

**TOWNSHIP OF UPPER  
2100 TUCKAHOE ROAD  
PETERSBURG, NJ 08270  
CAPE MAY COUNTY  
MINUTES FOR AUGUST 11, 2025**

**REGULAR MEETING OF THE TOWNSHIP COMMITTEE – 5:30 P.M.**

**CALL TO ORDER**

**SUNSHINE ANNOUNCEMENT**

Mayor Corson read the following Open Public meeting notice into the record:

“In compliance with the Open Public Meetings Law, I wish to state that on August 8, 2025, 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**

Tyler Casaccio	Present
Victor Nappen	Present
Samuel Palombo	Absent
Zachary Palombo	Present
Curtis Corson	Present

Also present were Municipal Clerk Joanne Herron, Municipal Attorney John Amenhauser, Chief Financial Officer Barbara Ludy, Township Engineer Charles Norkis, and Township Administrator James Van Zlike.

**APPROVAL OF MINUTES** - July 28, 2025 Regular and Closed Session Minutes

Motion by Victor Nappen, second by Tyler Casaccio, to approve the July 28, 2025 Regular and Closed Session Minutes as submitted. During roll call vote all four Committee members present voted in the affirmative

**REPORT OF GOVERNING BODY MEMBERS**

**Zachary Palombo, Committeeman**, reported that some of the Strathmere beach pathways were slightly damaged due to the Northeast winds and full moon but they were able to be repaired. He next reported that Public Works also completed some tree removal resulting from last week’s storm.

**Victor Nappen, Deputy Mayor**, reported that the Township Administrator will be providing details regarding how the Township will be making decisions on future roadway projects.

**Curtis Corson, Mayor**, reported that the Beach Patrol recently responded to four distressed swimmers during rough surf on the unprotected Whale Beach section of the beach. Thankfully, the swimmers were able to make it to shore. He reminded everyone to please swim in protected areas only. He next reported on a possible storm arriving at the end of the week and asked all beach goers to be cognizant of the rough surf. Next, he requested that a discussion be listed on the next agenda regarding a proposal to combine the Planning and Zoning Boards.

**ADMINISTRATOR OVERVIEW**

**James Van Zlike, Administrator**, reported that after conducting various interviews for key integral vacant position, a selection for the position of Tax Assessor is close to being made. Next, he reported that he recently attended a pre-construction meeting at Caldwell Park for the Athletic Court Resurfacing project which includes the expansion of pickle ball courts, resurfacing of Amanda’s Field hockey rink, basketball court and tennis courts. Groundbreaking should be in the coming weeks. Next, he reported on discussions with Engineering and Public Works on developing a Township Roadway Improvement Plan that will use data in assessing our roads to advise on future roadway projects.

**John Amenhauser, Municipal Attorney**, reported that a couple items have been added to the closed session agenda which will be detailed by Committee Palombo.

**Charles Norkis, Township Engineer**, gave a brief report on several ongoing projects, including the Resiliency Action plan and Stormwater mapping project which are completely funded through grants.

**Barbara Ludy, Chief Financial Officer**, requested approval to attend a Finance Conference on September 9 to 11, 2025 in Atlantic City at a cost of \$450. Motion by Curtis Corson, second by Victor

Nappen, to approve the request. During roll call vote all four Committee members present voted in the affirmative.

**PUBLIC COMMENT ON AGENDA ITEMS ONLY – LIMITED TO FIVE (5) MINUTES PER PERSON**

**Nathalie Neiss, Petersburg**, inquired about consent agenda items 11, 17, and a Resolution from the previous meeting for the ADA Coordinator.

**Lou Barbato, Petersburg**, inquired as to which roads will be included in the Township Roadway Improvement Plan and spoke about the condition of the Route 50 bridge.

**PRESENTATION**

**Lloyd Humphrey, Representative of the MS Society of Philadelphia**, gave a brief and informative presentation on the Multiple Sclerosis City to Shore Ride which will be coming through the Township on September 27<sup>th</sup> and 28<sup>th</sup>.

