

**TOWNSHIP OF UPPER  
2100 TUCKAHOE ROAD  
PETERSBURG, NJ 08270  
CAPE MAY COUNTY  
MINUTES FOR TUESDAY OCTOBER 15, 2024**

**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 October 11, 2024, the notice of this meeting of the Upper Township Committee was posted on the official Township Bulletin Board, the Upper Township Website, and emailed to 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**

**ROLL CALL**

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

Also present were Municipal Clerk Joanne Herron, Municipal Attorney Anthony Monzo, Senior Account Clerk Sarah Steiner, Township Engineer Ryan MacNeill, and Township Administrator Gary DeMarzo.

**APPROVAL OF MINUTES** – September 23, 2024 Regular and Closed Session Minutes

Motion by Curtis Corson, second by Kimberly Hayes, to approve the September 23, 2024 Regular and Closed Session Minutes as submitted. During roll call vote all five Committee members voted in the affirmative.

**REPORT OF GOVERNING BODY MEMBERS**

**Jay Newman, Mayor**, read the following statement regarding the mercury contamination of private wells in the Beesley’s Point area:

“The Township is very grateful to the sense of urgency, cooperation and collaboration from all agencies involved in this crisis and most unnerving discovery.

As the DEP continues to test area wells for the presence of Mercury, to date it has been have discovered that approximately a dozen homes have unacceptable levels of contamination.

The DEP and State Department of Health and County are in constant contact and communications with Upper Township Officials. Each agency's points of contact, project leader and other top-level decision makers are working together, so that the necessary actions can be taken without delay.

The DEP will not be attending tonight's meeting, and we are supportive of their position not to attend.

*"Thank you so much for inviting us to the township meeting on the 15th. However, given the short notice we are unable to attend. We are still early in our investigation, and once we have the data from our upcoming sampling event, we would feel much better equipped to have an informed meeting specific to our investigation."*

The DEP has authorized and assisted in offering residential relocation for the affected and has authorized two filtrations' systems for each home found to contain the contamination. The State Department of Health is also in the forefront with assistance contacting individuals with specific health concerns.

The Township is in contact with owners of local businesses and currently Upper is gathering all former and current DEP compliance materials for review.

It is important to understand that no correlation, blame, cause, or any other finger can be pointed to anyone for causing this contamination at this time.

At this time, our goal is to keep testing until the entire contamination plume area is identified; and clean-safe drinking water is obtained and provided to all.

We ask for patience as we all work through the process. As the Township obtains relevant information, we as the Township will get that information out to you."

Mayor Newman then reported that the Township has received an Assistance to Firefighters grant in the amount of \$693,506 for the purchase of radios for the Fire Companies.

**Kimberly Hayes, Committeewoman**, thanked the Mayor and Administrator for spearheading the Township's efforts with the well contamination. She next reported on the Fall Fest and thanked the Department of Public Works, Office of Emergency Management, Division of EMS, vendors and local nonprofits for participating and making the event very successful. She next reported that the Township is partnering with Cape Assist to host a free drive-in movie night at Amanda's Field on October 26<sup>th</sup>. Gates will open at 6:00 pm and the movie will start at 7:00 pm. Last, she reported that the Township will be holding a Health and Wellness Fair on October 24<sup>th</sup> from 3:00 pm to 5:00 pm at the Community Center.

**Victor Nappen, Committeeman**, stated that the Committee shares the concerns of the residents with regard to the reports of well contamination. He next reported that the Township will be holding a free rabies clinic on October 26<sup>th</sup> from 1:00 to 3:00 pm at Shore Veterinarians. Last, he stated that he and his family attended the Fall Fest and thanked all that were involved in creating the great event.

**Mark Pancoast, Committeeman**, asked that the professional lines of communication be kept open so that the members of the Township Committee can help the residents as best they can. Last, he reported that there will be a free paper shredding event on November 2<sup>nd</sup> from 9:00 am to noon at Reich Asset Management on Roosevelt Boulevard.

**Curtis Corson, Committeeman**, also echoed the concerns about the well contamination. He next reported that work is underway for the 2025 budget.

## ADMINISTRATOR OVERVIEW

**Gary DeMarzo, Township Administrator**, stated that he is committed to supporting the residents with any information he has and will continue to answer any and all questions to the best of his ability. The Township does not have a water utility or own the water company. He stated that at this time the contamination has been located in the Bayaire Road area where approximately 13 homes on Bayaire have tested positive for high levels of mercury. The NJDEP and DOH have notified those owners of the health concerns and the DEP has installed point filtration systems on those homes that have tested positive. The school system is on the New Jersey American Water line, but they will be testing the water used for the irrigation systems. He and the Mayor have been in contact with area businesses to see if they can help with laundry and shower services to affected residents, the school has been contacted regarding bus pickup for any of those affected with school age children, and area realtors have been contacted to find suitable temporary rentals for any that may have to be relocated for a short period of time. Later in the meeting, he reported that the AC units for Town Hall have been installed using grant funds.

**Anthony Monzo, Municipal Attorney**, requested that a contract negotiation matter for affordable housing be added to the closed session agenda.

**Ryan MacNeill, Township Engineer**, gave a brief update on the athletic court resurfacing project and living shoreline project. He next reported that the County will begin the resurfacing of Tuckahoe Mt. Pleasant Road in the next few weeks. There will be a detour for southbound traffic during daytime hours. Lastly, he reported that the County has notified him that the reconstruction of New Bridge Road has been pushed back to the spring of 2025. Mayor Newman then requested the Engineer to reach out to the DOT regarding several general clean up items resulting from the Rt 9 resurfacing project.

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

**Steven Murphy, Redwish Avenue**, stated his appreciation of the Township's communication regarding the well contamination, but expressed his concern with the slow progress and lack of guidance from the DEP. He stated that he received a letter that his well would be tested, but not until November 13<sup>th</sup>. He also stated that he had reached out to the DEP to inquire about what precautions he should take until his well is tested now that his property is in the presumed affected range, and was told that he should do whatever he felt was best for his family. He further stated that he is going to continue speaking out until the DEP starts communicating with people on what to do. The Mayor and Administrator also expressed frustration with the timeline and vague guidance and requested that Mr. Murphy forward his email from the DEP to the Administrator so that Mr. Murphy can be added to the Administrator's email chain with the DEP. Committeeman Pancoast inquired if the Township had any emergency funds to use for testing the wells in the vicinity of the identified area, and Committeewoman Hayes also inquired if the County Department of Health had any funding to support the testing efforts, and also distribute general guideline to any residents in the affected area.

