

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
MINUTES FOR APRIL 3, 2023**

REGULAR MEETING OF THE TOWNSHIP COMMITTEE – 6:30 P.M.

CALL TO ORDER

SUNSHINE ANNOUNCEMENT

Mayor Newman read the following Open Public meeting notice into the record:
“In compliance with the Open Public Meetings Law, I wish to state that on March 31, 2023, the notice of this meeting of the Upper Township Committee was posted on the official Township Bulletin Board, the Upper Township Website, and mailed to the Cape May County Gazette, the Atlantic City Press, the Ocean City Sentinel-Ledger, the Herald Times and filed with the Township Clerk. Tonight’s meeting is being video recorded up until the closed session portion of this meeting and will be available on the Upper Township website. I hereby direct that this announcement be made a part of the minutes of this meeting.”

SALUTE TO THE FLAG

Troop 79 Boy Scouts Eric Loveland and Douglas Schlachter led the Flag Salute.

ROLL CALL

Curtis Corson	Present
Kimberly Hayes	Present
Victor Nappen	Present
Mark Pancoast	Present
Jay Newman	Present

Also present were Municipal Clerk Joanne Herron, Chief Financial Officer Barbara Ludy, Municipal Engineer Paul Dietrich, Municipal Attorney Anthony Monzo, and Township Administrator Gary DeMarzo.

APPROVAL OF MINUTES - March 27, 2023 Regular and Closed Session Minutes

Motion by Kimberly Hayes, second by Mark Pancoast, to approve the March 27, 2023 Regular Session Minutes as submitted. During roll call vote four Committee members voted in the affirmative. Curtis Corson abstained.

Motion by Kimberly Hayes, second by Curtis Corson, to approve the March 27, 2023 Closed Session Minutes as submitted. During roll call vote all five Committee members voted in the affirmative.

REPORT OF GOVERNING BODY MEMBERS

Mark Pancoast, Committeeman, reported that he attended the Bubbles for Autism event at the Upper Township Elementary School. He stated that it was well attended and the children had a great time. He next reported that Public Works will begin collecting brush on April 10th and loose leaves on April 12th. The collection will start in Beesley’s Point and continue south.

Kimberly Hayes, Committeewoman, stated that the Easter Egg Hunt was a great success. She thanked Larry Cole for organizing the event. She also thanked employees Barbara Grund, Sarah Steiner, and Jon Brittin. She next thanked the Easter Bunny, Cheryl Seidel, and the Middle School National Honor Society Volunteers. She reported that the next event will be July 4th, and this year the Township will have a few new items for the fireworks display. She next reported that the County will be hosting a virtual Regional Bike Plan public meeting

on April 19th from 6:30 to 7:30. Lastly, she reported that she, Mayor Newman, and Committeemen Nappen recently spoke with the second graders at the Primary School and thanked the second grade teachers for organizing the event.

Curtis Corson, Committeeman, reported that Aaron Wittkamp Colwell Post 239, American Legion will be holding a grave marking ceremony for American Revolutionary War Veteran Henry Young on May 6, 2023 at 11:00 am at the Young Burying Ground on Tyler Road.

Victor Nappen, Committeeman, also stated how wonderful it was to talk and engage with the second graders. He next stated that he attended the Easter Egg Hunt and it was a wonderful event.

Jay Newman, Mayor, also stated how much he enjoyed speaking with the second graders. Next, he reported on a recent devastating fire on Tyler Road. He stated that several go-fund me pages have been set up to help the family. He next read the following statement into the record regarding rent control:

“We have listened to the concerns expressed regarding rent control and had our Attorneys review this pertaining to a rent control ordinance. As a result, although other municipalities have adopted rent control ordinances, I do not believe that it is right for Upper Township for the following reasons. Unlike other municipalities where the rental population is much greater, we do not have a widespread problem and we believe there is adequate protection under state law that protects tenants from unreasonable increases. Although the rent charged for residential leases is governed by an agreement between a landlord and tenant, and landlords have the right to request rent increases from time to time depending on the lease, tenants in the state have the benefit of very strict landlord tenant laws which require that rent increases be reasonable. If you feel that a rent increase is unreasonable and refuse to pay the increase, your landlord will have to take you to court to evict you and a judge will then decide if the rent increase is reasonable. In our county we know that Middle Township has adopted a limited rent control ordinance, but it has been rejected in Lower Township, citing the private relationship of a landlord and tenant in which a Township is not inclined to intervene especially because there is adequate protection under state law. Additional negatives are overregulation of business, cost of administration, and the unintended consequence of reducing the number of rental properties available in the township. For this reason I personally am not inclined to pursue a rent control ordinance.”

ADMINISTRATOR OVERVIEW

Gary DeMarzo, Township Administrator, thanked the Township Clerk and the CFO for their work. He next vented his frustration with state offices commenting and advising Township residents on Township issues when they do not have all of the information.

Joanne Herron, Municipal Clerk, congratulated Rosemary Trout on attaining her Certified Municipal Registrar certification.

Paul Dietrich, Municipal Engineer, reported that registration for the County Regional Bike Plan meeting is on the Township website, as well as a link to the SJTPO that will provide information about the project. He next reported that the Cape May County Historic Preservation Office will be holding a public meeting regarding the Marshallville Road Bridge project on Thursday April 20th. More information is also on the Township website. Next, he reported that the Township received a BPU electrical vehicle tourism grant last year, however the Township has not used the funds yet because the grant does not cover the costs of the equipment. He stated that the deadline to use the funds is approaching and requested authority to request an extension. Motion by Jay Newman, second by Kimberly Hayes, to authorize the Engineer to request an extension. During roll call vote all five Committee members voted in the affirmative. Lastly, Mr. Dietrich gave a brief update on the Bayview Avenue reconstruction project.

PRESENTATIONS

1. Congratulating employee Andrew Mangam of the Upper Township Department of Public Works as the recipient of the 2022 Atlantic County Municipal Joint Insurance Fund (ACMJIF) Special Safety Recognition Award. **Mayor Newman and the Committee presented the following resolution to Andrew.**

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 119-2023

**RE: CONGRATULATING EMPLOYEE ANDREW MANGAM OF THE UPPER TOWNSHIP
DEPARTMENT OF PUBLIC WORKS AS THE RECIPIENT OF THE 2022 ATLANTIC COUNTY
MUNICIPAL JOINT INSURANCE FUND (ACMJIF) SPECIAL SAFETY RECOGNITION AWARD**

WHEREAS, Department of Public Works Employee Andrew Mangam, was recognized at the September 22, 2022 Upper Township Committee Meeting for his efforts to promote safety for his fellow employees and residents of the Township through his proactivity to avoid a potentially hazardous situation when several Public Works employees were fixing a drainage issue in the Upper Township Elementary School field; and

WHEREAS, solar panels were located on private property next to the field, but Public Works was informed that no wires were in the vicinity of the digging area; and

WHEREAS, Andrew Mangam took it upon himself to walk over to the solar field, locate the wires going into the ground, then lined up to the electrical box mounted on the wall of the school building and walked a straight line determining that the underground wires were about 10 feet from where the equipment operator was digging; and

WHEREAS, when the equipment operator carefully dug in the area Andrew pointed out, caution tape was discovered indicating that several inches below were live solar panel wires; and

WHEREAS, due to Andrew's actions a potentially life-threatening situation was averted, no employees were hurt, and no equipment was destroyed; and

WHEREAS, the Upper Township Safety Committee nominated Andrew for the Atlantic County Municipal Joint Insurance Fund Special Safety Recognition Award, which recognizes departments, individuals, or teams that go beyond the core requirements of the Safety Incentive Program or excel in a particular area of safety; and

WHEREAS, due to his extraordinary actions and commitment to safety, on March 23, 2023 Andrew was chosen as the winner of the 2022 Atlantic County Municipal Joint Insurance Fund Special Safety Recognition Award; 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 we congratulate Andrew Mangam for receiving the 2022 Atlantic County Municipal Joint Insurance Fund Special Safety Recognition Award and publicly commend him for his commitment to the safety and wellbeing of his fellow employees and the citizens of Upper Township.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper the 3rd day of April, 2023.

