2012**

WHEREAS, the Township of Upper wishes to take advantage of Municipal Aid Grants that will be available for Fiscal year 2012; and

WHEREAS, the Township Committee fully supports and endorses the actions of the Township Engineer in his filing of the grant applications for the following grant program:

FY 2012 Municipal Aid for Roadway Reconstruction.

This program provides grants to municipalities for roadway improvements. The project will involve the reconstruction of Ocean Avenue from Stagecoach Road to Seasounds Avenue in Palermo Section of Township of Upper, which will include widening and resurfacing the existing substandard roadway.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The Mayor, Engineer and Clerk of the Township of Upper are hereby authorized, directed and empowered to submit an electronic grant application identified as MA-2012-Upper Township-00272 to the New Jersey Department of Transportation on behalf of the Township of Upper.
3. All Township officials, officers and employees are empowered to take such action as may be necessary or advisable in order to carry out the intent and purpose of this Resolution.
4. That the Mayor and clerk are hereby authorized to sign the grant agreement on behalf of the Township of Upper and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.
5. A certified copy of this Resolution shall be provided to the Township Engineer for insertion into each Municipal Aid Grant Application for Fiscal year 2012.

Resolution No.199-2011

Offered by: Conrad

Seconded by: Newman

Adopted: September 12, 2011

Roll Call Vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Conrad	X			
Corson	X			
Gabor	X			
Newman	X			
Palombo	X			

12. Authorization for the Township of Upper to make application for a subgrant for the Federal Fiscal Year 2011 from the Department of Homeland Security Emergency Management Performance Grant program funding.

TOWNSHIP OF UPPER

CAPE MAY COUNTY

R E S O L U T I O N

RESOLUTION NO. 200-2011

RE: AUTHORIZATION FOR THE TOWNSHIP OF UPPER

TO MAKE APPLICATION FOR A SUBGRANT FOR THE FEDERAL FISCAL YEAR 2011

FROM THE DEPARTMENT OF HOMELAND SECURITY

EMERGENCY MANAGEMENT PERFORMANCE GRANT PROGRAM FUNDING

WHEREAS, the Township of Upper, Office of Emergency Management has been authorized to file application for a State Homeland Security Grant Program from the New Jersey State Police Office of Emergency Management. The EMAA (Emergency Management Agency Assistance)

Subgrant, consisting of a total amount of \$10,000.00, including \$5,000.00 Federal Award and \$5,000.00 Local Matching Funds, is for the purpose of enhancing Upper Township’s ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the EMAA Subgrant application incorporates all conditions and representations contained or made in application; and

WHEREAS, the Township of Upper Office of Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Police Office of Emergency Management; and

WHEREAS, the Application for Subgrant Award calls for a match in the amount of \$5,000.00, which the Township of Upper, Office of Emergency Management adequately satisfies through the 2011 Township of Upper approved budget for Division salaries and wages and fringe benefits.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Upper here authorizes the application for the award of the FFY11 Homeland Security Emergency Management Performance Grant Program Subgrant in the amount of \$5,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management; and

BE IT FURTHER RESOLVED that the Director of the Division of Local Government Services is requested to approve the insertion of an item of revenue in the budget of the year 2011 in the sum of \$5,000.00, once approved from the New Jersey State Police, Office of Emergency Management in the like amount of \$5,000.00 from the aforementioned grant; and

BE IT FURTHER RESOLVED that the like sum of \$5,000.00 is hereby appropriated under the caption FFY11 Homeland Security Emergency Management Performance Grant; and

BE IT FURTHER RESOLVED that the Mayor, and the Township Emergency Management Coordinator are authorized to sign the appropriate subgrant award documents; and

BE IT FURTHER RESOLVED that copies of this Resolution shall be forwarded to the New Jersey State Police, Office of Emergency Management; Cape May County Office of Emergency Management; the New Jersey Director of the Division of Local Government Services.

Resolution No. 200 –2011
Offered by: Newman
Adopted: September 12, 2011
Roll Call Vote:

Seconded by: Palombo

NAME	YES	NO	ABSTAINED	ABSENT
Conrad	<u> X </u>	_____	_____	_____
Corson	<u> X </u>	_____	_____	_____
Gabor	<u> X </u>	_____	_____	_____
Newman	<u> X </u>	_____	_____	_____
Palombo	<u> X </u>	_____	_____	_____

ORDINANCES

13. Introduction and First Reading of Ordinance No. 020-2011, RE: AN ORDINANCE VACATING THAT PAPER STREET KNOWN AS SECOND STREET, A PORTION OF WHICH WAS FORMERLY KNOWN AS ATLANTIC AVENUE, ADJACENT TO BLOCKS 446 AND 447 WITHIN THE TOWNSHIP OF UPPER, COUNTY OF CAPE MAY AND STATE OF NEW JERSEY. Motion was made by Jay Newman, second by Frank Conrad to introduce Ordinance No. 020-2011 with public hearing and final adoption set for October 11, 2011. During roll call vote all five Committee members voted in the affirmative.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
O R D I N A N C E
ORDINANCE NO. 020-2011**