**Jan Hartman, Beesley's Point**, inquired as to why some streets have New Jersey American Water (NJAW) and other streets do not. Mayor Newman gave a brief outline as to the history of NJAW in the Township, and stated that when NJAW first hooked up in the Township the Committee at the time chose not to put a must connect clause in the approval. In the mid-90s there was a contamination plume identified from the gas station on the corner of Roosevelt Boulevard and Rt 9 and the DEP used the spill fund to cap those affected wells and run the water line to those homes. Other areas that have water lines were paid for by the developers or homeowners of those properties. Ms. Hartman stated that every property should have access to the water line. The Township Administrator stated that while yes, extending the water lines would fix the issue, but it takes time and a lot of money to do so and the DEP is in the beginning stages of the investigation as to the extent of the contamination. The Committee stated that the Township has been and will continue to urge quick action from State officials and encouraged

Mrs. Hartman and all residents to reach out to the DEP, the Governor, State legislators, and Congressman to do the same.

**Nathalie Neiss, Block 476, Lot 29**, stated that when someone wants to build a house they go to the County Health Department for a well permit and asked why the affected residents are not going to the County for help. It was stated that the County Health Department is the representative of the DEP for county residents, but the DEP is the lead agency for all well permits. She next inquired about the source of the contamination. Mayor Newman stated that the source is not known and the Township will not engage in speculation or finger pointing. Last, she spoke about the contamination from the DOT Petersburg Maintenance Facility and whether people will be required to hook up to water and sewer lines. It was stated that most of what she is asking about is unknown and it would not be fair to speculate as to what may happen at this time.

**Amy Rihl, Beesley's Point**, spoke about a letter she received regarding groundwater contamination. It was stated that that letter is a requirement of the DEP as part of the ongoing remediation of the former BL England property, which requires a survey within 500 feet of the known contamination to identify any potable wells that may exist.

**Pete Frisko, Beesley's Point**, inquired if the investigation of the former BL England property is connected with the mercury investigation. It was stated that they are not connected in any way.

**Linda Bateman, Strathmere**, stated that the erosion of the beach on the north end has exposed a tarp and asked if Public Works can come and remove it. She next introduced the new President of the Strathmere Improvement Association, Colleen Jones.

**Paul Mayne, Petersburg**, stated that a lot of his customers have asked whom they should call regarding the contamination and well testing. It was stated that they should be referred to the Township Administrator's office. Mr. Mayne then inquired if there has been any guidance from the DEP on what happens if a property's well tests positive. The Township Administrator read the following from the DEP : *"To reiterate, at this time, the remediation for impacted homeowners will be to refer them to the Spill Fund to have the costs associated with the installation and maintenance of a Point of Entry Treatment (POET) system covered at no cost to the homeowner. Residents who have already collected - independently or through the health office - two water samples and are in the process of filling Spill Fund claims are advised to hold onto any receipts for purchases of bottled water made from the date of the second (confirmation) sample and the installation of the POET, as those costs are reimbursable through Spill Fund.* The Township Administrator further stated that he has been telling homeowners that if they want to get their wells tested on their own they should do so and keep the receipt, and if the test is positive they will be reimbursed from the Spill Fund.

## **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.

Motion by Kimberly Hayes, second by Mark Pancoast, to approve the consent agenda items listed below. During roll call vote all five Committee members voted in the affirmative.

## **FILING OF REPORTS BY CONSENT**

1. Animal Control
2. Clerk's Office

- 3. Construction Code
- 4. Division of EMS
- 5. Finance Office
- 6. MUA Report
- 7. Municipal Court
- 8. Public Works
- 9. Tax Collector

**RESOLUTIONS TO BE APPROVED BY CONSENT**

10. Appointing Gary DeMarzo as the Municipal Housing Liaison for the Township of Upper.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 328-2024**

**RE: APPOINTING GARY DEMARZO AS THE MUNICIPAL HOUSING LIAISON FOR THE  
TOWNSHIP OF UPPER**

**WHEREAS**, pursuant to N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq., the Township of Upper is required to appoint a Municipal Housing Liaison for the administration of the Township of Upper’s affordable housing program to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq.; and

**WHEREAS**, Chapter 20-14.3 of the Code of Upper Township provides for the appointment of a Municipal Housing Liaison to administer the Township’s affordable housing program.

**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. Gary DeMarzo is hereby appointed as the Municipal Housing Liaison for the administration of the Township of Upper’s affordable housing program, pursuant to and in accordance with Chapter 20-14.3 of the Code of Upper Township, effective January 1, 2024, at an annual salary of \$2,500.00 in accordance with the Salary Ordinance.

Resolution No. 328-2024

Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			

Hayes	X			
Nappen	X			
Pancoast	X			
Newman	X			

11. Appointing Michael A. Sorensen to serve as an additional Municipal Public Defender on an as needed basis.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 329-2024**

**RE: APPOINTING MICHAEL A. SORENSEN TO SERVE AS AN ADDITIONAL MUNICIPAL  
PUBLIC DEFENDER ON AN AS NEEDED BASIS**

**WHEREAS**, a need exists to appoint an additional municipal public defender to serve on an as needed basis; and

**WHEREAS**, N.J.S.A. 2B:24-4 allows for the appointment of additional municipal public defenders as necessary to administer justice in a timely and effective manner; and

**WHEREAS**, the Township has decided to acquire the services of Michael A. Sorensen as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, a resolution is required authorizing the award of such contract for professional services; and

**WHEREAS**, Michael A. Sorensen has completed and submitted a Business Entity Disclosure Certification which certifies that Michael A. Sorensen has not made any reportable contributions to a political or candidate committee in the Township that would bar the award of this contract and that the contract will prohibit Michael A. Sorensen from making any reportable contributions through the 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. Michael A. Sorensen with offices at 29 Orbit Drive, Cape May Court House, New Jersey is hereby appointed as an additional municipal public defender to serve on an as needed basis.