Resolution No. 119-2023

Offered by: Hayes

Seconded by: Corson

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

- Honoring Eric Loveland and Douglas Schlachter on attaining the Arrow of Light Award. **Mayor Newman and the Committee presented Certificates of Commendation to Eric Loveland and Douglas Schlachter.**

CONSENT AGENDA

All Consent Agenda items listed below are routine in nature and will be enacted by one motion. If the Mayor or any Committee member wishes a particular agenda item to be considered separately, it will be removed from the consent agenda and acted on separately.

RESOLUTIONS TO BE APPROVED BY CONSENT

- Designating the 1st Thursday in May “A Day of Prayer in Upper Township”.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 120-2023

**RE: DESIGNATING THE 1ST THURSDAY IN MAY
“A DAY OF PRAYER IN UPPER TOWNSHIP”**

WHEREAS, Civic Prayers and National Days of Prayer have a long and revered history in our constitutional democracy, dating back to the First Continental Congress in 1775; and

WHEREAS, the Declaration of Independence, our first statement as Americans of national purpose and identity, made “the Laws of Nature and Nature’s God” the foundation of our United States of America and asserted that people have inalienable rights that are God-given; and

WHEREAS, the Supreme Court has affirmed the right of state legislatures to open their sessions with prayer and the Supreme Court and the U.S. Congress themselves begin each day with prayer; and

WHEREAS, in 1988, legislation setting aside the first Thursday in May in each year as a National Day of Prayer was passed unanimously by both Houses of Congress and signed by President Ronald Reagan; and

WHEREAS, the National Day of Prayer is an opportunity for Americans of all faiths to join in united prayer to acknowledge our dependence on God, to give thanks for blessings received, to pray for peace, to request healing for wounds endured; and to ask God to guide our leaders and bring wholeness to the United States and her citizens; and

WHEREAS, it is fitting and proper to give thanks to God by observing a day of prayer in the Township of Upper when all may acknowledge our blessings and express gratitude for them, while recognizing the need for strengthening religious and moral values in our State and nation;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, that the first Thursday in May, 2023 is hereby designated as “A DAY OF PRAYER IN UPPER TOWNSHIP”, and all citizens of Upper Township are encouraged to observe the day in ways appropriate to its importance and significance.

Resolution No. 120-2023

Offered by: Hayes

Seconded by: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

4. Authorizing the Upper Township Fourth of July celebration event to be held on July 4, 2023 at Amanda’s Field and setting the vendor fees.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 121-2023

**RE: AUTHORIZING THE UPPER TOWNSHIP FOURTH OF JULY
CELEBRATION EVENT TO BE HELD ON JULY 4, 2023 AT AMANDA’S FIELD AND
SETTING THE VENDOR FEES**

WHEREAS, Section 26-2.3 of the Code of Upper Township authorizes the Township to hold and sponsor events at Township facilities and charge fees for vendors or others to participate in the event; and

WHEREAS, the Township of Upper desires to hold a Fourth of July Celebration Event on July 4, 2023, (rain date July 5, 2023), at Amanda’s Field; and

WHEREAS, appropriate advice and approvals from the Township’s Risk Management Consultant, the New Jersey State Police, and the Division of EMS shall be obtained prior to the event; 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 Committee does hereby authorize the Upper Township Fourth of July Celebration Event to be held on July 4, 2023, with a rain date scheduled for July 5, 2023, at Amanda's Field.

3. The following fees will be charged for participation in the Upper Township Fourth of July Event:

Food Vendor Fee - \$100.00, per 20 x 15 space

A. Non-Food Vendor Fee - \$30.00, per 10 x 15 space

B. Veteran Owned Business – No Fee

4. All Vendors will be assigned their spaces prior to arrival and will be required to provide their own canopy/tent, table, chairs, electricity, and any other equipment or supplies they may need for their space.

5. All Food Vendors must submit a Certificate of Insurance naming the Township of Upper, its officials, officers and employees as additional insureds. If a Non Food Vendor currently has insurance in place, a Certificate of Insurance shall be requested naming the Township of Upper, its officials, officers, and employees as additional insureds.

6. All Food Vendors shall submit a Temporary Food Vendor Application to the Cape May County Department of Health and shall follow the "Guidelines for Compliance with Chapter 24, Subchapter 8 Temporary Retail Food Establishments" as established by the Cape May County Department of Health.

7. Applicable Food Vendors shall obtain a Temporary Cooking Vendor Permit through the New Jersey Department of Community Affairs, Division of Fire Safety.

8. The Township of Upper reserves the right to limit the size, amount, and type of Vendors that will participate during the event.

9. The Township Administrator shall have the authority to establish such additional rules, terms or conditions relating to the event as may be appropriate due to safety, cost or efficiency reasons, including any such terms or conditions recommended by the New Jersey State Police, the Township Department of EMS or the Township's Risk Management Consultant.

10. 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. 121-2023
Offered by: Hayes
Adopted: April 3, 2023

Seconded by: Pancoast

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

5. Declaration of emergency pursuant to Township Ordinance section 7-3.2 in order to provide Temporary No Parking restrictions during the Upper Township Fourth of July celebration event on July 4, 2023 (rain date July 5, 2023).

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 122-2023

**RE: DECLARATION OF EMERGENCY PURSUANT TO TOWNSHIP ORDINANCE SECTION 7-3.2
IN ORDER TO PROVIDE TEMPORARY NO PARKING RESTRICTIONS DURING THE UPPER
TOWNSHIP FOURTH OF JULY CELEBRATION EVENT ON
JULY 4, 2023 (RAIN DATE JULY 5, 2023)**

WHEREAS, Upper Township Ordinance Section 7-3.2 provides that upon the declaration of an emergency temporary no parking restrictions may be instituted; and

WHEREAS, the Township of Upper Fourth of July Celebration event scheduled for Tuesday, July 4, 2023 (rain date July 5, 2023) requires temporary parking restrictions for this public event consistent with the provisions of said Ordinance Section 7-3.2; and

WHEREAS, the Township Committee deems it appropriate to declare an emergency so as to institute temporary no parking restrictions along the following roads in Upper Township:

**Route 50 between Sunset Road and Perry Road
Sunset Road
California Road**

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 hereby declares an emergency pursuant to Township Ordinance Section 7-3.2 and directs the posting of “EMERGENCY-NO PARKING” signs on Route 50 between Sunset Road and Perry Road, Sunset Road, and California Road.
3. Said no parking restrictions shall be effective on Tuesday July 4, 2023, or in the event of inclement weather, July 5, 2023.

4. A copy of this resolution shall be provided to the New Jersey State Police and the Cape May County Sheriff's Office.

5. 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. 122-2023

Offered by: Hayes

Seconded by: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

6. Authorizing a payment from the Affordable Housing Trust Fund of Upper Township pursuant to the Affordability Assistance Program.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 123-2023

**RE: AUTHORIZING A PAYMENT FROM THE AFFORDABLE HOUSING TRUST FUND OF UPPER
TOWNSHIP PURSUANT TO THE AFFORDABILITY ASSISTANCE PROGRAM**

WHEREAS, Chelsea Berkey is under contract to purchase property located at 104 East Ocean Avenue, Block 585, Lot 1, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and

WHEREAS, the property owner has requested a Down Payment Assistance Program loan from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a loan to the property owner toward the payment of Down Payment Assistance Loan in the amount of \$10,000.00 in order to allow the owner to purchase a deed restricted affordable unit; and

WHEREAS, it is appropriate for the Township to enter into an Agreement with the property owner setting forth the terms of the agreement at this time;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of

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

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

2. The Township Committee of the Township of Upper, County of Cape May, New Jersey hereby authorizes the down payment assistance payment pursuant to the terms of the Affordability Assistance Policies and Procedures Manual.