**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 Victor Nappen, second by Tyler Casaccio, to approve the consent agenda items listed below. During roll call vote all four Committee members present voted in the affirmative.

**FILING OF REPORTS BY CONSENT**

1. Animal Control
2. Clerk's Office
3. Construction Code
4. Division of EMS
5. Engineer's Report
6. Finance Office
7. MUA Report
8. Municipal Court
9. Public Works
10. Tax Collector

**RESOLUTIONS TO BE APPROVED BY CONSENT**

11. Honoring Michelle Johnson on the occasion of her retirement from the Township of Upper.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 239 -2025**

**HONORING MICHELLE JOHNSON ON THE OCCASION OF HER RETIREMENT  
FROM THE TOWNSHIP OF UPPER**

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**WHEREAS**, Michelle Johnson retired on July 31, 2025, after more than nineteen years of public service to this community within the Upper Township Tax Assessor's Office; and

**WHEREAS**, since 2007, Michelle has served with distinction as the Deputy Tax Assessor for the Township of Upper; and

**WHEREAS**, throughout her tenure, Michelle has always executed her duties with skill, diligence, and a delightfully sunny disposition; and

**WHEREAS**, it is most appropriate that Michelle be publicly recognized and commended for her tenure of public employment, and years of faithful and dedicated service to this Township; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, that Michelle Johnson be publicly congratulated on the occasion of her retirement from the Upper Township Tax Assessor's Office and that she be publicly

thanked for her many years of dedicated public service to our community; and

**BE IT FURTHER RESOLVED**, that this Committee, on behalf of all the citizens of the Township of Upper, extend to our fellow employee and friend, Michelle Johnson, our very best wishes on her retirement and all her future endeavors.

**GIVEN UNDER OUR HANDS**, and the seal of the Township of Upper this

11<sup>th</sup> day of August, 2025.

Resolution No. 239-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: August 11, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

12. Authorizing a contract with Pitney Elm, LLC for Floodplain Manager services.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 240–2025**

**RE: AUTHORIZING A CONTRACT WITH PITNEY ELM, LLC FOR  
FLOODPLAIN MANAGER SERVICES**

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**WHEREAS**, the Township requires Floodplain Manager services; and

**WHEREAS**, Pitney Elm, LLC possesses the requisite skill and knowledge to perform these services; and

**WHEREAS**, a Resolution is required authorizing the award of a contract for professional services to Pitney Elm, LLC as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, Pitney Elm, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Pitney Elm, LLC 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 Pitney Elm, LLC 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. Pitney Elm, LLC with offices at 311 Elm Avenue, Galloway, New Jersey 08205, is hereby appointed to provide Floodplain Manager services.
3. This contract shall have a term of one (1) year commencing upon 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 Pitney Elm, LLC has professional knowledge of Floodplain Management which knowledge is particularly valuable to the Township Committee.

**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 Pitney Elm, LLC. 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 the contract and showing the line-item appropriation of the official budget to which the 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 Mayor and the Township Clerk are hereby authorized and directed to execute, on behalf of the Township of Upper, a Professional Contract with Pitney Elm, LLC 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 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. 240-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: August 11, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

13. Authorizing the award of a contract with VCI Emergency Vehicle Specialists, LLC for maintenance and repairs.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 241-2025**

**RE: AUTHORIZING THE AWARD OF A CONTRACT WITH  
VCI EMERGENCY VEHICLE SPECIALISTS, LLC FOR MAINTENANCE AND REPAIRS**

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**WHEREAS**, from time to time the Township of Upper requires maintenance and repairs to emergency vehicles from VCI Emergency Vehicle Specialists, LLC, “VCI”, as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the Qualified Purchasing Agent has determined and certified in writing that the value of acquisitions with VCI for the year 2025 will exceed \$17,500 and a contract pursuant to N.J.S.A. 19:44A-20.5 is required; and

**WHEREAS**, VCI has completed and submitted a Business Entity Disclosure Certification which certifies that VCI has not made any reportable contributions to a political or candidate committee in the Township in the previous one year, and that the contract will prohibit VCI from making any reportable contributions through the term of the contract; and

**WHEREAS**, the total amount to be paid for the goods and/or services will not exceed the bid threshold of the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11-3) and the contract has been approved by the Township’s Qualified Purchasing Agent; and

**WHEREAS**, the Chief Financial Officer of the Township has certified the availability of funds to allow the award of contract for the purchase herein authorized and has certified that adequate funds have been appropriated for this purpose in the 2025 Municipal Budget.