3. This contract shall have a term of one (1) year from date of full execution.

4. This Contract is awarded without competitive bidding as a professional service in accordance with N.J.S.A. 40A:11-5(1)(a) of the New Jersey Local Public Contract Law because Michael A. Sorensen has professional knowledge as to legal matters and municipal court matters, which knowledge is particularly valuable to the Township Committee, and this service is acquired as a non-fair and open contract pursuant to N.J.S.A. 19:44A-20.5.

#### **NOTICE OF CONTRACT AWARD**

The Township Committee of the Township of Upper, State of New Jersey has awarded the contract without competitive bidding as a professional service pursuant to N.J.S.A. 40A:11-5(1)(a) to Michael A. Sorensen for legal services. This contract and the resolution authorizing same shall be available for public inspection in the office of the municipal clerk of the Township of Upper, State of New Jersey.

5. A certificate from the Chief Financial Officer of Upper Township showing the availability of adequate funds for this contract and showing the line-item appropriation of the official budget to which this contract will be properly charged has been provided to the governing body and shall be attached to this Resolution and kept in the files of the municipal clerk.

6. The contractor has registered with the State of New Jersey pursuant to c.57, Laws of 2004 and has provided proof of that registration to the Township of Upper.

7. The Mayor and the Township Clerk are hereby authorized and directed to execute, on behalf of the Township of Upper, a Professional Contract with Michael A. Sorensen in accordance with the terms and provisions of the Local Public Contracts Law, subject to and in accordance with the limitations imposed herein. Upon execution of all parties thereto said contract shall become effective.

8. Notice of this contract award shall be published in the official newspaper of the Township of Upper within ten (10) days from the date of adoption.

9. This Resolution shall be effective as of adoption.

Resolution No. 329-2024  
Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

12. Appointing Triad Advisory Services, Inc. to provide administrative services with regard to the Upper Township Affordable Housing programs.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 330-2024**

**RE: APPOINTING TRIAD ADVISORY SERVICES, INC. TO PROVIDE  
ADMINISTRATIVE SERVICES WITH REGARD TO THE UPPER TOWNSHIP AFFORDABLE  
HOUSING PROGRAMS**

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**WHEREAS**, Township of Upper has developed an Operating Manual for the Administration of providing Affordability Assistance to Homeowners (Affordability Assistance Manual) in accordance with the Uniform Housing Affordability Controls and the New Jersey Fair Housing Act; and

**WHEREAS**, the Township of Upper requires administrative services for the Township's Affordability Assistance and Market to Affordable programs; and

**WHEREAS**, the Township has decided to acquire the services of Triad Advisory Services, Inc. (trading as Triad Associates) as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, Triad Advisory Services, Inc. has completed and submitted a Business Entity Disclosure Certification, which certifies that Triad Advisory Services, Inc. has not made any reportable contributions to a political or candidate committee in the Township that would bar the award of this contract and that the contract will prohibit Triad Advisory Services, Inc. from making any reportable contributions through the 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. Triad Advisory Services, Inc. with offices at 1301 W. Forest Grove Road, Vineland, New Jersey 08360, is hereby appointed Administrative Agent for the Township of Upper for the purposes in as specified in this Resolution and the attached Professional Service Agreement.

3. The contract shall have a term of one (1) year from date of full execution.

4. This Contract is awarded without competitive bidding as a professional service in accordance with N.J.S.A. 40A:11-5(1)(a) of the New Jersey Local Public Contract Law because Triad Advisory Services, Inc. has professional knowledge which is particularly valuable to the Township Committee and this service is acquired as a non-fair and open contract pursuant to N.J.S.A. 19:44A-20.5.

#### **NOTICE OF CONTRACT AWARD**

5. The Township Committee of the Township of Upper, State of New Jersey has awarded the contract without competitive bidding as a professional service pursuant to N.J.S.A. 40A:11-5(1)(a) to. This contract and the resolution authorizing same shall be available for public inspection in the office of the municipal clerk of the Township of Upper, State of New Jersey.

6. A certificate from the Chief Financial Officer of Upper Township showing the availability of adequate funds for this contract and showing the line item appropriation of the official budget to which this contract will be properly charged has been provided to the governing body and shall be attached to this Resolution and kept in the files of the municipal clerk.

7. The contractor has registered with the State of New Jersey pursuant to c.57, Laws of 2004 and will provide proof of that registration to the Township of Upper.

8. The Mayor and the Township Clerk are hereby authorized and directed to execute, on behalf of the Township of Upper, a Professional Service Agreement with Triad Advisory Services, Inc. in accordance with the terms and provisions of the Local Public Contracts Law, subject to and in accordance with the limitations imposed herein. Upon execution of all parties thereto-said contract shall become effective.

8. A copy of this Resolution shall be published in the official newspaper of the Township of Upper within ten (10) days from the date of adoption.

9. This Resolution shall be effective as of adoption.

Resolution No. 330-2024

Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

13. Hiring William Handley as a part-time employee to the Upper Township Division of Emergency Medical Services.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 331-2024**

**RE: HIRING WILLIAM HANDLEY AS A PART-TIME EMPLOYEE TO THE  
UPPER TOWNSHIP DIVISION OF EMERGENCY MEDICAL SERVICES**

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**WHEREAS**, a need exists to hire qualified personnel as part-time employee to the Upper Township Division of Emergency Medical Services to ensure optimal operation; and

**WHEREAS**, William Handley possesses all the requisite qualifications for said position; 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. William Handley is hereby hired to the Division of Emergency Medical Services as a part-time Emergency Medical Technician effective September 17, 2024 at a rate of \$22.00 per hour, in accordance with the Salary Ordinance.
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. 331-2024  
Offered by: Hayes  
Adopted: October 15, 2024  
Roll Call Vote:

Seconded by: Pancoast

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

14. Chapter 159 Resolution requesting approval of items of revenue and appropriation into the 2024 budget—FY 2023 Assistance to Firefighters grant in the total amount of \$728,181.75.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 332-2024**