3. The Chief Financial Officer is authorized to release \$10,000.00 to Surety Title Company, 9700 Pacific Avenue, Suite 101, Wildwood Crest, NJ 08260 for the Affordable Housing unit located at 104 East Ocean Avenue, Block 585, Lot 1 pursuant to the Township’s Affordability Assistance Program.

4. A copy of the fully executed Agreement shall be kept on file with the Clerk. The original shall be kept in the unit file by the Administrative Agent.

Resolution No. 123-2023

Offered By: Hayes

Seconded By: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

7. Authorizing a one-year extension of the contract with Blakeslee Towing & Recovery, Inc., dba Courthouse Towing, of Rio Grande, New Jersey for towing, storage and lockout services for Upper Township.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 124-2023

RE: AUTHORIZING A ONE YEAR EXTENSION OF THE CONTRACT WITH BLAKESLEE TOWING & RECOVERY, INC., DBA COURTHOUSE TOWING, OF RIO GRANDE, NEW JERSEY FOR TOWING, STORAGE AND LOCKOUT SERVICES FOR UPPER TOWNSHIP

WHEREAS, the Township of Upper and Blakeslee Towing & Recovery, Inc., dba Courthouse Towing, 2403 Route 9 South, Rio Grande, New Jersey 08242 entered into a contract for towing, storage and lockout services for Upper Township pursuant to Resolution No. 240-2021; and

WHEREAS, the Township of Upper desires to extend the terms of the agreement, as stipulated within, for an additional one year; and

WHEREAS, the Chief Financial Officer has certified the availability of funds for the renewed term of the contract; 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 Committee hereby directs that written notification be provided to Blakeslee Towing & Recovery, Inc., dba Courthouse Towing, confirming that the contract is renewed for an additional one-year term for the period commencing May 1, 2023 through April 30, 2024.

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. 124-2023

Offered by: Hayes

Seconded by: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

8. Adopting revisions to the Upper Township Personnel Policies and Procedures Manual Beach Patrol Rules and Regulations.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 125-2023

RE: ADOPTING REVISIONS TO THE UPPER TOWNSHIP PERSONNEL POLICIES AND PROCEDURES MANUAL BEACH PATROL RULES AND REGULATIONS

WHEREAS, the Township Committee of the Township of Upper has determined there is a need to adopt revisions to the Township’s Personnel Policies and Procedures Manual (the “Manual”) to revise the section entitled “Beach Patrol Rules and Regulations” (the “Policy”); and

WHEREAS, the Township Committee of the Township of Upper has reviewed and approved such revisions attached hereto as Exhibit A; and

WHEREAS, the Township Committee has determined that these revisions should be adopted to revise the existing Township Personnel Policies and Procedures Manual Beach Patrol Rules and Regulations; 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 revisions to the Personnel Policies and Procedures Beach Patrol Rules and Regulations set forth in the attached Exhibit A are hereby adopted and approved and modify the existing personnel policies, procedures, manuals and handbooks of the Township. Said revisions shall replace in its entirety the Policy set forth in the Manual.

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. 125-2023

Offered by: Hayes

Seconded by: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

9. Appointing the 2023 season Beach Patrol personnel.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 126-2023

RE: APPOINTING THE 2023 SEASON BEACH PATROL PERSONNEL

WHEREAS, the individuals hereinafter named have been determined to possess the requisite skills, training and are otherwise eligible for appointment to the position of lifeguard; 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 following individuals are hereby appointed as lifeguards in the Township of Upper contingent upon successful pre-employment testing at a salary as stated below in accordance with the Salary Ordinance:

CHIEF

William Handley \$31.50 per hour

CAPTAIN

Joseph O’Neil \$30.50 per hour
Andrew Tobiasen \$30.50 per hour

LIEUTENANT

James Dugan \$24.50 per hour
Aaron Holibaugh \$24.50 per hour
Grace Steele \$24.50 per hour
Meredith Steele \$24.50 per hour

SENIOR GUARD

Blake Boffa \$21.25 per hour

Resolution No. 126-2023
Offered by: Hayes Seconded by: Pancoast
Adopted: April 3, 2023
Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

- 10. Accepting the bid and authorizing the execution of a contract with J.F. Kiely Construction Co., of Tinton Falls, New Jersey for the project known as Install Stormwater Pump in Strathmere at a cost of \$379,067.00.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 127-2023

**RE: ACCEPTING THE BID AND AUTHORIZING THE EXECUTION OF A
CONTRACT WITH J.F. KIELY CONSTRUCTION CO. OF TINTON FALLS, NEW JERSEY
FOR THE PROJECT KNOWN AS INSTALL STORMWATER PUMP IN STRATHMERE
AT A COST OF \$379,067.00**

WHEREAS, the Township of Upper solicited bids for the Install Stormwater Pump in Strathmere project, which bids were received on March 21, 2023; and

WHEREAS, the aforesaid bids were thereafter reviewed by the Township Engineer; and

WHEREAS, the Township Engineer has submitted a recommendation to the Township Committee with respect to the award of said bids; and

WHEREAS, the Chief Financial Officer of the Township of Upper has certified the availability of funds attached hereto as “Exhibit A” in a sufficient amount to award a contract in the amount of \$379,067.00; and

WHEREAS, the Township intends to take formal action awarding the bid to the lowest responsible bidder as hereinafter provided;

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 hereby accepts the bid submitted by J.F. Kiely Construction Co., 1 Radar Way, Tinton Falls, New Jersey, for the project known as Install Stormwater Pump in Strathmere, in the amount of \$379,067.00, subject to the following:

(A) The Bidder shall comply with all Bid Documents, including the Notice to Bidders, all of which are hereby incorporated herein by this reference.

(B) The Contract to be entered into must comply in all respects with applicable federal, state and local laws and regulations.

3. The Mayor and Township Clerk are further authorized to execute a Contract with the successful bidder and/or the Chief Financial Officer is hereby authorized, directed and empowered to issue a Purchase Order to the successful bidder in the amount authorized in this Resolution.

Resolution No. 127-2023
Offered By: Hayes Seconded By: Pancoast
Adopted: April 3, 2023
Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

11. Authorizing the Mayor to sign an access agreement with the Historical Preservation Society of Upper Township.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 128-2023

RE: AUTHORIZING THE MAYOR TO SIGN AN ACCESS AGREEMENT WITH THE HISTORICAL PRESERVATION SOCIETY OF UPPER TOWNSHIP

WHEREAS, the Historical Preservation Society of Upper Township, hereinafter “HPSUT”, has requested access to Township owned property, located at 1751 Mt. Pleasant/Tuckahoe Road, for the purpose of conducting a visual examination and scan for possible historical artifacts; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to approve this request and does hereby authorize the Mayor to sign an agreement with the HPSUT, a copy of which is attached hereto; 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 Mayor on behalf of the Township of Upper, is hereby authorized to execute the attached agreement with the HPSUT to grant access to Township owned property, located at 1751 Mt. Pleasant/Tuckahoe Road, for the purpose of conducting a visual examination and scan for possible historical artifacts.
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. 128-2023

Offered by: Hayes

Seconded by: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

12. Establishing the Upper Township EMS Junior Program.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 129-2023

RE: ESTABLISHING THE UPPER TOWNSHIP EMS JUNIOR PROGRAM

WHEREAS, the Upper Township Division of EMS has submitted a proposal to establish an Upper Township EMS Junior Program, in conjunction with the Upper Township Rescue Squad, in order to facilitate access to first-hand experience for potential future Emergency Medical Technicians; and

WHEREAS, the program will be targeted towards high school students ages 16-17 that have shown an interest in the emergency medical services field and will enable said students to gain the experience and skills necessary to become an EMT through observing operations on scene and treatment throughout transport; and