**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 of the Township of Upper, County of Cape May, New Jersey hereby authorizes the Qualified Purchasing Agent to enter into a contract with VCI as described herein.
3. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

4. The Chief Financial Officer is hereby authorized, directed and empowered to execute any and all necessary documents in order to implement the intent of this Resolution.

Resolution No. 241-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: August 11, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

14. Amending Resolution 121-2025 accepting a donation for the purchase of concrete to be used for the disc golf course at Amanda's Field.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 242-2025**

**RE: AMENDING RESOLUTION 121-2025 ACCEPTING A DONATION  
FOR THE PURCHASE OF CONCRETE TO BE USED FOR THE  
DISC GOLF COURSE AT AMANDA'S FIELD**

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**WHEREAS**, Disc Print, Inc. has generously offered to donate the cost of concrete for the installation of Tee Pads located on the Disc Golf course at Amanda's Field to the Township of Upper for use by Upper Township residents and visitors; and

**WHEREAS**, on April 14, 2025, pursuant to Resolution No. 121-2025, the Township Committee accepted the donation in the amount of \$1,900.00; and

**WHEREAS**, the Township wishes to amend Resolution No. 121-2025 to increase the amount of the donation to \$2,875.13 to cover the full cost of concrete for the project.

**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 hereby accepts the total donation of \$2,875.13 from Disc Print, Inc.

Resolution No. 242-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: August 11, 2025

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

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

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 243-2025**

**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:

The DeWeese Law Firm, P.C. (Affordable Housing Services)	\$ 180.00
Surenian, Edwards, Buzak & Nolan (Affordable Housing Services)	\$ 2,419.12

Resolution No. 243-2025

Offered By: Nappen

Seconded By: Casaccio

Adopted: August 11, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

16. Authorizing the purchase of certain items with funds from Capital Improvement Bond Ordinance No. 012-2024 in an amount not to exceed \$10,000.00.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 244-2025**

**RE: AUTHORIZING THE PURCHASE OF CERTAIN ITEMS  
WITH FUNDS FROM CAPITAL IMPROVEMENT BOND ORDINANCE NO. 012-2024  
IN AN AMOUNT NOT TO EXCEED \$10,000.00**

**WHEREAS**, it is necessary for the Township of Upper to make certain capital purchases;

and

**WHEREAS**, the Township Committee adopted the 2024 Capital Improvement Bond Ordinance No. 012-2024 on July 8, 2024; and

**WHEREAS**, the Township’s Qualified Purchasing Agent has reviewed and approved the quotes for retaining wall block at Caldwell Park from Northeast Precast, LLC of Millville, New Jersey and Home Depot of Cape May Court House, New Jersey; and

**WHEREAS**, the Chief Financial Officer of the Township has certified the availability of funds to allow the award of contract for the purchases herein authorized and has certified that adequate funds have been appropriated for this purpose from Capital Improvement Bond Ordinance No. 012-2024.

**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 of the Township of Upper, County of Cape May, New Jersey hereby authorizes the purchase of block to build two retaining walls at Caldwell Park from Northeast Precast, LLC of Millville, New Jersey and Home Depot of Cape May Court House, New Jersey in an amount not to exceed \$10,000.00 with funds from 2024 Capital Improvement Bond Ordinance No. 012-2024.

3. The Chief Financial Officer is hereby authorized, directed and empowered to execute any and all necessary documents in order to implement the intent of this Resolution.