**RE: CHAPTER 159 RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND  
APPROPRIATION INTO THE 2024 BUDGET—FY 2023 ASSISTANCE TO FIREFIGHTERS  
GRANT IN THE TOTAL AMOUNT OF \$728,181.75**

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**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for an equal amount;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Upper, County of Cape May, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2024 in the sum of \$693,506.42, which is now available as a revenue from:

REVENUE: STATE & FEDERAL REVENUE OFFSET WITH APPROPRIATIONS:  
FY 2023 ASSISTANCE TO FIREFIGHTERS GRANT, AND

**BE IT FURTHER RESOLVED** that a like sum of \$693,506.42 is hereby appropriated under the caption of:

APPROPRIATION: STATE AND FEDERAL PROGRAMS OFFSET BY REVENUE:  
FY 2023 ASSISTANCE TO FIREFIGHTERS GRANT, AND

**BE IT FURTHER RESOLVED**, that the sum of \$34,675.33 representing the amount required for the municipality's share of the aforementioned improvement appears in the budget and is hereby appropriated under the caption of FY 2023 Assistance to Firefighters Grant-Local Match.

Resolution No. 332-2024

Offered By: Hayes                      Seconded By: Pancoast  
 Adopted: October 15, 2024  
 Roll Call Vote:

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

15. Authorizing a refund to Global Signal Acquisitions II LLC.

**TOWNSHIP OF UPPER  
 CAPE MAY COUNTY  
 RESOLUTION**

**RESOLUTION NO. 333-2024**

**RE: AUTHORIZING A REFUND TO GLOBAL SIGNAL ACQUISITIONS II LLC**

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**WHEREAS**, Ordinance 005-2024, adopted on March 25, 2024, authorized the Township of Upper to acquire an existing 149 ft monopole (Tower) owned by STC Four LLC and its affiliates and located on Township owned property at 2028 Tuckahoe Road, Upper Township, NJ (Property); and

**WHEREAS**, an Asset Purchase Agreement between the Township of Upper and STC Four LLC and its affiliates for the Tower has been fully executed with an effective date of July 1, 2024; and

**WHEREAS**, in accordance with the terms of a preceding PCS Site Agreement and Sublease Agreement for the Property, the sublessee Global Signal Acquisitions II LLC had been submitting the required monthly payments to the Township pending the Township’s acquisition of the Tower; and

**WHEREAS**, the amount paid by Global Signal Acquisitions II LLC to the Township for the period of July 1, 2024 to August 31, 2024 is \$5,229.54 (the overpayment); and

**WHEREAS**, it is necessary to authorize a refund of this overpayment to Global Signal Acquisitions II LLC.

**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 Chief Financial Officer is hereby authorized and directed to refund monies

as indicated below:

AMOUNT  
\$5,229.54

NAME  
Global Signal Acquisitions II LLC  
Attn: Kurt Poole  
2000 Corporate Drive  
Canonsburg, PA 15317

Resolution No. 333-2024

Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

16. Authorizing the Mayor to sign the National Flood Insurance Program Community Rating System recertification and annual progress report.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 334-2024**

**RE: AUTHORIZING THE MAYOR TO SIGN THE NATIONAL FLOOD  
INSURANCE PROGRAM COMMUNITY RATING SYSTEM RECERTIFICATION  
AND ANNUAL PROGRESS REPORT**

**WHEREAS**, FEMA recertified Upper Township in February 2024 as a Class 5 Community in the National Flood Insurance Program (NFIP) Community Rating System (CRS); and

**WHEREAS**, under the aforesaid program communities are required to provide an annual progress report and recertification that they are continuing to comply with the CRS program activities; and

**WHEREAS**, the Township Committee of the Township of Upper has determined that it is in the best interest of the Township’s residents to continue participating in the CRS program, which saves residents over \$120,000 annually; 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 accepts the Annual Progress Report and Recertification, attached hereto as Exhibit A.
3. The Mayor is hereby authorized to sign the annual recertification report and submit said report to FEMA.
4. 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.
5. Copies of the Annual Report shall be posted on the Township website and distributed to the local press.

Resolution No. 334-2024

Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

17. Accepting the bid and authorizing the execution of a contract for the Furnish and Delivery of a High Pressure Breathing Air System.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 335-2024**

**RE: ACCEPTING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR  
THE FURNISH AND DELIVERY OF A HIGH PRESSURE BREATHING AIR SYSTEM**

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**WHEREAS**, the Township of Upper solicited bids for the Furnish and Delivery of a High Pressure Breathing Air System, which bids were received on October 3, 2024; and

**WHEREAS**, the aforesaid bids were thereafter reviewed by the Chief Financial Officer; and

**WHEREAS,** the Chief Financial Officer has submitted a recommendation to the Township Committee with respect to the award of said bid; 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 \$70,500.00 and

**WHEREAS,** the Township intends to take formal action awarding the bid to the lowest responsive 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 Airpower International, Inc., of Pennsauken, NJ for the project known as Furnish and Delivery of a High Pressure Breathing Air System in the amount of \$70,500.00, 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.
- (C) The Bidder has registered with the State of New Jersey pursuant to c.57, Laws of 2004 has provided proof of that registration to the Township of Upper.