WHEREAS, the Division of EMS has developed the Junior Program Permission Form and Waiver of Liability, Indemnification, and Hold Harmless Agreement, which have been reviewed and approved by the Township’s Risk Management Consultant and the Atlantic County Municipal Joint Insurance Fund; 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 Upper Township EMS Junior Program is hereby established and shall utilize the attached Junior Program Permission Form and Waiver of Liability, Indemnification, and Hold Harmless Agreement as the official guidelines and policies for the program.
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. 129-2023

Offered by: Hayes

Seconded by: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

RESOLUTIONS TO BE ACTED ON SEPARATELY

13. Accepting the bid and authorizing the execution of a contract with Alden Bailey Restoration Corp., of Mahwah, New Jersey, for the project known as Replacement of Roof for Historic Structures at a cost of \$55,052.00.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 130-2023

**RE: ACCEPTING THE BID AND AUTHORIZING THE EXECUTION OF A
CONTRACT WITH ALDEN BAILEY RESTORATION CORP., OF MAHWAH, NEW JERSEY, FOR
THE PROJECT KNOWN AS REPLACEMENT OF ROOF FOR HISTORIC STRUCTURES AT A
COST OF \$55,052.00**

WHEREAS, the Township of Upper solicited bids for the Replacement of Roof for Historic Structures project, which bids were received on March 7, 2023; and

WHEREAS, the aforesaid bids were thereafter reviewed by the Township Engineer; and

WHEREAS, the Township Engineer has submitted a recommendation to the Township Committee with respect to the award of said bids; and

WHEREAS, the Chief Financial Officer of the Township of Upper has certified the availability of funds attached hereto as “Exhibit A” in a sufficient amount to award a contract in the amount of \$55,052.00 for the Gandy House Roof; and

WHEREAS, the Township intends to take formal action awarding the bid to the lowest responsible bidder as hereinafter provided;

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 hereby accepts the bid submitted by Alden Bailey Restoration Corp., 115 Franklin Turnpike #296, Mahwah, New Jersey, for the project known as Replacement of Roof for Historic Structures, in the amount of \$55,052.00 for the Gandy House Roof, subject to the following:
 - (A) The Bidder shall comply with all Bid Documents, including the Notice to Bidders, all of which are hereby incorporated herein by this reference.
 - (B) The Contract to be entered into must comply in all respects with applicable federal, state and local laws and regulations.
3. The Mayor and Township Clerk are further authorized to execute a Contract with the successful bidder and/or the Chief Financial Officer is hereby authorized, directed and empowered to issue a Purchase Order to the successful bidder in the amount authorized in this Resolution.

Resolution No. 130-2023

Offered By: Hayes

Seconded By: Pancoast

Adopted: April 3, 2023

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

ORDINANCES

14. Public hearing and final adoption of Ordinance No. 005-2023 RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER 15, SECTION 2 (DREDGE SOIL) OF THE CODE OF UPPER TOWNSHIP. **During the public hearing portion there were no speakers. Motion by Curtis Corson, second by Kimberly Hayes, to adopt Ordinance No. 005-2023. During roll call vote all five Committee members voted in the affirmative.**

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
ORDINANCE**

ORDINANCE NO. 005-2023

**RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE
CHAPTER 15, SECTION 2 (DREDGE SOIL) OF THE CODE OF UPPER TOWNSHIP**

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. Chapter 15, Section 2 of the Revised General Ordinances of the Township of Upper, also known as the Code of Upper Township, shall be amended and supplemented as hereafter provided:

Replace Section 15-2.4 in its entirety with the following:

15-2.4 Fee.

The Township Committee shall, by resolution, set forth the amount to be charged for a permit to haul and/or dump dredge soil in the Township. Upon the granting of a permit by the Township Committee, the applicant shall pay to the Township Clerk the applicable fee.

SECTION 2. REPEALER: All Ordinances or parts of Ordinances which are in conflict or inconsistent herewith are hereby repealed to the extent of such inconsistency or conflict only.

SECTION 3. SEVERABILITY: If any section, paragraph, subdivision, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section,

paragraph, subdivision, subsection, clause or provision declared invalid and the remainder of this Ordinance shall remain in full force and effect and shall be enforceable.

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

SECTION 5. CODIFICATION: This Ordinance shall be codified in the Upper Township Code at the sections referred to above.

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 13TH DAY OF MARCH, 2023 AT THE TOWNSHIP HALL, AND WAS TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 3RD DAY OF APRIL, 2023 AT 6:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY, AT WHICH TIME SAID ORDINANCE WAS ADOPTED.

JOANNE R. HERRON, TOWNSHIP CLERK
TOWNSHIP OF UPPER

15. Public hearing and final adoption of Ordinance No. 006-2023 RE: AN ORDINANCE VACATING A PORTION OF PENNSYLVANIA AVENUE, WITHIN THE TOWNSHIP OF UPPER, COUNTY OF CAPE MAY AND STATE OF NEW JERSEY. **During the public hearing portion there were no speakers. Motion by Kimberly Hayes, second by Mark Pancoast, to adopt Ordinance No. 006-2023. During roll call vote all five Committee members voted in the affirmative.**

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
ORDINANCE**

ORDINANCE NO. 006-2023

**AN ORDINANCE VACATING A PORTION OF PENNSYLVANIA AVENUE,
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, Aaron W. Segin and Olivia F. Greene, the owners of Block 329, Lot 5 and Block 332, Lot 3 (the “Property”), have requested that the Township vacate a portion of Pennsylvania Avenue as described in this Ordinance and have agreed to pay the costs incurred by the Township to vacate said street including the costs of the revisions to the tax map; 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 a portion of Pennsylvania Avenue 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 a portion of Pennsylvania Avenue,
as shown on Current Municipal Tax Map Sheet No. 12.4
Tuckahoe Section of Township of Upper

Beginning at the Southeasterly corner of Chaucer Lane (40 feet R.O.W.) and Pennsylvania Avenue (40 feet R.O.W.) and;

- Thence #1: Extending in a Northeasterly direction Along the Northerly line of Pennsylvania Ave and along Block 329 a distance of 450.0 feet to a point, and;
- Thence #2: Across Pennsylvania Avenue a distance of 40 feet to a point in the Southerly line of Pennsylvania Avenue and;
- Thence #3: Extending in a Southwestwardly direction along the Southerly line of Pennsylvania Avenue and along Block 332 a distance of 450.0 feet to point in the Easterly line of Chaucer Lane and;
- Thence #4: Extending Across Pennsylvania Avenue along the Easterly line of Chaucer Lane a distance of 40.0 feet to the point and place 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.

SECTION 6: Aaron W. Segin and Olivia F. Greene, owners of the Property, shall reimburse the Township of Upper for all expenses related to said vacation, including attorneys fees, costs and any recording fees.

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 13TH DAY OF MARCH, 2023 AT THE TOWNSHIP HALL, AND WAS TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 3RD DAY OF APRIL, 2023 AT 6:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY, AT WHICH TIME SAID ORDINANCE WAS ADOPTED.

JOANNE R. HERRON, TOWNSHIP CLERK
TOWNSHIP OF UPPER

16. Public hearing and final adoption of Ordinance No. 007-2023 RE: AN ORDINANCE VACATING OF LANDS, BLOCK 414, LOT 39.12. **During the public hearing portion there were no speakers. Motion by Kimberly Hayes, second by Mark Pancoast, to adopt Ordinance No. 007-2023. 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. 007-2023

AN ORDINANCE VACATING OF LANDS, BLOCK 414, LOT 39.12

WHEREAS, Stephen G. Schaffer and Brooke A. Schaffer are the owners of a home on approximately 25 acres known as Block 414, Lot 39.10 on the Tax Map of the Township of Upper (herein after referred to as the “Schaffer Property”);

WHEREAS, adjacent to the Schaffer Property is a 2-acre parcel which is shown on the Upper Township Tax Map Block 414, Lot 39.12 (herein after referred to as the “Vacant Property”);

WHEREAS, the Vacant Property was shown as a dedicated parcel when the previous owners of the Schaffer Property developed in the neighborhood known as Sunset Acres;

WHEREAS, the Vacant Parcel is surrounded entirely by the Schaffer Property and is not used as a public way, and is shown on the Tax Map as an easement dedicated to the Township of Upper;

WHEREAS, as the Vacant Property is not owned by the Township of Upper and there is no public need for it, a request was made by the owners of the Schaffer Property to have the Township of Upper vacate the Vacant Property pursuant to N.J.S.A 40:67-19;

WHEREAS, the owners of the Schaffer Property agreed to reimburse the Township of Upper for all expenses related to said vacation, including attorneys fees, costs and any recording fees;

WHEREAS, this request has been reviewed by the Township Engineer who has determined that it would be in the best interest of the Township to grant this request.