AN ORDINANCE VACATING THAT PAPER STREET KNOWN AS SECOND STREET, A PORTION OF WHICH WAS FORMERLY KNOWN AS ATLANTIC AVENUE, ADJACENT TO BLOCKS 446 AND 447 WITHIN THE TOWNSHIP OF UPPER, COUNTY OF CAPE MAY AND STATE OF NEW JERSEY

WHEREAS, N.J.S.A. 40:67-1 authorizes the Governing Body of a municipality to adopt an Ordinance, among other things, to vacate any street, highway, lane, alley, square, place or park, or any part thereof, dedicated to public use but not accepted by the municipality, whether or not the same, or any portion, has been actually opened or improved; and

WHEREAS, Steven and Maureen Conte are the owners of Block 446 Lot 1 and have requested that the Township vacate a certain street described in this Ordinance and have agreed to pay the costs incurred by the Township to vacate said street; and

WHEREAS, the Township Committee has duly considered the matter and it appears reasonable to agree to the request since there is no present or foreseeable need or intention to utilize said roadway; and

WHEREAS, it is deemed to be in the public interest to vacate Second Street within the Township of Upper, as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

SECTION 1: The public right in, along, upon and over the following described land is hereby vacated, surrendered and extinguished:

Description

Vacation of Second Street, a portion of which was formerly known as Atlantic Avenue,
Adjacent to Blocks 446 and 447
as shown on Tax Map Sheet No. 13
Petersburg Section of
Township of Upper

BEGINNING at the Southwesterly intersection of Second Street and Tuckahoe Road extending in a Southerly direction along the Westerly line of Second Street and Lot 1.01 Block 447 a distance of 350' to a point; thence in a Easterly direction along the Southerly line of Second Street (formerly known as Atlantic Avenue) a distance of 260' to the Southwesterly intersection of Second Street (formerly known as Atlantic Avenue) and Perry Road; thence extending in a Northerly direction across Second Street (formerly known as Atlantic Avenue) a distance of 35'; thence along the Northerly line of Second Street (formerly known as Atlantic Avenue) and Lot 1 Block 446 a distance of 200'; thence along the Easterly line of Second Street along Block 446 a distance of 310' to the Southeasterly intersection of Second Street and Tuckahoe Road; thence extending across Second Street in a Westerly direction a distance of 35' to the point of beginning.

SECTION 2: This Ordinance vacates no portion of the street except that portion set forth and described in **SECTION 1** above.

SECTION 3: EXCEPTION: This Ordinance expressly reserves and excepts from vacation all rights and privileges now possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the "Cable Television Act", P.L. 1972, c. 186, (C.48:5A-1, et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or park, or any part thereof, to be vacated, as hereinabove described.

SECTION 4: REPEALER: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

SECTION 5: EFFECTIVE DATE: This Ordinance shall take effect immediately upon final adoption and publication as required by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED FOR FIRST READING AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 12TH DAY OF SEPTEMBER, 2011 AND WILL BE TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER TO BE HELD ON THE 11TH DAY OF OCTOBER, 2011 AT 7:30 P.M. AT THE TOWNSHIP HALL, TUCKAHOE, NEW JERSEY.
BY ORDER OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER.

WANDA GAGLIONE, TOWNSHIP CLERK
TOWNSHIP OF UPPER

14. Introduction and First Reading of Ordinance No. 021-2011, RE: AN ORDINANCE AUTHORIZING SALE OF LANDS, TO WIT BLOCK 622, LOTS 18, 19 and 20. Motion was made by Curtis Corson, second by Jay Newman to introduce Ordinance No. 021-2011 with public hearing and final adoption set for October 11, 2011. During roll call vote all five Committee members voted in the affirmative.

TOWNSHIP OF UPPER
CAPE MAY COUNTY
O R D I N A N C E
ORDINANCE NO. 021-2011

RE: AN ORDINANCE AUTHORIZING SALE OF LANDS,
TO WIT BLOCK 622, LOTS 18, 19 and 20

WHEREAS, the Township of Upper is the owner, in fee, of a certain parcels of vacant ground located within the Township of Upper, County of Cape May, and State of New Jersey, set forth on the municipal tax map as Block 622, Lots 18, 19 and 20; and

WHEREAS, the Township has received an offer from Roberta V. Townsend, the owner of real property contiguous with said parcels owned by the Township, to purchase said parcels; and

WHEREAS, after discussion and deliberation the Township Committee is of the opinion that the sale of said parcels will be in the best interest of the Township and will provide for the consolidation of said lots with an existing lot; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee in the

Township of Upper, County of Cape May and State of New Jersey as follows:

SECTION 1: The Township of Upper is hereby authorized to sell the real

property commonly known as follows:

Block 622, Lots 18, 19 and 20

to the highest bidder from among all owners of real property contiguous thereto in

accordance with N.J.S.A. 40A:12-13(b)(5). Such sale shall not be for less than the fair

market value of said real property and the minimum bid for each parcel or parcels sold is

hereby established as follows:

Block 622, Lots 18, 19 and 20

Minimum Bid: \$3,300.00

SECTION 2: Prior to said sale, the Township will obtain a title report from a

title company or abstract company licensed to do business in the State of New Jersey.

Said report shall be available to all prospective bidders.