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. 335-2024

Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Corson	X			
Hayes	X			
Nappen	X			

Pancoast	X			
Newman	X			

18. Authorizing the release of \$46,653.55 in surplus from the Township of Upper’s share of the Aggregate Excess Loss Contingency Fund.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 336-2024**

**RE: AUTHORIZING THE RELEASE OF \$46,653.55 IN SURPLUS FROM THE TOWNSHIP OF UPPER’S SHARE OF THE AGGREGATE EXCESS LOSS CONTINGENCY FUND**

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**WHEREAS**, the Atlantic County Municipal Joint Insurance Fund, hereinafter referred to as FUND has been organized pursuant to N.J.S.A. 40a:10-36 et seq.; and

**WHEREAS**, the FUND is duly constituted and as a Municipal Self Insurance Fund to provide insurance coverage to its member municipalities; and

**WHEREAS**, the FUND has established an Aggregate Excess Loss Contingency Fund pursuant to N.J.A.C. 11:15-2.23; and

**WHEREAS**, in accordance with N.J.A.C.11:15-2.21, the FUND is authorized to release surplus from its Closed Years Fund upon approval from the Department of Banking & Insurance and Department of Community Affairs; and

**WHEREAS**, should the FUND authorize the Release of Surplus from its Closed Years Fund, each member receiving a share of the surplus has the option of using the surplus as an offset against their next assessment billing, receiving the surplus as a direct payment, or placing a portion of their surplus in the FUND’s Aggregate Excess Loss Contingency Fund; and

**WHEREAS**, several members, including the Township of Upper, have placed a portion of their surplus from amounts released in prior years, into the Aggregate Excess Loss Contingency Fund; and



**WHEREAS**, based upon the un-audited balance as of the 2024 Financial Review, the Township of Upper had an accumulated balance of approximately \$220,157.61 in the Aggregate Excess Loss Contingency Fund; and

**WHEREAS**, the Fund Commissioner from the Township of Upper will forward a copy of this resolution as a written request to the Fund Administrator’s office asking for \$46,653.55 of their available balance be released from the Aggregate Excess Loss Contingency Fund.

**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 does hereby authorize the Fund Treasurer to release \$46,653.55 from the Township of Upper’s balance in the Aggregate Excess Loss Contingency Fund in the form of a lump sum payment for the 2024 Fund Year to the Township of Upper.
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. 336-2024

Offered By: Hayes

Seconded By: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

19. Authorize payments from the Affordable Housing Trust Fund of Upper Township.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 337-2024**

**RE: AUTHORIZE PAYMENTS FROM THE  
AFFORDABLE HOUSING TRUST FUND OF UPPER TOWNSHIP**

**WHEREAS**, the Township of Upper adopted an Affordable Housing Trust Fund Spending Plan (hereinafter “Spending Plan”) on April 30, 2012 pursuant to Resolution No. 105-2012; and

**WHEREAS**, the Township of Upper replaced this Spending Plan pursuant to Resolution No. 167-2020 adopted on May 26, 2020 and consistent with P.L. 2008, c.46 COAH regulations and the Fair Share Housing Center Settlement Agreement, which was subsequently approved by the Court on June 30, 2020 in connection with the Township’s Declaratory Judgment Action; and

**WHEREAS**, the Township of Upper’s Affordable Housing Trust Fund collects development fee revenues consistent with the Township of Upper’s development fee ordinance for both residential and non-residential developments in accordance with FHAA’s rules and P.L. 2008, c.46, sections 8 (C. 52:27D-329.2) and 32-28 (C. 40:55D-8.1 through 8.7).; and

**WHEREAS**, pursuant to the terms of the current Spending Plan, the release of funds requires the adoption by the Township Committee of a resolution; and

**WHEREAS**, the Township Committee has reviewed the requested release of funds from the Affordable Housing Trust Fund for the specific use set forth herein and has determined it is in the best interest of the Township to authorize the release of payment from said fund.

**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 Chief Financial Officer is authorized to release the following funds pursuant to the

Township’s Spending Plan:

Triad Associates	\$ 900.00
(AA Technical Assistance)	<u>\$ 300.00</u>
	\$ 1,200.00
Maley Givens, P.C.	
(Affordable Housing Services)	\$ 1,723.50
Daniel J. Young	
(Affordable Housing Services)	\$ 540.00

Resolution No. 337-2024

Offered By: Hayes

Seconded By: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

20. Canceling tax on exempt property Block 10, Lot 41; Block 10, Lot 14; and Block 10, Lot 197.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 338-2024**

**CANCELING TAX ON EXEMPT PROPERTY  
BLOCK 10, LOT 41; BLOCK 10, LOT 14; AND BLOCK 10, LOT 197**

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

**WHEREAS**, the State of New Jersey Department of Environmental Protection (NJDEP) purchased property known as Block 10, Lot 41; Block 10, Lot 14; and Block 10, Lot 197 located on Homestead Road, County 557 and Route 49 on the municipal tax map; and

**WHEREAS**, the Tax Assessor inadvertently placed an incorrect class code establishing taxes on these properties; and

**WHEREAS**, Block 10, Lot 41; Block 10, Lot 14; and Block 10, Lot 197, are owned by the NJDEP and are therefore exempt from property taxes; and

**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. 338-2024

Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

**CANCEL TAX 2024**

<b><u>BLOCK/LOT</u></b>	<b><u>AMOUNT</u></b>
10/41	\$277.89
10/14	\$153.08
10/197	\$440.38

21. A Resolution authorizing the Upper Township Planning Board to review a proposed Redevelopment Plan Amendment for the Beesley’s Point Redevelopment Plan.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 339-2024**

**RE: A RESOLUTION AUTHORIZING THE UPPER TOWNSHIP PLANNING BOARD TO  
REVIEW A PROPOSED REDEVELOPMENT PLAN AMENDMENT FOR THE BEESLEY’S  
POINT REDEVELOPMENT PLAN**

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**WHEREAS**, in order to facilitate the development, redevelopment, and rehabilitation of the Township of Upper, County of Cape May, State of New Jersey (the “Township”), by way of Resolution No. 30-2021 designated Block 479, Lots 76, 76.01, 94.01, 106.02, 107, 107.01, 108, and 108.01, as a Condemnation Area in Need of Redevelopment (the “Redevelopment Area”) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

**WHEREAS**, in order to facilitate the redevelopment and rehabilitation of the Township, on January 25, 2021, the Township adopted by way of Ordinance No. 001-2021, a redevelopment plan entitled “Beesley’s Point Redevelopment Plan Block 479, Lot 76, 76.01, 94.01, 106.02, 107, 107.01, 108, and 108.01” (the “Redevelopment Plan”), dated January 2021, for the Redevelopment Area; and

**WHEREAS**, the Redevelopment Plan provides a broad overview for the planning, development, and rehabilitation of the Property for purposes of improving conditions within the Township; and

**WHEREAS**, the Township Committee has determined that it is in the best interest of the Township to amend the Redevelopment Plan; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Township Committee hereby refers the Redevelopment Plan amendment to the Township of Upper Planning Board for review and a determination of the Redevelopment Plan’s consistency with the Township of Upper’s Master Plan.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That, pursuant to N.J.S.A. 40A:12A-7, the Township Committee does hereby authorize the Township of Upper Planning Board to review the Redevelopment Plan amendment and to report its findings to the Township Committee within forty-five (45) days hereof.
3. This Resolution shall take effect immediately.