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

SECTION 1. The public right, title and interest in the Vacant Property as described on the attached Schedule A is hereby vacated, surrendered and extinguished.

SECTION 2. Nothing contained herein shall be deemed to vacate, surrender or extinguish any right or privilege of the Township of Upper to any easements which it has, whether or not of record, or of any public utility, as defined in N.J.S.A. 48:2-13, and any cable television company, as defined in N.J.S.A. 48:5A-1, et seq. to maintain, repair and replace their existing facilities in, adjacent to, over and under the street herein vacated, or any part or parts thereof.

SECTION 3. This Ordinance shall take effect immediately upon the following publication as required by law.

SECTION 4: All Ordinances or parts of Ordinances inconsistent herewith are hereby replaced repealed to the extent of such inconsistency only.

SECTION 5: Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION 6: The owners of the Schaffer Property shall reimburse the Township of Upper for all expenses related to said vacation, including attorneys fees, costs and any recording fees.

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 13TH DAY OF MARCH, 2023 AT THE TOWNSHIP HALL, AND WAS TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 3RD DAY OF APRIL, 2023 AT 6:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY, AT WHICH TIME SAID ORDINANCE WAS ADOPTED.

JOANNE R. HERRON, TOWNSHIP CLERK

TOWNSHIP OF UPPER

17. Public hearing and final adoption of Ordinance No. 008-2023 RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER IV OF THE CODE OF UPPER TOWNSHIP TO ADD SECTION 4-6 ENTITLED RENTAL HOUSING. **Committee Nappen stated that due to a potential conflict he will be abstaining from commenting on this matter. During the public hearing portion there were the following speakers:**

Scott Phelps, Petersburg, spoke in opposition to the Ordinance.

Rich Quinn, Strathmere, distributed a packet to the Committee which contained his objections to the Ordinance.

Lisa Carr, Strathmere, spoke in opposition to the Ordinance.

Kristina Wright, Petersburg, spoke in opposition to the Ordinance.

Victor Nappen, Marmora, spoke in opposition to the Ordinance.

Jon Grubb, Marmora, spoke in opposition to the Ordinance.

Elaine Holsomback, Palermo and Strathmere, spoke in opposition to the Ordinance.

Jeanie Quinn, Strathmere, spoke on a personal note as to the amount of work her husband has put into fixing up their Strathmere home, and how happy the home has made their family. She stated that if this Ordinance were adopted they would lose their home.

Harry Haberman, Seaville, spoke in opposition to the Ordinance.

Janice Connell, President of Strathmere Improvement Association, spoke regarding the issues with the Ordinance as written.

Tammy Loveland, Tuckahoe, spoke about the need for the inspections as written in the Ordinance.

Mayor Newman then closed the public hearing. After a brief discussion, there was a motion by Jay Newman, second by Kimberly Hayes, to table Ordinance No. 008-2023. During roll call vote all five Committee members voted in the affirmative.

TOWNSHIP OF UPPER
CAPE MAY COUNTY
ORDINANCE

ORDINANCE NO. 008-2023

RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER IV OF THE
CODE OF UPPER TOWNSHIP TO ADD SECTION 4-6 ENTITLED RENTAL HOUSING

WHEREAS, the Township Committee of the Township of Upper desires to adopt an ordinance amending Chapter 4 of the Revised General Ordinances of the Township of Upper, also known as the Code of Upper Township, by adding a new Chapter 6 with respect to the requirements and regulations regarding rental housing.

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. CHAPTER 4 of the Revised General Ordinances of the Township of Upper, also known as the Code of Upper Township, shall be amended and supplemented as hereinafter provided:

Add **SECTION 4-6 – RENTAL HOUSING** - as follows:

SECTION 4-6 Rental Housing

4-6.1 Purpose

The purpose of this chapter is as follows:

- a. To protect the health, safety and welfare of residential tenants by ensuring that both the interior and exterior of all rental properties are maintained in a safe and sanitary condition.
- b. To protect the welfare of residential tenants by assuring that maximum occupancy limits are not exceeded in rental units.
- c. To protect the real estate values of properties located in close proximity to rental housing by requiring the upkeep and maintenance of building exteriors and outside property areas.

4-6.2. Applicability; exceptions.

- a This chapter shall apply to all residential uses with the exception of owner-occupied, single-family dwellings. No rental unit shall hereafter be rented unless the rental unit is registered in accordance with this chapter.
- b This chapter shall not apply to units within any motel, hotel, campground or condominium campground. This chapter shall not apply to a short-term use and occupancy agreement between the buyer and seller of real property where the agreement permits the buyer to occupy the real property before closing or permits the seller to occupy the real property after closing.

4-6.3 Short term Rentals

- a. The Township Committee of the Township of Upper (“Township Committee”) finds and declares that the short-term rental of limited residential dwelling units within the Township benefits the local community by affording owners of such units the ability to garner additional income from their real property (also referenced as "property") in order to diminish the financial burden of carrying costs and maintenance expenses related to the property, as well as providing travelers with an alternative option for accommodations in the Township. Notwithstanding those benefits, the Township Committee also finds and declares that certain transitory uses of residential property tend to affect the residential character of the community and, if unregulated, can be injurious to the health, safety, and welfare of the community.
- b. The intended purposes of this section are to
 1. balance the rights of the owners of residential dwelling units proposed for short-term rental use and the Township's business community affected by the allowance and existence of short-term rentals within certain sections of the Township;
 2. protect the public health, safety and general welfare of individuals and the community at large;
 3. provide for an organized and reasonable process for the short-term rental of certain defined classifications of residential dwelling units in the Township;
 4. monitor and provide a reasonable means for mitigation of impacts created by such transitory uses of residential properties within the Township;
 5. preserve and protect the long-term housing market stock in the Township;

6. implement rationally based and reasonably tailored regulations to protect the integrity of the Township's residential neighborhoods; and
 7. ensure that the short-term rental property inventory in the Township satisfies basic property maintenance standards, in order to protect the safety of occupants and the citizens of the Township.
- c. The Township Committee has therefore determined that it shall be unlawful for any owner of any property outside the geographic bounds of the Waterfront Town Center, Marmora Town Center, Resort Residential and Resort Commercial Zoning Districts in Township to rent or operate a short-term rental. However, owners of any property inside the geographic bounds of the Resort Residential and Resort Commercial Zoning Districts in Township, shall be able to rent or operate a short-term rental in accordance the procedures and regulations established in this section, or applicable State statute.

4-6.3. Enforcement authority.

Any of the violations referred to in this chapter may be enforced, as applicable, by the Housing Officer, Code Enforcement Official, Zoning Official, Construction Code Official, Municipal Housing Liaison, Local Department of Health or other such person designated by the Township Committee.

4-6.4. Definitions

Agent – The individuals designated by the owner as the person(s) authorized by the owner to perform any duty imposed upon the owner by this chapter. If the owner provides no such designation, the owner shall be considered the agent. In any event, the owner shall be responsible for any acts or omissions by the designated agent. The term does not necessarily mean a licensed real estate broker or salesman of the State of New Jersey as those terms are defined by N.J.S.A. 45:15-3; however, such term may include a licensed real estate broker or salesman of the State of New Jersey if such person designated by the owner as his agent is so licensed.