SECTION 3: The list of property authorized to be sold together with the minimum price thereof shall be posted at Township Hall and advertisement of the sale shall be made in a newspaper circulating in the Township within 5 days following enactment of this ordinance. Offers for the property may thereafter be made to the Township Committee for 20 days following said advertisement. The Township Committee may reconsider this ordinance not later than 30 days after enactment and thereafter advertise the property for public sale pursuant to N.J.S.A. 40A:12-13(a). The Township Clerk shall file with the Director of the Division of Local Government Services in the Department of Community Affairs sworn affidavits verifying the publication of the foregoing advertisements.

SECTION 4: Roberta V. Townsend shall pay the following sum to the

Township Clerk prior to the adoption of this Ordinance: \$500.00. This payment will be used by the Township and defray Township expenses involved in Authorizing the Sale and terms thereof; Engineer's review; Attorney's review; legal advertising, certified mail notices, title review expenses, closing costs and other expenses. If the parcel is not sold, this amount will be retained by the Township as LIQUIDATED DAMAGES and will be used to pay for the review of the title report and other documents. If the highest bidder at the auction sale is not the original applicant, the highest bidder will be required to pay, in addition to the purchase price and other expenses, an additional sum of \$500.00, representing pre-sale amounts paid by the original applicant requesting the sale and the original applicant (who is not the highest bidder) will then be entitled to a refund of all sums paid (\$500.00) except for the non-refundable application fee (\$50.00).

SECTION 5: The aforesaid parcels of real property shall be offered for sale

at an auction to be conducted by the Township Clerk at a date and time to be set by the Township Clerk after the appropriate notice of sale has been sent to contiguous owners of the subject real property. Said notice shall be sent certified and regular mail to the owners of contiguous property at the address set forth on the tax assessor's records. Said notice shall be sent no greater than 30 days prior to the date of sale and no less than 14 days

prior to the date of sale. At any time, the Township Clerk may adjourn said sale and renotice in accordance with the provisions of this Ordinance and N.J.S.A. 40A:12-13.

SECTION 6: The Township Committee expressly reserves the right to reject any and all bids in the exercise of its sole judgment and discretion. The Township Committee is authorized to confirm the sale by resolution and complete the transaction pursuant to this Ordinance and N.J.S.A. 40A:12-13.

SECTION 7: In the event the highest bid at such auction exceeds the minimum bid established herein and the Township Committee rejects same in the exercise of its sole judgment and discretion, then, in such event, all deposits made by the original applicant or the highest bidder, as the case may be, shall be refunded except for the \$50.00 application fee which shall be non-refundable.

SECTION 8: All payments required to be made pursuant to said sale to the Township Clerk must be made by personal check, cash or certified check, or any combination of the foregoing. All payments required to be made hereunder to a title company or abstract company conducting the closing shall be made in collected funds, that is, by cash, certified check, cashier's check or wire transfer.

SECTION 9: A sum equal to ten percent (10%) of the highest bid for said parcel or parcels shall be paid to the Township of Upper by the highest bidder or bidders at the time of the sale. The remaining balance of ninety percent (90%) of the highest bid

for the parcel or parcels shall be paid to the Township of Upper, and must be received by the Township Clerk, not later than thirty (30) days after the date of the sale. In addition to the deposit of ten percent (10%), the highest bidder or bidders shall also be required to pay or tender at the time of sale the following:

IF THE BIDDER IS THE ORIGINAL APPLICANT:

- (A) (i) The sum of \$100.00 for the preparation of the Deed; and
- (ii) the sum of \$70.00 for recording the Deed.

IF THE BIDDER IS NOT THE ORIGINAL APPLICANT:

- (B) The sum of 500.00, payable to the Township of Upper, representing payment to the Township for expenses of \$500.00 to defray Township expenses, which amounts were required of the original applicant.
- (C) (i) The sum of \$100.00 for the preparation of the Deed.
- (ii) The sum of \$70.00 for recording the Deed.

AT THE TIME OF CLOSING the successful bidder shall be required to pay the following sums:

- (D) Any additional sum required for title search or title insurance.
- (E) The cost of any survey ordered by the successful bidder. Successful bidder shall place such order directly with the surveyor or with the

title company conducting closing, but the survey must be prepared in time to permit the closing to take place as scheduled.

(F) Title company settlement fees covering services to both the Seller and the Buyer.

(G) Any additional fees or costs chargeable by the title company or otherwise necessary to complete the transaction on behalf of the purchaser.

SECTION 10: The closing of title shall take place as designated by the

Township as follows:

(A) Township Hall, Petersburg, New Jersey; or

(B) Office of the Township Solicitor; or

(C) At the office of a title insurance company or title abstract company located within Cape May County.

SECTION 11: If the bidder fails to close or fails to comply with the provisions hereof, such bidder shall be in default and all amounts paid to the Township by or on behalf of the bidder shall be retained by the Township as **LIQUIDATED DAMAGES AND NOT AS A PENALTY.**

SECTION 12: The Deed from the Township of Upper shall be what is commonly known as a Quitclaim Deed.

SECTION 13: The title to be delivered by the Township shall be free and clear of all taxes up to and including the date when the Deed is delivered and closing takes place. Purchaser shall be responsible for all taxes thereafter. Unless otherwise specified herein, the purchaser shall be liable for payment of all assessments, of any nature, against said land.