Resolution No. 339-2024

Offered by: Hayes

Seconded by: Pancoast

Adopted: October 15, 2024

Roll Call Vote:

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

## **ORDINANCES**

22. Introduction and first reading of Ordinance No. 014-2024 RE: AN ORDINANCE ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BEESLEY’S POINT REDEVELOPMENT AREA WITHIN THE TOWNSHIP OF UPPER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY. **The Municipal Attorney Monzo stated that this Ordinance will ensure that before a redeveloper makes an application to the Planning Board for the redevelopment of the former BL England property it first enters into a redevelopment agreement with the Township. Second it establishes a minimum height of 60 feet for any hotel developed on that site, which is in line with the Township’s plans and assists the developer with DEP issues. There was then a motion by Kimberly Hayes, second by Curtis Corson, to introduce Ordinance 014-2024 with a public hearing and final adoption scheduled for November 25, 2024. During roll call vote all five Committee Members voted in the affirmative.**

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
ORDINANCE**

**ORDINANCE NO. 014-2024**

**RE: AN ORDINANCE ADOPTING AN AMENDMENT TO THE  
REDEVELOPMENT PLAN FOR BEESLEY’S POINT REDEVELOPMENT AREA  
WITHIN THE TOWNSHIP OF UPPER,  
COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

---

**WHEREAS**, in order to facilitate the development, redevelopment, and rehabilitation of the Township of Upper, County of Cape May, State of New Jersey (the “Township”), by way of Resolution

No. 30-2021 adopted on January 11, 2021, the Mayor and Committee of the Township of Upper (the “Township Committee”) declared Block 479, Lots 76, 76.01, 94.01, 106.02, 107, 107.01, 108, and 108.01 within the Township as a Condemnation Area in Need of Redevelopment (the “Redevelopment Area”) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an “area in need of redevelopment”; and

**WHEREAS**, in order to facilitate the redevelopment and rehabilitation of the Township, on January 25, 2021, the Township adopted by way of Ordinance No. 001-2021, a redevelopment plan entitled “Beesley’s Point Redevelopment Plan Block 479, Lot 76, 76.01, 94.01, 106.02, 107, 107.01, 108, and 108.01” (the “Redevelopment Plan”), dated January 2021, for the Redevelopment Area; and

**WHEREAS**, on February 27, 2023 the Township adopted, by way of Ordinance No. 001-2023, an amendment to the Redevelopment Plan entitled, “Redevelopment Plan Amendment Beesley’s Point Redevelopment Area,” dated January 2023; and

**WHEREAS**, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Redevelopment Area for purposes of improving conditions within the Township; and

**WHEREAS**, the Township Committee has determined that it is in the best interest of the Township to amend the Redevelopment Plan; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Township Committee adopted a Resolution referring the plan amendment to the Township of Upper Planning Board (the “Planning Board”) for review, comment and a finding of consistency with the Township Master Plan following introduction and first reading; and

**WHEREAS**, the Planning Board held a public hearing and, finding the plan amendment to be consistent with and/or designed to effectuate the Township Master Plan, recommended that the plan amendment be adopted, via Resolution No. \_\_\_ - \_\_\_, which shall be considered the report of the Planning Board to the Township Council as required by N.J.S.A. 40A:12A-7(e) (“Planning Board Report”); and

**WHEREAS**, the Township Committee has reviewed the recommendation of the Planning Board and the plan amendment and has determined that it is in the best interest of the Township to adopt the plan amendment in order to effectuate the redevelopment and rehabilitation of the Redevelopment Area.

**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 above-mentioned recitals are incorporated herein as though fully set forth at length.

**SECTION 2.** The Redevelopment Plan is hereby amended to include the following under “Land Use and Building Requirements:”

Before any application is made to the Planning Board for development approvals for property in the Beesley’s Point Redevelopment Area, an Applicant must have entered into a Redevelopment Agreement with the Township. Execution of a Redevelopment Agreement shall be a mandatory checklist item for any application for development as the

term is defined in N.J.S.A. 40:55D-3 for any Applicant seeking land use approvals in the Beesley's Point Redevelopment Area and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed Redevelopment Agreement has been submitted as part of the application. Only upon execution of a Redevelopment Agreement may an Applicant submit an application for land use approvals before the Planning Board.

Within the WTC portion of the Beesley's Point Redevelopment Area any hotel development shall have a minimum height of 60-feet.

**SECTION 3.** The Governing Body of the Township of Upper shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

**SECTION 4.** All ordinances or parts of ordinances which are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5.** In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of this Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

**SECTION 6.** This Ordinance shall take effect after final adoption and publication according to 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 15<sup>TH</sup> DAY OF OCTOBER, 2024 AT THE TOWNSHIP HALL 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 25<sup>TH</sup> DAY OF NOVEMBER, 2024 AT 4:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY.