Apartment – Any apartment, cottage, bungalow or other dwelling unit consisting of one or more rooms occupying all or part of a floor or floors in a building of one or more floors or stories, whether designed with or without housekeeping facilities for dwelling purposes and notwithstanding whether the apartment is designed as a residence, office or for the operation of any industry or business or any other type of independent use.

Basement – That portion of a building which is partly or completely below grade.

Building – Any structure or part thereof used for human habitation, use or occupancy, and includes any accessory structures and appurtenances belonging thereto or usually enjoyed therewith.

Dwelling – Any building containing one or more dwelling units.

Dwelling Unit – Any building or portion of a building used or intended to be used for residential purposes for a single household.

Habitable Space – A room or enclosed floor space occupied or designed to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, closets, corridors and storage space.

Occupant – Any individual who lives or sleeps in, or has actual possession of, a dwelling unit.

Owner – Any person, agent, operator, firm, corporation, or other entity having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person having possession of real property.

Rental Unit – Any “apartment,” “dwelling,” “building,” “dwelling unit,” or “habitable space,” as defined by this chapter, that is rented, offered for rent or occupied (other than by the owner of the property or his/her/their family members) for the purpose of residential occupancy, regardless of the consideration for occupancy, including but not limited to money paid, services rendered or an accommodation incident to employment.

Short Term Rental Unit – Any rental unit that is occupied for a period of less than 31 days.

4-6.5. Registration

- a. All rental units shall hereafter be registered annually with the Housing Officer or his designee on forms which shall be provided for that purpose.
- b. The registration term shall commence April 1 of each year and such registration shall be valid until March 31 of the following year at which time it shall expire and a new registration shall occur.
- c. Application.
 1. Initial. The initial registration shall be made in writing and shall be signed by the owner on a form provided by the Housing Officer or designee. Said application shall state
 - i. the name and physical address of the owner;
 - ii. owner's phone number and email address;
 - iii. the name, address, and telephone number of the registered agent (which may be the same as the owner);
 - iv. the location of the building and a description of the portion of the building that is to be used as one or more rental units;
 - v. the number of dwelling units;
 - vi. for rentals in excess of 30 consecutive days, the proposed number of occupants, and their ages, in each dwelling unit;
 - vii. the number of rooms in each dwelling unit and the proposed use of each such room and the dimensions of each such room;
 - viii. Such application shall be accompanied by a floor plan, drawn approximately to scale, indicating the location, use and accurate dimensions of each room covered by the application.
 2. Renewal. Application for a renewal registration shall be made in writing and shall be signed by the owner on a form provided by the Housing Officer or designee. Said application shall state and changes to the previously submitted registration.
 3. Prior to change in occupancy of a rental unit for stays longer than 30 days, the applicant shall furnish to the Township a list of the names and ages of all occupants occupying the premises.
 4. The license and registration for a rental unit may be transferred after a change in ownership of the property upon submission of a license transfer application by the new owner.

4-6.6. Inspections

- a. Prior to every change of tenancy and every year each rental unit shall be inspected by the Housing Officer or designee, and if all requirements of this chapter are complied with, said inspecting officer shall so notify the owner.
- b. If the inspecting officer finds noncompliance with any requirements of this chapter, he shall furnish the owner with a written statement specifying the same. The owner may thereupon do any of the following:
 1. Remedy the defect(s) and request a re-inspection.

2. Appeal the decision of the inspecting officer to the Township Committee in the manner hereinafter provided.
 3. Apply to the Township Committee for a waiver of the defect in the manner hereinafter provided.
- c. Modification of rental property during license period. Any modification or alteration in the rental unit that would result in change of the number of occupants desired to be approved during the term of an existing license shall require a new application, as provided in Subsection 5 above. If the license is amended to allow an increase in the number of occupants, the amended license shall be issued upon compliance with all terms of this chapter and payment of any additional fees required.
 - d. Free Access. The Township and its agents are hereby authorized to make inspections to determine the condition of a rental unit in order that they may perform their duty of safeguarding the health, safety and welfare of the occupants of the rental unit and of the general public. For the purpose of making such inspection, the inspecting officers are hereby authorized to enter, examine and survey a rental unit at all reasonable times during normal working hours by appointment with the owner. The owner or occupant of every rental unit shall give the inspecting officer free access to the rental unit at all reasonable times during normal working hours by appointment for the purpose of such inspections, examinations and surveys. Every occupant shall give the owner of the rental unit access to any part of such rental unit at all reasonable times during normal working hours for the purpose of making such repairs or alterations that are necessary to effect compliance with the provisions of this chapter or any lawful order issued pursuant hereto. The owner shall provide such provisions in any such lease between said owner and occupant.
 - e. Complaints. Within ten (10) working days of the receipt of a written complaint alleging a reported violation of this section, an inspecting officer shall conduct an inspection as hereinbefore provided. If the complaint is found to be valid and such causes a violation notice to be issued, then the owner shall be liable for any inspection and re-inspection fees necessary.
 - f. Notice of Violation
 1. Whenever an inspecting officer determines that there has been a violation of this chapter, he shall serve a written notice of the violation on the owner, which shall include a statement of the reasons why it is being issued.
 2. If a violation is not corrected within the time allocated within the notice, the inspecting officer may serve an order upon the owner that his license is revoked and occupancy prohibited, effective five days from the service thereof. Said order shall state that the owner may appeal the order to the Township by submitting a written request to the Township within five days of receipt of the order for a hearing. Thereupon, the Township shall fix a date for a hearing and give the owner notice thereof. Such hearing shall be conducted by the Housing Hearing Officer. Such an appeal shall stay the effective date of the order pending the outcome of the hearing. The inspecting officer(s) who inspected the rental unit in question shall be present at such hearing. At the hearing, the owner shall be given an opportunity to be heard and to show cause why the order should be modified or withdrawn.
 3. Notwithstanding the correction of any one or more violations of this article, the Housing Officer may request that Housing Hearing Officer conduct an administrative hearing in the manner provided above to consider suspension or revocation of a license on the grounds herein stated. If, as a result of such hearing, the Housing Hearing Officer shall determine that the subject rental unit has been a source of repeated or continuing violations of this section such that the operation of said rental unit has been a detriment to the health and/or safety of the occupants or the public health and/or safety or has constituted a public nuisance, the Housing Hearing Officer may suspend such license for such period as they shall determine or may permanently revoke such license.

4-6.7. Fees

The Township Committee shall, by resolution, set forth any and all fees they deem appropriate in order to achieve the intended purposes of Chapter 4-6. To the extent such fees are set, upon the filing of a registration or the issuance of a license, the owner of the property shall pay to the Housing Officer the applicable fee.

4-6.8. Rental Housing Standards

No rental unit shall be registered or allowed to remain in effect unless the following standards are complied with:

- a. Egress. Every dwelling unit shall have safe and unobstructed means of egress which shall lead to a safe and open space at ground level accessible to a street. A room located below the level of the ground and used for sleeping purposes shall be provided with safe and unobstructed means of egress leading directly to an outside area accessible to a street. Where a dwelling is occupied on the third story or higher, the owner shall supply a fire escape which shall be constructed and maintained in accordance with the specifications of the Bureau of Housing Inspections of the State of New Jersey and in accordance with all applicable building codes.
- b. Basement occupancy. No basement area or portion thereof may be occupied unless the minimum requirements for habitable space in accordance with the State Uniform Construction Code are met and maintained. Basements may be used for sleeping purposes, provided that the entire basement complies with all requirements of this section, the State Uniform Construction Code, applicable fire regulations, and any other applicable codes; that all furnaces or other heating or hot-water facilities are so located, insulated and separated from living areas by resistive partitions of two-hour fire rating; and that the floors, ceilings and walls are impervious to leakage of underground and surface runoff water and are insulated from and free from dampness and moisture.
- c. Lighting. Every portion of each bathroom, staircase, hall, landing, furnace room, utility room and all similar non habitable rooms and spaces shall have either natural or artificial light available at all times, with an illumination of at least two lumens per square foot (two footcandles) throughout. Such light shall be measured 36 inches from the floor in the center of the room.
- d. Security/Locks. All entrance doors shall be supplied with a medium-duty dead latching lockset with automatic dead locking plunger or with a dead bolt separate from the latch set. All entrance doors shall be constructed with a solid core. Keyed locksets shall be prohibited on all interior non-egress doors.
- e. Utility service. If a dwelling unit shares electrical service or other utilities (i.e., heat or hot water) with another unit then the cost of such utility payments shall be borne by the landlord. Electric service must meet the minimum requirements for each dwelling unit per the requirements of the State Uniform Construction Code
- f. Water supply. The minimum rate of flow of hot or cold water issuing from any faucet or fixture shall be not less than one gallon per minute.
- g. Kitchens. Every dwelling unit in which the regular preparation of meals is to be accomplished must be equipped with the following facilities:
 1. A kitchen sink of nonabsorbent and easily cleanable material in good working condition and properly connected to an approved water supply system which provides at all times an adequate amount of heated and unheated water under pressure and which is connected to an approved sanitary disposal system.
 2. A stove or similar device for cooking of food, which stove or device is properly installed with all necessary connections for safe, sanitary and efficient operation. Stoves must be provided with anti-tipping mechanisms installed.
 3. A refrigerator or similar device for the safe storage of food at temperatures less than 50° F. but more than 32° F. under ordinary maximum sanitary conditions, which is properly installed with all necessary connections for safe, sanitary and efficient operation.

4. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
 - h. Exterior. Every rental unit shall be clean and free from garbage or rubbish and hazards to safety. Lawns, hedges and bushes shall be kept trimmed and shall not be permitted to become overgrown and unsightly. Fences shall be kept in good repair. Trash cans and recycling containers shall be restricted from being stored or kept in front yards and shall otherwise be stored in a safe location.
 - i. Limitation on Occupancy.
 1. Every dwelling unit shall contain a minimum habitable floor area of not less than 175 square feet for the first occupant, and 125 square feet for each additional occupant or a minimum of 650 gross square feet.
 2. In every dwelling unit, every room occupied or intended to be occupied for sleeping purposes by one occupant shall have a minimum usable floor area of 70 square feet and every room occupied or intended to be occupied for sleeping purposes by more than one occupant shall have a usable floor area of at least 70 square feet plus 50 square feet for each additional occupant thereof.
 3. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
 4. Rental units shall not be occupied by more occupants than permitted by the following minimum occupancy area requirements:

Minimum Occupancy Area in Square Feet			
	1-2 Occupants	3-4 Occupants	5 or more Occupants
Living Room	None	120	150
Dining Room	None	80	100
Kitchen	50	50	70

5. Combined living room and dining room spaces shall comply with the requirements of Subsection 4 above if the total area is equal to that required for separate rooms and if the space is so located that it functions as a combination living room/dining room.
 6. Combined living room and area for sleeping purposes shall comply with the requirements of Subsection 2 and 4 above if the total area is equal to that required for separate rooms and if the space is so located that it functions as a single room.
 7. In calculating occupancy, number of occupants shall be rounded down to the nearest whole number of occupants (i.e. 150 sf bedroom shall be permitted a maximum of two occupants which need minimum of 120 sf).
 8. It shall be unlawful and in violation of this article for an owner or lessor of any registered rental property to allow a number of people greater than the posted maximum number of occupants, which number is to be posted on license.
- j. Waiver. The owner may at any time within 15 days of the date of any notice appeal to the Housing Hearing Officer for a waiver of any performance standards set forth above. The Township shall afford the owner a hearing if requested. Such hearing shall be conducted by the Housing Hearing Officer. The Township may, at its discretion, grant a waiver of any one or more of the performance standards if it finds that, in light of the facts and circumstances presented in a particular case, a special reason exists for the waiver and that the granting of the same will not be contrary to the intent and purpose of this article and will not be detrimental to the health, safety and welfare of the

occupants or proposed occupants of the rental unit, nor to the general public. The inspecting officer(s) who inspected the premises in question shall be present at such hearing.

4-6.9. Information required to be distributed to tenants for stays longer than 30 days.

- a. A Truth-in-Renting Statement prepared by the Department of Community Affairs in accordance with the Truth-in-Renting Act (N.J.S.A. 46:8-43 et seq.) shall be distributed to all tenants living in buildings with more than two dwelling units.
- b. A copy of the registration statement filed with the Township Clerk and/or New Jersey Bureau of Housing Inspection.
- c. A copy of the New Tenant Notification Form provided by the Township. Said form shall be signed by the tenant and maintained by the owner during the term of the tenancy. For buildings with more than four units, the form shall be maintained in a log at the rental office.

4-6.10. Violations and Penalties

- a. In addition to the penalties set forth in N.J.S.A. 46:8-35, any person violating or failing to comply with any of the provisions of this article shall, upon conviction thereof, be punishable by a fine as set forth in the Section 1-5 of this Code. Notwithstanding anything stated above to the contrary, solely in cases of illegal occupancy, overcrowding and conditions constituting unsafe ingress and egress in violation of the requirements of the Uniform Construction Code, there shall be a minimum fine of not less than \$1,000.
- b. Any evictions by landlord/owners of property that are required as a result of violations of housing standards, occupancy limits and overcrowding as set forth under N.J.S.A. 2A:18-61.1(g) shall be made in accordance with N.J.A.C. 5:11-2.3, which requires that when a landlord is cited for a violation pursuant to illegal occupancy which could potentially result in an eviction of the tenants, the following must be included by the landlord/owner as an insert sent with the violation notice:

"If, in seeking to correct the illegal occupancy for which you have been cited, it is necessary for you to evict one or more tenants to comply, you must notify those tenants of their potential eligibility for relocation assistance. Further information regarding your responsibilities as owner pursuant to regulations concerning eviction and relocation may be obtained by contacting the following:

Department of Community Affairs
Division of Codes and Standards
Office of Landlord-Tenant Information
P.O. Box 805
Trenton, NJ 08625-0805
Telephone: 609/633-6606"

SECTION 3: EFFECTIVE DATE: This ordinance shall take effect immediately upon the following publication as required by law.

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

SECTION 5: SEVERABILITY: If any section, paragraph, subdivision, subsection, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section,

paragraph, subdivision, subsection, clause, or provision declared invalid and the remainder of this Ordinance shall remain in full force and effect and shall be enforceable.

SECTION 6: CODIFICATION: This Ordinance shall be codified in the Upper Township Code at the sections referred to above.

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 13TH DAY OF MARCH, 2023 AT THE TOWNSHIP HALL, AND WAS TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 3RD DAY OF APRIL, 2023 AT 6:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY, AT WHICH TIME SAID ORDINANCE WAS TABLED.

CORRESPONDENCE

NEW BUSINESS

UNFINISHED BUSINESS

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." **Motion by Curtis Corson, second by Kimberly Hayes. During roll call vote all five Committee members voted in the affirmative.**

**Bills approved for payment: \$219,527.82
Payroll: \$179,572.92**

PUBLIC COMMENT – LIMITED TO FIVE (5) MINUTES PER PERSON

Elaine Holsomback, Palermo & Strathmere, spoke regarding several issues including the need for mobi-mats, cars parked at the base of the Corson’s Inlet bridge, and the inadequate night time lighting at the Senior Center.

Keith Jack, Marmora, spoke about an ongoing issue with the neighboring bagel shop.

Bob Di Iorio, Seaville, stated that he recently attended the County Commissioners meeting and suggested that the county institute a tourism tax from June 1st to September 1st to help lower property taxes for residents. He requested that the Township adopt a Resolution in support of a tourism tax. Lastly, he spoke about the County’s grant program and our guardianship of the planet.