SECTION 14: The title to be delivered by the Township shall be under and subject to all easements and rights of way, recorded and unrecorded, whether for utilities or for others, and shall also be subject to all conditions, reservations and restrictions of record, if any. If the title report discloses an unmarketable condition of title, except as specified herein, the remedy of the bidder shall be limited to the return of payments made to the Township of Upper on account of the purchase price and closing costs only. Any and all other amounts paid to the Township shall be non-refundable. This sale is under and subject to any riparian claim which may affect said property. If any such claim exists, it shall be the sole responsibility of the purchaser to meet and satisfy all requirements of the State of New Jersey with respect to said riparian claim and the payment of any compensation to the State of New Jersey on account thereof. Nothing herein shall be construed as obligating the Township of Upper to construct or maintain access roads to any portion of the property being sold. Such property may not qualify for a building permit due to lack of water supply, lack of sewer or septic facilities, lack of access, inadequate lot size, or other reasons, including those reasons set forth below. The purchaser is required

to comply with all applicable zoning, building and health ordinances and codes and regulations. The property being sold may be situate in a Flood Hazard Zone. The Township of Upper makes no warranties or representations, expressed or implied, as to the property being offered for sale, the condition or marketability of the title or any other matter. The Township of Upper makes no warranties or representations, expressed or implied, as to whether or not the property being offered for sale contains wetlands anywhere on the property. The Township makes no warranties or representations as to any matter of an environmental nature, or otherwise, which may prevent or limit building or construction.

SECTION 15: All references to Lots and Blocks described herein are to the Lots and Blocks as shown on the Current Official Tax Map of the Township of Upper.

SECTION 16: The successful bidder shall be required, at the time of the sale, to execute a document acknowledging that the sale is governed by the provisions of this Ordinance as well as N.J.S.A. 40A:12-13.

SECTION 17: The provisions of this Ordinance pertaining to this sale shall survive the closing of title and shall not merge into the Deed.

SECTION 18: It is a requirement of this sale that the purchaser of the subject property be a contiguous property owner. Said purchaser shall be required to take immediate action to cause a consolidation of the property being purchased with all of the bidder=s existing adjacent property so as to constitute a single parcel of ground which shall not be further subdivided into more than one lot. This restriction shall be included in the deed of conveyance and shall run with the land. The successful bidder shall complete the consolidation as a condition of the sale. The provisions of this Section shall survive closing and shall not merge into the Deed.

SECTION 19: This Ordinance shall take effect immediately upon final adoption and publication as required by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED FOR FIRST READING AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 12TH OF SEPTEMBER, 2011 AND WILL BE TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC

HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER TO BE HELD ON THE 11TH DAY OF OCTOBER, 2011 AT 7:30 P.M. AT THE TOWNSHIP HALL, TUCKAHOE, NEW JERSEY.

BY ORDER OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER.

WANDA GAGLIONE, TOWNSHIP CLERK
TOWNSHIP OF UPPER

15. Introduction and First Reading of Ordinance No. 022-2011, RE: AN ORDINANCE AUTHORIZING THE EXCHANGE OF CERTAIN PARCELS OF VACANT GROUND WITH THE TOWNSHIP OF UPPER AND SUBJECT TO CERTAIN TERMS AND CONDITIONS. Motion was made by Curtis Corson, second by Kristine Gabor to introduce Ordinance No. 022-2011 with public hearing and final adoption set for October 11, 2011. During roll call vote all five Committee members voted in the affirmative.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
O R D I N A N C E
ORDINANCE NO. 022-2011
RE: AN ORDINANCE AUTHORIZING THE EXCHANGE OF CERTAIN PARCELS OF
VACANT GROUND WITH THE TOWNSHIP OF UPPER AND SUBJECT TO
CERTAIN TERMS AND CONDITIONS**

WHEREAS, the Township of Upper is the owner, in fee, of a certain parcels of vacant ground located within the Township of Upper, County of Cape May, and State of New Jersey; and

WHEREAS, the Township has received an offer from Roberta V. Townsend to exchange certain lands; and

WHEREAS, after discussion and deliberation, the Township Committee is of the opinion that the exchange will be in the best interest of the Township and it will eliminate

isolated parcels and will permit the Township as well as a private party to aggregate land providing for larger parcels; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee in the Township of Upper, County of Cape May and State of New Jersey as follows:

SECTION 1: Subject to the provisions hereafter set forth, the Township of Upper is authorized to exchange certain lands owned by it with lands owned by Roberta V. Townsend, more particularly described as follows:

- (A) The Township lands to be conveyed to Roberta V. Townsend are as follows: Block 584, Lots 35 and 36.
- (B) Roberta V. Townsend shall convey to the Township Block 584, Lot 1.

SECTION 2: In addition to the conveyance of the aforesaid lot by Roberta V. Townsend to the Township of Upper, Roberta V. Townsend shall pay cash consideration in the amount of \$1,257.00, which is based upon the fair market value of each lot appraised at \$1,257.00.