JOANNE R. HERRON, TOWNSHIP CLERK  
TOWNSHIP OF UPPER

## **CORRESPONDENCE**

### **NEW BUSINESS**

23. Knights of Columbus #9113 Monsignor James J. Zegers/Resurrection Council request to hold a Raffle RA-584 at Immaculata Hall on March 15, 2025. **Motion by Jay Newman, second by Kimberly Hayes, to approve the request. During roll call vote all five Committee members voted in the affirmative.**
24. Upper Township Rescue Squad request to hold a Trunk or Treat event on Tuesday, October 22, 2024 (rain date October 23, 2024) at Amanda's Field. **Motion by Curtis Corson, second by Jay Newman, to approve the request. During roll call vote all five Committee members voted in the affirmative.**
25. New Jersey Best Practices Worksheet CY2024/SFY2025. **Senior Account Clerk Sarah Steiner CFO reported that the Township scored 43.5 out of a possible 46.5 on the Best Practices**

**questionnaire, resulting in no impact to the Township’s State aid. The Committee thanked all for the great report.**

26. Stockton Coastal Research Center 2<sup>nd</sup> quarter beach survey. **The Township Engineer gave a brief summary of the survey.**

27. Sign Ordinance. **The Township Administrator stated that several issues have come up with some of the vague sign regulations and an update to the code is necessary. After a brief discussion, the Committee directed that the matter be referred to the Planning Board for their review and recommendation.**

**UNFINISHED BUSINESS**

**PAYMENT OF BILLS**

21. “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 Kimberly Hayes, second by Mark Pancoast. During roll call vote all five Committee members voted in the affirmative.**

Bills approved for payment: **\$363,841.86**

Payroll week ending 10-3-2024: **\$195,433.58**

Payroll week ending 10-17-2024: **\$189,732.07**

**CLOSED SESSION**

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

**RESOLUTION NO. 340-2024  
MOTION GOING INTO CLOSED SESSION  
OCTOBER 15, 2024**

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 – Collective Bargaining Agreement
3. Contract negotiation – Shared Services Agreement for Municipal Court Services
4. Contract negotiation – MUA Host Community Benefit Agreement
5. Contract negotiation – Redevelopment Agreement
6. Potential Litigation – Prescott Avenue
7. Contract negotiation – Affordable Housing

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.
- D. With respect to litigation matters such discussions will be made public when litigation is complete and the applicable appeal period has expired.

Moved by: Mark Pancoast

Motion seconded by: Kimberly Hayes

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

**RECONVENE PUBLIC PORTION OF MEETING**

Motion by Kimberly Hayes, second by Mark Pancoast, to reconvene the public portion of the meeting. During roll call vote all five Committee members voted in the affirmative.

**ADJOURNMENT**

There being no further business this evening the meeting was adjourned at 8:33 P.M., with a motion by Kimberly Hayes, second by Mark Pancoast, and all five Committee members voting in the affirmative. The next regular Committee meeting is scheduled for Tuesday, October 28, 2024 at 4:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC  
Township Clerk

Bills

- 84202 10/15/24 A0018 ACTION SUPPLY INC. 841.47 3383
- 84203 10/15/24 A0025 ADVANTAGE RENTAL & SALES 411.06 3383
- 84204 10/15/24 A0043 ALERT-ALL CORPORATION 1,680.00 3383
- 84205 10/15/24 A0091 ATLANTIC CITY ELECTRIC 11,976.62 3383
- 84206 10/15/24 A0117 AT&T 40.23 3383
- 84207 10/15/24 A0191 ACTION UNIFORM CO. LLC 48.00 3383
- 84208 10/15/24 A0193 ATLANTIC INVESTIGATIONS, LLC 217.00 3383
- 84209 10/15/24 A0212 ANCERO, LLC 8,825.91 3383
- 84210 10/15/24 A0225 AUTOZONE NORTHEAST LLC 0.00 10/15/24 VOID 0
- 84211 10/15/24 A0225 AUTOZONE NORTHEAST LLC 1,510.62 3383
- 84212 10/15/24 A0235 AMAZON CAPITAL SERVICES, INC. 804.63 3383
- 84213 10/15/24 A0248 AIRESRING, INC. 1,227.60 3383
- 84214 10/15/24 A0249 APPLIED INDUSTRIAL TECHNOLOGIE 585.00 3383
- 84215 10/15/24 B0039 BEESLEY'S PT. SEA DOO, INC. 519.75 3383
- 84216 10/15/24 B0076 BOND,LAURENCE E. 833.98 3383
- 84217 10/15/24 B0093 BARRY,CORRADO & GRASSI,PC 192.50 3383
- 84218 10/15/24 B0220 BERGEY'S TRUCK CENTERS 160.20 3383
- 84219 10/15/24 B0287 BIGLEAF NETWORKS, INC. 697.00 3383
- 84220 10/15/24 B0288 KINGBARNES LLC 1,100.00 3383
- 84221 10/15/24 C0021 CIVIL SOLUTION A DIVISION 210.00 3383
- 84222 10/15/24 C0042 CAMPBELL SUPPLY COMPANY 1,428.39 3383
- 84223 10/15/24 C0068 COMCAST 2,367.47 3383
- 84224 10/15/24 C0143 CODY'S POWER EQUIPMENT 383.75 3383
- 84225 10/15/24 C0194 CUMMINS EQUIPMENT COMPANY,INC. 43,822.64 3383