Janice Connell, Strathmere, also spoke about the need for mobi-mats, the parking safety issue on the Corson’s Inlet bridge, and speeding along Commonwealth Avenue. She also announced that the Strathmere Improvement Association’s Quality of Life Group will be sponsoring a beach plum planting on Saturday April 8th from 10:30 am to 12:00 noon, and thanked Paul Dietrich, Craig Reeves, and the Department of Public Works for their assistance.

CLOSED SESSION

19. 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. 131-2023
MOTION GOING INTO CLOSED SESSION
APRIL 3, 2023**

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. Personnel
2. Contract negotiation - CASA Payroll services
3. Contract negotiation - CASA Reporting services
4. Contract negotiation - Fireworks
5. Contract negotiation - Daniel Young, Special Legal Counsel
6. Contract negotiation - Adams Rehmann & Heggan Tax Map Maintenance Services
7. Contract negotiation - OEM Communication Equipment on Tower at Blk 560, Lot 1.01
8. Contract negotiation - Shared Services Agreement with the Borough of Woodbine

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 employment and personnel matters such discussions will be made public if and when formal action is taken or when the individuals involved consent that it can be made public.
- C. 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: Mark Pancoast

Motion seconded by: Curtis Corson

Roll Call Vote with all five Committee members voting in the affirmative.

RECONVENE PUBLIC PORTION OF MEETING

Motion by Curtis Corson, second by Kimberly Hayes, to reconvene the public portion of the meeting. During roll call vote four Committee members voted in the affirmative. Committeeman Pancoast abstained.

ADJOURNMENT

There being no further business this evening the meeting was adjourned at 8:25 P.M., with a motion by Curtis Corson, second by Kimberly Hayes, and all five Committee members voting in the affirmative. The next regular Committee meeting is scheduled for April 24, 2023 at 4:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC
Municipal Clerk

Bill List

81274 04/03/23 Alignment Check VOID
81275 04/03/23 A0075 ADAMS, JOSHUA 189.99 3290
81276 04/03/23 A0091 ATLANTIC CITY ELECTRIC 1,513.25 3290
81277 04/03/23 A0212 ANCERO, LLC 1,318.12 3290
81278 04/03/23 A0222 ANZELONE ELECTRIC COMPANY, LLC 2,344.00 3290
81279 04/03/23 A0231 ALL UNIQUE GIFTS, INC. 1,407.00 3290
81280 04/03/23 A0239 AT&T MOBILITY NAT'L ACCTS LLC 80.46 3290
81281 04/03/23 A0250 ARCHIVESOCIAL LLC 3,588.00 3290
81282 04/03/23 A0251 ACT ENGINEERS, INC. 9,370.50 3290
81283 04/03/23 B0076 BOND,LAURENCE E. 768.79 3290
81284 04/03/23 C0068 COMCAST 128.67 3290

81285 04/03/23 C0246 CRAFT OIL CORPORATION 766.97 3290
81286 04/03/23 C0247 CMRS-FP 2,000.00 3290
81287 04/03/23 C0260 COOPER JR., THEODORE F. 120.99 3290
81288 04/03/23 C0279 CASA REPORTING SERVICES LLC 379.80 3290
81289 04/03/23 C0282 CAPE MAY COUNTY COAST GUARD 350.00 3290
81290 04/03/23 D0237 DIETZ, KERRY 125.00 3290
81291 04/03/23 D0240 DEVLIN, EDMUND F. 1,048.45 3290
81292 04/03/23 F0053 FORD, SCOTT & ASSOCIATES 11,000.00 3290
81293 04/03/23 G0030 GENERAL SPRING SERVICE 1,086.28 3290
81294 04/03/23 G0035 GENRON FIRE PROTECTION 89.00 3290
81295 04/03/23 G0120 PATRICK F. MARTIN 1,966.58 3290
81296 04/03/23 G0147 GREATAMERICA FINANCIAL SVCS. 191.00 3290
81297 04/03/23 H0073 HOME DEPOT CRC/GECF 292.97 3290
81298 04/03/23 L0031 LORCO PETROLEUM SERVICES 77.00 3290
81299 04/03/23 N0004 NJ-AMERICAN WATER CO. 114.55 3290
81300 04/03/23 N0043 NAPA AUTO PARTS 85.62 3290
81301 04/03/23 N0094 NEW JERSEY PLANNING OFFICIALS 121.00 3290
81302 04/03/23 O0034 OSPREY POINT CONDO ASSOC. 1,855.68 3290
81303 04/03/23 P0032 PEDRONI FUEL CO. 2,461.63 3290
81304 04/03/23 R0030 RIGGINS, INC. 6,219.55 3290
81305 04/03/23 S0001 SAM'S CLUB 120.18 3290
81306 04/03/23 S0134 SO. JERSEY GAS COMPANY 4,001.25 3290
81307 04/03/23 S0209 STAPLES ADVANTAGE 13.97 3290
81308 04/03/23 S0254 SHOPRITE 207.46 04/04/23 VOID 3290 (Reason: Printed incorrect)
81309 04/03/23 S0401 Steiner, Sarah J. 31.75 04/04/23 VOID 3290 (Reason: wrong paper)
81310 04/03/23 T0085 TREASURER, STATE OF NEW JERSEY 54.00 04/04/23 VOID 3290 (Reason: Printing Error)
81311 04/03/23 T0213 TREASURER, STATE OF NEW JERSEY 161,557.08 04/04/23 VOID 3290 (Reason: Printing Error)
81312 04/03/23 U0043 ULINE, INC. 343.56 04/04/23 VOID 3290 (Reason: Printing Error)
81313 04/03/23 V0001 VCI EMERGENCY VEHICLE 792.40 04/04/23 VOID 3290 (Reason: Printing Error)
81314 04/03/23 V0013 VERIZON WIRELESS 388.83 04/04/23 VOID 3290 (Reason: Printing Error)
81315 04/03/23 V0018 VILLAGE PHARMACY, INC. 253.00 04/04/23 VOID 3290 (Reason: Printing Error)
81316 04/03/23 V0027 VANORDER, ROGER 189.00 04/04/23 VOID 3290 (Reason: Printing Error)
81319 04/03/23 Alignment Check VOID
81320 04/03/23 Alignment Check VOID
81321 04/03/23 W0123 WIRELESS ELECTRONICS, INC. 437.50 04/04/23 VOID 3291 (Reason: Printing Error)
81322 04/03/23 W0131 WEX BANK 76.99 04/04/23 VOID 3291 (Reason: Printing Error)
81317 04/04/23 0.00 04/04/23 VOID 0 (Reason: Printing Error)
81318 04/04/23 0.00 04/04/23 VOID 0 (Reason: Printing Error)
81323 04/04/23 S0254 SHOPRITE 207.46 04/04/23 VOID 3290 (Reason: Printed incorrect)
81324 04/04/23 0.00 04/04/23 VOID 0 (Reason: Printing Error)
81325 04/04/23 S0254 SHOPRITE 207.46 3290
81326 04/04/23 0.00 04/04/23 VOID 0 (Reason: Printing Error)
81327 04/04/23 S0401 Steiner, Sarah J. 31.75 3290
81328 04/04/23 Alignment Check VOID
81329 04/04/23 Alignment Check VOID
81330 04/04/23 T0085 TREASURER, STATE OF NEW JERSEY 54.00 3292
81331 04/04/23 T0213 TREASURER, STATE OF NEW JERSEY 161,557.08 3292
81332 04/04/23 U0043 ULINE, INC. 343.56 3292
81333 04/04/23 V0001 VCI EMERGENCY VEHICLE 792.40 3292
81334 04/04/23 V0013 VERIZON WIRELESS 388.83 3292
81335 04/04/23 V0018 VILLAGE PHARMACY, INC. 253.00 3292
81336 04/04/23 V0027 VANORDER, ROGER 189.00 3292
81337 04/04/23 W0123 WIRELESS ELECTRONICS, INC. 437.50 3292
81338 04/04/23 W0131 WEX BANK 76.99 3292
Total: \$219,527.82