SECTION 3: The exchange of lands authorized in Sections 1 and 2 hereof is expressly conditioned and contingent upon the following:

- (A) The parties shall execute an agreement detailing the specifics of the entire transaction. Said agreement shall contain the terms and provisions of this Ordinance and such other terms and conditions as the Township deems appropriate to effectuate the purposes of this Ordinance.
- (B) A title report shall be prepared by a title abstracting company and title underwriter acceptable to the Township and Roberta V. Townsend. That title

report must, at a minimum, provide evidence that the property to be exchanged is owned, in fee simple, by the parties who shall be conveying same, that title is marketable and insurable at regular rates and that there are no liens, encumbrances or conditions, reservations or restrictions of record which would interfere with the intended use of the property by the Grantee.

(C) The agreement between the parties shall expressly provide that the exchange of lands and all contingencies and conditions contained in said agreement are inter-dependent and one shall not occur without the other. To that end, the parties agree that the exchange shall occur simultaneously.

(D) Any property to be conveyed herein shall be conveyed by Bargain and Sale Deed. Roberta V. Townsend shall pay for the cost of the title report and all title company settlement charges. Each party shall bear the cost of preparation of the deed conveying the property to the other. Each party shall be solely responsible for the cost of title insurance covering the parcels received by such party as a result of the exchange of lands.

(E) With respect to the property being conveyed by the Township, conveyance is under and subject to any riparian claim which may affect said property. In addition, the Township makes no representation as to the ability of the property to obtain a building permit or any other governmental approval. Roberta V. Townsend is required to comply with all applicable zoning, building and health ordinances, codes and regulations. The property to be transferred by the Township may be situate in a flood hazard zone. The Township of Upper makes no warranties or representations, expressed or

implied, as to the property being transferred, the condition or marketability of title or any other matter. The Township of Upper makes no warranties or representations, expressed or implied, as to whether or not the property being transferred contains wetlands anywhere on the property. The Township of Upper makes no warranties or representations as to any matter of an environmental nature, or otherwise, which may prevent or limit building or construction or use of the property.

(F) It is a requirement of this exchange that Roberta V. Townsend use the property transferred to her as contiguous property to her existing adjacent lands. Roberta V. Townsend shall be required to take immediate action to cause a consolidation of the property transferred to her from the Township with all of her existing adjacent lots so as to constitute all such lots in Block 584 as a single parcel of ground which shall not be further subdivided into more than one lot. This restriction shall be included in the deed of conveyance from the Township and shall run with the land. Roberta V. Townsend shall complete consolidation as a condition of this exchange. The provisions of this Section shall survive closing and shall not merge into the deed.

SECTION 4: This Ordinance shall take effect immediately upon final adoption and publication as required by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED FOR FIRST READING AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 12TH DAY OF SEPTEMBER, 2011 AND WILL BE TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER TO BE HELD ON THE 11TH DAY OF OCTOBER, 2011 AT 7:30 P.M. AT THE TOWNSHIP HALL, TUCKAHOE, NEW JERSEY.

BY ORDER OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER.

WANDA GAGLIONE, TOWNSHIP CLERK
TOWNSHIP OF UPPER

CORRESPONDENCE

NEW BUSINESS

16. Governor's Best Practices Worksheet. Mayor Palombo reported that the Township scored a 98% based on the State's criteria, which results in no impact on the Township's State Aid. It was discussed that a handful of the State's prospective answers will be brought to the Committee as proposals at a future date.

17. Ducks Unlimited NJ State Committee--request to hold On-Premise Merchandise Raffle RA#390 on October 29, 2011 at the Seaville Fire Hall. Motion was made by Jay Newman, second by Frank Conrad to approve the request. During roll call vote all five Committee members voted in the affirmative.

UNFINISHED BUSINESS

DISCUSSION

PAYMENT OF BILLS:

18. "I hereby move that all claims submitted for payment at this meeting be approved and then incorporated in full in the minutes of this meeting."

Moved by Jay Newman, second by Frank Conrad with all five Committee members voting in the affirmative.

Bill List: \$3,362,984.53
Payroll: \$201,896.09

REPORT OF MUNICIPAL DEPARTMENTS:

- 19. Animal Control**
- 20. Construction Code**
- 21. Clerk's Office**
- 22. Tax Assessor**
- 23. Tax Collector**
- 24. Finance Office**
- 25. MUA Report**
- 26. Zoning Office**
- 27. Department of Public Works**
- 28. Certification of Determination and Award for bond anticipation note sale for Beach Replenishment Project.**

Reports are available from the Clerk's Office.

PUBLIC COMMENT

James Cancelmo, 320 Old Tuckahoe Rd, Petersburg, and was present and stated that his home is across the street from the ball fields on Old Tuckahoe Road. He is concerned that LaCrosse as well as golf balls routinely land in his yard, near his windows and in his flower beds. He asked the Township to change the direction of play on the fields to prevent balls from coming into his yard. He also stated, however, that the majority of the balls are not from the organized games, but from random people using the field for golf practice. Mayor Palombo suggested placing signs prohibiting the use of the fields for golf practice. Mr. Dietrich reported that he has looked into the problem and they will try to reconfigure the lacrosse field and possibly move the soccer field down a little bit to help the situation.

James Scheibein, 340 Old Tuckahoe Rd, Petersburg, was present tonight also for the same problem with the game balls and suggested that the soccer goals be moved. Mayor Palombo requested time to look into any alternatives to solve the problem.