Resolution No. 244-2025

Offered By: Nappen

Seconded By: Casaccio

Adopted: August 11, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

17. Appointing Jacob Spiegel to the Upper Township Construction Code Office.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 245-2025**

**RE: APPOINTING JACOB SPIEGEL TO THE  
UPPER TOWNSHIP CONSTRUCTION CODE OFFICE**

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**WHEREAS**, a need exists to appoint a part-time employee to the Upper Township Construction Code Office to ensure optimal operation; and

**WHEREAS**, Jacob Spiegel possesses the requisite licenses as required by the New Jersey Uniform Construction Code to serve as Fire Protection Sub-Code Official, Temporary Construction Official, and Temporary Building Sub-Code Official; 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. Jacob Spiegel is hereby appointed to the Upper Township Construction Code Office, effective August 11, 2025, to serve as Fire Protection Sub-Code Official, Temporary Construction Official, and Temporary Building Sub-Code Official at an annual salary of \$22,500.00.
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. 245-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: August 11, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

18. Appointing Andrew Raniszewski as a part-time Emergency Medical Technician to the Upper Township Division of Emergency Medical Services.

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 246-2025**

**RE: APPOINTING ANDREW RANISZEWSKI AS A PART-TIME  
EMERGENCY MEDICAL TECHNICIAN TO THE UPPER TOWNSHIP  
DIVISION OF EMERGENCY MEDICAL SERVICES**

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

**WHEREAS,** Andrew Raniszewski possesses all the requisite qualifications for appointment to 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. Andrew Raniszewski is hereby appointed to the Division of Emergency Medical Services as a part-time Emergency Medical Technician, pending successful pre-employment testing, 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. 246-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: August 11, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			
S. Palombo				X
Z. Palombo	X			
Corson	X			

### **ORDINANCES**

### **CORRESPONDENCE**

### **NEW BUSINESS**

19. Multiple Sclerosis City to Shore 2025. **This matter was discussed earlier in the meeting.**
20. John James Germanio, Belleplain Land, Inc. request to exchange Block 322, Lots 59-62, 64-66; Block 325, Lots 33, 34, 39, 40; Block 326, Lots 14, 15, 19, 20; Block 327, Lots 12, 13, 16, 17, 24, 25; Block 333, Lots 9-17, 29-32, 35-37; Block 334, Lots 14, 15, 16; Block 335, Lots 17, 18, 30, 31, 32; Block 370, Lots 1, 2; and Block 372, Lots 1, 2 owned by Belleplain Land, Inc. for Township owned property Block 322, Lots 12, 21, 25, 35; Block 323, Lots 16, 21; Block 324, Lot 31; and Block 328, Lots 1, 2, 6-8, 21-28. **The Municipal Attorney reported that the statutory authority governing a land exchange requires that the assessed values of the properties must be equal. The assessed values of the lands to be exchanged are significantly disproportionate as proposed. Motion by Tyler Casaccio, second by Zachary Palombo, to deny the request. During roll call vote all four Committee members present voted in the affirmative.**

### **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 Victor Nappen, second by Curtis Corson. During roll call vote three Committee members voted in the affirmative. Committeeman Casaccio recused himself from voting on PO #25-00173 PO #25-00615, and PO #25-00222 and voted in the affirmative on the remaining items.**

Bills approved for payment: **\$1,946,008.28**  
Payroll: **\$292,706.49**

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

**Nathalie Neiss, Petersburg**, inquired on the status of the Block 456, Lot 13 subdivision and property deed matter. It was stated this is an ongoing contract negotiation matter and is not appropriate for public discussion. She also spoke regarding damage to her trees.

**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. 247-2025  
MOTION GOING INTO CLOSED SESSION  
AUGUST 11, 2025**

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 - QAR EMS Collections
3. Contract negotiation - Substitute Municipal Court Judge
4. Contract negotiation - Atlantic Investigations
5. Contract negotiation - Block 566, Lot 1
6. Contract negotiation - Surveying services

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: Zachary Palombo

Motion seconded by: Victor Nappen

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

**RECONVENE PUBLIC PORTION OF MEETING**

Motion by Zachary Palombo, second by Tyler Casaccio, to reconvene the public portion of the meeting. During roll call vote all four Committee members present voted in the affirmative.