84226 10/15/24 C0223 CASA PAYROLL SERVICE 325.00 3383  
84227 10/15/24 C0246 CRAFT OIL CORPORATION 456.62 3383  
84228 10/15/24 C0247 CMRS-FP 2,000.00 3383  
84229 10/15/24 C0279 CASA REPORTING SERVICES LLC 246.50 3383  
84230 10/15/24 C0305 CM3 BUILDING SOLUTIONS, INC. 370.00 3383  
84231 10/15/24 C0307 CNS ACQUISITION CORPORATION 1,750.00 3383  
84232 10/15/24 C0346 CME ASSOCIATES 17,443.53 3383  
84233 10/15/24 C0352 COLUMN SOFTWARE, PBC 0.00 10/15/24 VOID 0  
84234 10/15/24 C0352 COLUMN SOFTWARE, PBC 854.56 3383  
84235 10/15/24 C0359 CAMANO, ROCCO 31.75 3383  
84236 10/15/24 D0040 DELTA DENTAL OF N.J. INC. 5,385.35 3383  
84237 10/15/24 D0186 DOCUTREND IMAGING SOLUTIONS 58.11 3383  
84238 10/15/24 D0237 SCALFARO, KERRY 125.00 3383  
84239 10/15/24 D0240 DEVLIN, EDMUND F. 1,048.95 3383  
84240 10/15/24 E0012 EHRlich PEST CONTROL INC 138.58 3383  
84241 10/15/24 E0069 EVERSAN, INC 3,940.00 3383  
84242 10/15/24 F0003 FRA TECHNOLOGIES, INC. 675.00 3383  
84243 10/15/24 G0006 GARBUTT, PATRICIA A. 150.00 3383  
84244 10/15/24 G0016 GARDNER HARDWARE INC. 167.18 3383  
84245 10/15/24 G0120 PATRICK F. MARTIN 2,291.67 3383  
84246 10/15/24 G0147 GREATAMERICA FINANCIAL SVCS. 113.00 3383  
84247 10/15/24 G0207 GORMAN D'ANELLA & MORLOCK LLC 7,917.00 3383  
84248 10/15/24 G0209 GLOBAL SIGNAL ACQUISITIONS II 5,229.54 3383  
84249 10/15/24 H0073 HOME DEPOT CRC/GECF 417.94 3383  
84250 10/15/24 H0180 HD SUPPLY FACILITIES MANT 951.00 3383  
84251 10/15/24 J0023 JED'S SHEDS, INC. 550.00 3383  
84252 10/15/24 J0028 JESCO, INC. 790.29 3383  
84253 10/15/24 J0074 J.A. MONTGOMERY RISK CONTROL 4,101.00 3383  
84254 10/15/24 L0007 LC EQUIPMENT, INC. 20.00 3383  
84255 10/15/24 L0075 LEXISNEXIS 422.00 3383  
84256 10/15/24 L0146 LAWSON PRODUCTS, INC. 245.48 3383  
84257 10/15/24 M0235 MODERN GROUP, LTD 6,419.83 3383  
84258 10/15/24 M0263 MANGAM SR., ANDREW C 25.00 3383  
84259 10/15/24 M0313 MAVIS TIRE SUPPLY, LLC 1,837.12 3383  
84260 10/15/24 N0004 NJ-AMERICAN WATER CO. 457.93 3383  
84261 10/15/24 N0043 NAPA AUTO PARTS 0.00 10/15/24 VOID 0  
84262 10/15/24 N0043 NAPA AUTO PARTS 2,274.93 3383  
84263 10/15/24 N0070 MARSH & MCLENNAN AGENCY, LLC 2,000.00 3383  
84264 10/15/24 N0154 NEW HORIZON COMMUNICATIONS 1,022.39 3383  
84265 10/15/24 O0006 SJSHORE MARKETING, LLC 465.00 3383  
84266 10/15/24 P0032 PEDRONI FUEL CO. 4,991.83 3383  
84267 10/15/24 P0078 PRO VIDEO ENGINEERING 325.00 3383  
84268 10/15/24 P0136 POSTNET 24.24 3383  
84269 10/15/24 P0140 PIONEER MANUFACTURING CO, INC 1,952.98 3383  
84270 10/15/24 R0030 RIGGINS, INC. 0.00 10/15/24 VOID 0  
84271 10/15/24 R0030 RIGGINS, INC. 7,717.44 3383  
84272 10/15/24 R0092 RUTGERS, THE STATE UNIVERSITY 205.00 3383  
84273 10/15/24 S0056 SEASHORE ASPHALT CORPORATION 124.85 3383  
84274 10/15/24 S0057 SERVICE TIRE TRUCK CENTERS 1,422.94 3383  
84275 10/15/24 S0102 SHORE CLEAN CAR WASH LLC 300.00 3383  
84276 10/15/24 S0134 SO. JERSEY GAS COMPANY 808.96 3383  
84277 10/15/24 S0185 STOCKTON UNIVERSITY 7,763.94 3383  
84278 10/15/24 S0209 STAPLES ADVANTAGE 391.44 3383  
84279 10/15/24 S0239 SHORE VET. ANIMAL CONTROL LLC 2,250.00 3383  
84280 10/15/24 S0241 SAFEGUARD BUSINESS SYSTEMS INC 252.99 3383  
84281 10/15/24 S0253 SAMPLE MEDIA, INC. 15.50 3383  
84282 10/15/24 S0254 SHOPRITE 269.36 3383  
84283 10/15/24 S0292 SURENIAN EDWARDS BUZAK & NOLAN 325.00 3383  
84284 10/15/24 S0303 SITEONE LANDSCAPE SUPPLY, LLC 565.45 3383  
84285 10/15/24 S0361 SOUTH JERSEY WATER TEST, LLC 626.00 3383  
84286 10/15/24 S0363 STARR SEPTIC, LLC. 4,536.25 3383

84287 10/15/24 S0367 Seidel, Cheryl 149.00 3383  
84288 10/15/24 T0080 TREASURER STATE OF N.J. 255.00 3383  
84289 10/15/24 T0168 TOWNSHIP OF UPPER 702.43 3383  
84290 10/15/24 T0192 MARSH & McLENNAN AGENCY/TRION 218.50 3383  
84291 10/15/24 T0213 TREASURER, STATE OF NEW JERSEY 159,927.31 3383  
84292 10/15/24 U0026 UNIVERSAL SUPPLY COMPANY 1,653.00 3383  
84293 10/15/24 U0067 UT HEALTH REIMB. ACCOUNT 6,640.12 3383  
84294 10/15/24 U0073 Upper Township Football Assn. 600.00 3383  
84295 10/15/24 V0001 VCI EMERGENCY VEHICLE 376.50 3383  
84296 10/15/24 V0013 VERIZON WIRELESS 962.07 3383  
84297 10/15/24 V0022 VERIZON 604.56 3383  
84298 10/15/24 V0024 VAL-U AUTO PARTS L.L.C. 520.82 3383  
84299 10/15/24 V0025 V.E. RALPH & SON,INC. 35.70 3383  
84300 10/15/24 V0052 VIKING TERMITE & PEST CONTROL 69.28 3383  
84301 10/15/24 V0053 VERIZON CONNECT FLEET USA LLC 545.60 3383  
84302 10/15/24 W0087 W.B. MASON EGG HARBOR 185.91 3383  
84303 10/15/24 W0123 WIRELESS ELECTRONICS, INC. 2,456.00 3383  
84304 10/15/24 W0131 WEX BANK 75.94 3383  
84305 10/15/24 X0008 XEROX FINANCIAL SERVICES 221.88 3383  
84306 10/15/24 Y0003 Y-PERS INC 82.00 3383  
Total: \$363,841.86