Roberta Townsend, 801 Chestnut Ave., Palermo, asked whether the public can now question the Ordinances introduced tonight regarding the land sale and land exchange. Mayor Palombo advised that the Ordinance will be published and the public will be given the opportunity to state any concerns or opinions at the public hearing scheduled for October 11, 2011. Mrs. Townsend then questioned whether bids would then be submitted at the public hearing. Daniel Young advised her that the land sale ordinance only authorizes the sale. After the ordinance is adopted, the Clerk's office will schedule a time to allow any contiguous owners to submit bids. The land exchange ordinance authorizes the Township to enter into an agreement with Ms. Townsend. There will not be any bidding on the land exchange.

CLOSED SESSION

29. Resolution to conduct a closed meeting pursuant to N.J.S.A. 10:4-12, from which the public shall be excluded.

TOWNSHIP OF UPPER
RESOLUTION NO. 201-2011
MOTION GOING INTO CLOSED SESSION
September 12, 2011

I hereby move that a resolution be incorporated into the minutes authorizing the Township Committee to enter into an executive session for the following matters pursuant to the Open Public Meetings Act:

MATTERS:

1. Contract negotiations – development consultant for Marmora Town Center

I also include in my motion the estimated time and the circumstances under which the discussion conducted in closed session can be disclosed to the public as follows:

- A. It is anticipated that the matters discussed in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.
- B. With respect to contract negotiations such matters will be made public when negotiations have ceased and there is no longer a reason for confidentiality.

Moved by: Jay Newman

Second by: Frank Conrad

During roll call vote all five Committee members voted in the affirmative.

RECONVENE PUBLIC PORTION OF MEETING

ADJOURNMENT

****Please note—the order of the agenda may be changed at the discretion of the Township Committee.**

There was no further business for this evening and the meeting was adjourned at 9:20 P.M. Next meeting scheduled for September 26, 2011, 6:30 P.M. Workshop meeting to discuss Capital Projects and Equipment for 2011, Regular Business meeting begins at 7:30 P.M.

Minutes prepared by

Wanda Gaglione, RMC
Municipal Clerk

Bill List

56155 09/12/11 A0004 A+ COMMERCIAL OFFICE CLEANERS 250.00 2682
56156 09/12/11 A0006 ADVANCE TREADS INC 1,371.40 2682
56157 09/12/11 A0018 ACTION SUPPLY INC. 92.12 2682
56158 09/12/11 A0024 ADVANCE DOOR & SUPPLY CO.,LLC 235.00 2682
56159 09/12/11 A0028 ADVANTAGE RENTAL CENTER INC. 1,235.37 2682
56160 09/12/11 A0035 AIRLINE HYDRAULIC CORP. 428.00 2682
56161 09/12/11 A0075 ADAMS, JOSHUA 119.95 2682
56162 09/12/11 A0078 ANCHOR RUBBER STAMP & PRINTING 54.50 2682
56163 09/12/11 A0091 ATLANTIC CITY ELECTRIC 13,240.80 2682
56164 09/12/11 B0020 BLAKER, RAYMOND 552.43 2682
56165 09/12/11 B0035 BELMONT & CRYSTAL SPRINGS 78.07 2682
56166 09/12/11 B0106 BARLOW CHEVROLET, INC. 403.40 2682
56167 09/12/11 B0196 BRT TECHNOLOGIES LLC 1,405.75 2682
56168 09/12/11 C0008 CMC COURT ADMINISTRATORS ASSOC 200.00 2682
56169 09/12/11 C0068 COMCAST 117.83 2682
56170 09/12/11 C0071 CAPEHART & SCATCHARD, P.A. 4,414.50 2682
56171 09/12/11 C0089 CHANNING BETE COMPANY 250.70 2682
56172 09/12/11 C0143 CODY'S POWER EQUIPMENT 885.09 2682
56173 09/12/11 C0146 COLLINS IRON WORKS, INC. 279.42 2682
56174 09/12/11 C0201 CRUZAN'S TRUCK SERVICE INC. 715.45 2682