Motion by Curtis Corson, second by Zachary Palombo, authorizing the Municipal Attorney to send a letter regarding the survey for Block 456, Lots 13.01, 13.02, and 13.03. During roll call vote all four Committee members present voted in the affirmative.

Motion by Tyler Casaccio, second by Zachary Palombo, authorizing the Municipal Attorney to prepare and file an application with the Zoning Board of Adjustment for a minor subdivision related to Block 566, Lot 1, 1369 Stagecoach Road. During roll call vote all four Committee members present voted in the affirmative.

## **ADJOURNMENT**

There being no further business this evening the meeting was adjourned at 6:41 P.M., with a motion by Victor Nappen, second by Tyler Casaccio, and all four Committee members present voting in the affirmative. The next regular Committee meeting is scheduled for August 25, 2025 at 5:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC  
Township Clerk

### Bills

86001 08/11/25 A0002 A.E.STONE,INC. 360.61 3435  
86002 08/11/25 A0018 ACTION SUPPLY INC. 505.29 3435  
86003 08/11/25 A0025 ADVANTAGE RENTAL & SALES 904.02 3435  
86004 08/11/25 A0078 ANCHOR RUBBER STAMP & PRINTING 36.00 3435  
86005 08/11/25 A0091 ATLANTIC CITY ELECTRIC 26,844.26 3435  
86006 08/11/25 A0117 AT&T 486.94 3435  
86007 08/11/25 A0193 ATLANTIC INVESTIGATIONS, LLC 108.50 3435  
86008 08/11/25 A0212 ANCERO, LLC 8,391.00 3435  
86009 08/11/25 A0235 AMAZON CAPITAL SERVICES, INC. 435.97 3435  
86010 08/11/25 A0248 AIRESRING, INC. 1,227.60 3435  
86011 08/11/25 A0260 AMENHAUSER, JOHN P. 7,500.00 3435  
86012 08/11/25 B0076 BOND,LAURENCE E. 942.00 3435  
86013 08/11/25 B0287 BIGLEAF NETWORKS, INC. 697.00 3435  
86014 08/11/25 B0304 BLUE MOUNTAIN DISTRIBUTORS 104.83 3435  
86015 08/11/25 C0052 CAPE MAY COUNTY TREASURER 1,610,963.21 3435  
86016 08/11/25 C0068 COMCAST 1,062.63 3435  
86017 08/11/25 C0072 CATERINA SUPPLY INC. 110.00 3435  
86018 08/11/25 C0077 CHERRY VALLEY TRACTOR SALES 508.11 3435  
86019 08/11/25 C0143 CODY'S POWER EQUIPMENT 186.97 3435  
86020 08/11/25 C0279 CASA REPORTING SERVICES LLC 234.00 3435  
86021 08/11/25 C0346 CME ASSOCIATES 9,564.50 3435  
86022 08/11/25 C0356 ROBBIE CONLEY ARCHITECT LLC 7,000.00 3435  
86023 08/11/25 D0186 DOCUTREND IMAGING SOLUTIONS 8,002.95 3435  
86024 08/11/25 D0237 KERRY SCALFARO 125.00 3435  
86025 08/11/25 D0251 THE DEWEESE LAW FIRM, P.C. 6,620.00 3435  
86026 08/11/25 D0252 DEBLASIO & ASSOCIATES PC 20,208.75 3435  
86027 08/11/25 E0012 EHRLICH PEST CONTROL INC 138.58 3435  
86028 08/11/25 F0048 LESLIE G. FOGG INC 32.40 3435  
86029 08/11/25 F0243 FOLEY INCORPORATED 7,436.00 3435  
86030 08/11/25 G0028 GENTILINI FORD, INC. 409.43 3435  
86031 08/11/25 G0086 W.W. GRAINGER, INC. 302.44 3435  
86032 08/11/25 G0120 PATRICK F. MARTIN 2,291.67 3435  
86033 08/11/25 G0157 GRANTURK EQUIPMENT CO., INC. 1,413.40 3435  
86034 08/11/25 G0194 E.M. GRANT 13,058.00 3435  
86035 08/11/25 H0073 HOME DEPOT CRC/GEFC 339.16 3435  
86036 08/11/25 H0148 THOMAS H. HEIST INS AGENCY INC 500.00 3435  
86037 08/11/25 J0079 JAMES WYERS LANDSCAPING, LLC 325.00 3435  
86038 08/11/25 L0075 LEXISNEXIS 422.00 3435