56175 09/12/11 C0221 CRAGER, GARY 82.90 2682
56176 09/12/11 C0223 CASA PAYROLL SERVICE 553.00 2682
56177 09/12/11 C0243 CLAYTON BLOCK COMPANY INC 750.74 2682
56178 09/12/11 D0040 DELTA DENTAL OF N.J. INC. 7,077.68 2682
56179 09/12/11 D0096 DELL MARKETING L.P. 1,969.36 2682
56180 09/12/11 F0042 FLANAGANS SOUTH AUTO TIRE CENT 142.50 2682
56181 09/12/11 F0054 FORT DEARBORN LIFE INSURANCE 477.30 2682
56182 09/12/11 G0016 GARDNER HARDWARE INC. 45.87 2682
56183 09/12/11 G0028 GENTILINI FORD 784.00 2682
56184 09/12/11 G0045 GIBSON ASSOCIATES, P.A. 4,091.25 2682
56185 09/12/11 G0092 GRUND, BARBARA J. 358.88 2682
56186 09/12/11 G0095 GLOBAL INDUSTRIES, INC. 2,713.40 2682
56187 09/12/11 H0018 HAROLD RUBIN/L & H SUPPLY 190.37 2682
56188 09/12/11 I0001 IAAO-NEW JERSEY 60.00 2682
56189 09/12/11 J0014 JC MILLER'S 2.41 2682
56190 09/12/11 K0037 KOHLER, JOHN F 374.98 2682
56191 09/12/11 K0047 KLINE, EDWARD T. 488.07 2682
56192 09/12/11 L0080 LOWES, INC. 441.09 2682
56193 09/12/11 M0019 MAXIMUM MARINE 1,065.00 2682
56194 09/12/11 M0045 MAX-KRIS MARINE SERVICE INC. 161.50 2682
56195 09/12/11 M0056 MCCARTHY PAVING COM. INC. 834.49 2682
56196 09/12/11 M0103 MODERN GAS COMPANY, INC. 1,244.66 2682
56197 09/12/11 M0130 MUNICIPAL COURT ADMIN ASSOC. 90.00 2682
56198 09/12/11 M0188 MCCARTHY TIRE SERVICE OF PHILA 296.86 2682
56199 09/12/11 M0222 MUNICIPAL CAPITAL CORPORATION 392.00 2682
56200 09/12/11 M0224 McBRIDE, JANET E 25.00 2682
56201 09/12/11 N0004 NJ-AMERICAN WATER CO. 287.07 2682
56202 09/12/11 N0043 NAPA AUTO PARTS OF S.JERSEY 68.43 2682
56203 09/12/11 N0046 NJ EMERGENCY PREPAREDNESS ASSO 200.00 2682
56204 09/12/11 N0070 MARSH & MCLENNAN AGENCY, LLC 2,500.00 2682
56205 09/12/11 N0100 N.J. LEAGUE OF MUNICIPALITIES 75.00 2682
56206 09/12/11 N0130 NILFISK OF AMERICA, INC. 427.94 2682
56207 09/12/11 N0131 NJ DIV OF PENSIONS & BENEFITS 58.91 2682
56208 09/12/11 O0038 OSBORN, JAMES 87.94 2682
56209 09/12/11 O0042 ORCHARDS HYDRAULIC SERVICE INC 425.00 2682
56210 09/12/11 P0032 PEDRONI FUEL CO. 3,473.13 2682
56211 09/12/11 P0056 TURF EQUIPMENT AND SUPPLY CO 328.06 2682
56212 09/12/11 P0075 POSITIVE PROMOTIONS INC 709.41 2682
56213 09/12/11 P0096 PREVITI, MICHELE M. 198.80 2682
56214 09/12/11 R0030 RIGGINS, INC. 10,283.83 2682
56215 09/12/11 S0001 SAM'S CLUB 413.51 2682
56216 09/12/11 S0056 SEASHORE ASPHALT CORPORATION 166.77 2682
56217 09/12/11 S0112 SOUTH JERSEY COURT ADM. ASSOC. 80.00 2682
56218 09/12/11 S0122 SOMERS POINT LUMBER INC. 296.70 2682
56219 09/12/11 S0130 SOUTH JERSEY CHIEFS ASSOC. 42.00 2682
56220 09/12/11 S0196 STEWART BUSINESS SYSTEMS LLC 682.51 2682
56221 09/12/11 S0209 STAPLES ADVANTAGE 1,055.48 2682
56222 09/12/11 S0239 SHORE VET. ANIMAL CONTROL LLC 2,400.00 2682
56223 09/12/11 S0254 SHOP RITE 779.71 2682
56224 09/12/11 T0022 TERMINIX 153.00 2682
56225 09/12/11 T0032 THE PRESS & SUNDAY PRESS 64.98 2682
56226 09/12/11 T0067 TOWNSHIP OF UPPER PETTY CASH 3.00 2682
56227 09/12/11 T0074 TRANSAXLE LLC 945.37 2682
56228 09/12/11 T0080 TREASURER STATE OF N.J. 665.00 2682
56229 09/12/11 T0097 TRICO EQUIPMENT INC. 235.72 2682
56230 09/12/11 T0132 TRI STATE EZ DOCK INC 87.00 2682
56231 09/12/11 T0154 TREASURER STATE OF NEW JERSEY 3,268,898.48 2682
56232 09/12/11 U0025 UNITED STATES POSTAL SERVICE 2,000.00 2682
56233 09/12/11 V0005 VAN EMBDEN, NATHAN, ATTORNEY 127.50 2682
56234 09/12/11 V0013 VERIZON WIRELESS 683.59 2682
56235 09/12/11 V0022 VERIZON 186.32 2682
56236 09/12/11 V0024 VAL-U AUTO PARTS L.L.C. 442.43 2682
56237 09/12/11 W0030 WEST PUBLISHING CO. 356.94 2682
56238 09/12/11 W0038 WILLIAMS, JEREMIAH J. 224.56 2682
56239 09/12/11 W0050 WIRELESS ELECTRONICS, INC. 1,409.60 2682
56240 09/12/11 W0063 WRESTLER'S WORLD 340.00 2682
56241 09/12/11 Y0008 YOUNG, DANIEL J. ESQUIRE PC 7,452.75 2682
56242 09/12/11 Y0023 YOUNG, DANIEL J. ATTORNEY 2,625.00 2682
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Total Paid: \$3,362,984.53

The following are thank you letters sent to the Township for services provided by Township during the recent hurricane and are a part of these Minutes.



RECEIVED
SEP 11 2017
OFFICE OF THE TOWNSHIP CLERK

RECEIVED



It's nice to know
that there are still people
who take such pleasure
in doing special things
and making others feel good.

Thank You.
You're really someone special.

Sincerely,
Karen M. Spina



Thanks for your concern of my
well being & hope that hurricane
don't get in our way!



J.P. A. GILIAN, MAYOR

CITY OF OCEAN CITY

AMHERST'S GREATEST FAMILY RESORT

RECEIVED

AUG 21 2014

CLEARING OFFICE
UPPER TOWNSHIP

August 29, 2014

Richard Palumbo, Mayor
Township of Upper
P.O. Box 205
Tuckahoe, N.J. 08250

Dear Mayor Palumbo:

I am writing to express my sincere thanks on behalf of the City of Ocean City for all of the assistance provided to us during the recent hurricane event. Your Township's assistance in allowing us access to two school facilities was much appreciated and vital to our ability to plan for and deal with this storm.

I thank all involved, but particularly want to express my appreciation for your OEM Coordinator Rob Spiegel and his team. My staff has advised how helpful and cooperative Mr. Spiegel and the others were during this hectic time period.

I know you understand and appreciate the importance of nearby communities working together in times of crisis. It's comforting to know that Upper Township will be there for us during challenging times. Please know that Ocean City will do the same whenever you might need our assistance.


J.P. A. Gilian
Mayor

C. M. Dattilo, Business Administrator
R. Donato, OEM Coordinator

661 ASBURY AVENUE, OCEAN CITY, NJ 08226
609-626-0233 FAX: 609-626-0140
www.ojnj.net

Mayor Rich Palumbo
Upper twp. Office
2100 Tuckahoe Rd.
Marmora, N J 08223

RECEIVED

SEP - 8 2011

Dear Mayor Palumbo:

CLERK'S OFFICE
UPPER TOWNSHIP

it was a stellar performance ,not by Irene ,but by the people in place
arranging and helping the residents during the storm.

I am a special needs resident with lung disease on oxygen and also
hospice and my husband has dementia.

We were cared for like we were the grandparents of Rob Spiegel, and Judy
May, only to name a few. The rescue squad and EMO went above and
beyond the call of duty to protect us. We thank GOD for you and ask HIS
protection on all you do. Again, I can't thank those involved enough. The
Upper Twp middle school library was like the Taj Majal. My oxygen
concentrator that needed electric was beside me.

The young summer police officers from Ocean City were also very very
helpful in reasssuring us and just being nice. Kudos to them
God Bless all of you.

The Thurlows, Ann & Marty Shore Acres # [REDACTED]

Have a Glorious Day with all of God's Blessings

Wanda Gaglione

From: Rosamund Keenan, [mailto:rosamund.keenan@upper-township.com]
Sent: Wednesday, September 07, 2011 10:49 AM
To: clerk@upper-township.com
Subject: Hurricane Irene & UT Office of Emergency Management

4th August 2011

Hello Wanda,

My husband, Gerald, is a physically handicapped/disabled veteran. When we first moved to Upper Township 10 years ago, we became aware of the UT emergency evacuation plan for handicapped/disabled residents and we registered my husband under that plan.

As I mentioned to you on the phone several days ago, since my husband is recovering from chemical pneumonitis we felt it would have been a greater challenge for him to evacuate in preparation of Hurricane Irene than for us to remain in our home. Having made that decision, we prepared in the best way we could and to the best of our capabilities.

We want you and others involved in the development and operation of the UT emergency management plans to know how grateful we are for the phone calls and offers of assistance we received from the DEM office during the storm. The attention and understanding that was offered to our circumstances, and the reassurance we received that "we know you're there and if communications go down, we'll be knocking on your door" were welcome indications that the UT emergency plan worked.....not just on paper, but as implemented and tested during a dangerous and highly threatening storm.

Please pass along our sincere appreciation to all involved.

Thank you.

Rosamund ("Roz") Keenan
815 Ocean Crest Avenue
Marmora, NJ

9/7/2011



JAY A. GILLIAN, MAYOR

CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

RECEIVED

SEP - 9 2011

GLENN'S OFFICE
UPPER TOWNSHIP

August 29, 2011

Rob Spiegel, OEM Coordinator
Township of Upper
P.O. Box 205
Tuckahoe, NJ 08250


Dear Mr. Spiegel:

Our OEM team has advised me of the great deal of assistance you provided to us during the recent hurricane event. Your help in allowing us access to two school facilities was much appreciated and vital to our ability to plan for and deal with this storm.

I want to sincerely thank you for assistance.

I know you understand and appreciate the importance of nearby communities working together in times of crisis. It's comforting to know that Upper Township will be there for us during challenging times. Please know that Ocean City will do the same whenever you might need us.

Sincerely,


Jay A. Gillian
Mayor

C: M. Dattilo, Business Administrator
F. Donato, OEM Coordinator

851 ASDURY AVENUE, OCEAN CITY, NJ 08226
808-625-9233 FAX 808-338-0710
WWW.PEJ.CO