86039 08/11/25 L0146 LAWSON PRODUCTS, INC. 141.76 3435  
86040 08/11/25 M0076 MGL PRINTING SOLUTIONS 682.00 3435  
86041 08/11/25 M0188 MCCARTHY TIRE SERVICE OF PHILA 1,230.80 3435  
86042 08/11/25 N0004 NJ-AMERICAN WATER CO. 660.85 3435  
86043 08/11/25 N0143 NATIONAL TIME SYSTEMS 1,196.35 3435  
86044 08/11/25 N0154 NEW HORIZON COMMUNICATIONS 1,130.14 3435  
86045 08/11/25 N0171 NATIONAL HIGHWAY PRODUCTS INC. 530.40 3435  
86046 08/11/25 O0006 SJSHORE MARKETING,LLC 165.00 3435  
86047 08/11/25 P0032 PEDRONI FUEL CO. 1,762.33 3435  
86048 08/11/25 P0056 TURF EQUIPMENT AND SUPPLY CO 1,297.32 3435  
86049 08/11/25 P0082 POTTER, JAY 150.00 3435  
86050 08/11/25 P0218 POINT MANAGEMENT LLC 7,337.40 3435  
86051 08/11/25 P0220 PARMETECH INC. 3,859.00 3435  
86052 08/11/25 R0030 RIGGINS, INC. 7,298.61 3435  
86053 08/11/25 S0035 SCHOPPY WILLIAM TROPHY CO. 24.90 3435  
86054 08/11/25 S0056 SEASHORE ASPHALT CORPORATION 796.74 3435  
86055 08/11/25 S0057 SERVICE TIRE TRUCK CENTERS 511.54 3435  
86056 08/11/25 S0196 STEWART BUSINESS SYSTEMS LLC 1,001.36 3435  
86057 08/11/25 S0253 SAMPLE MEDIA, INC. 53.50 3435  
86058 08/11/25 S0303 SITEONE LANDSCAPE SUPPLY, LLC 1,852.62 3435  
86059 08/11/25 S0363 STARR SEPTIC, LLC. 2,380.00 3435  
86060 08/11/25 S0417 SOMERS POINT MARINA 1,719.00 3435  
86061 08/11/25 T0080 TREASURER STATE OF N.J. 799.00 3435  
86062 08/11/25 T0089 TREASURER, STATE OF N.J. 500.00 3435  
86063 08/11/25 T0192 MARSH & McLENNAN AGENCY/TRION 204.25 3435  
86064 08/11/25 T0213 TREASURER, STATE OF NEW JERSEY 153,325.79 3435  
86065 08/11/25 U0067 UT HEALTH REIMB. ACCOUNT 11,216.63 3435  
86066 08/11/25 V0013 VERIZON WIRELESS 316.18 3435  
86067 08/11/25 V0024 VAL-U AUTO PARTS L.L.C. 1,354.10 3435  
86068 08/11/25 V0025 V.E. RALPH & SON,INC. 1,018.17 3435  
86069 08/11/25 V0053 VERIZON CONNECT FLEET USA LLC 545.60 3435  
86070 08/11/25 W0131 WEX BANK 100.26 3435  
86071 08/11/25 W0135 THE LAW OFFICE OF BRANDON D 1,048.46 3435  
Total: \$1,946,008.28