

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
MINUTES FOR OCTOBER 27, 2025**

WORKSHOP MEETING OF THE TOWNSHIP COMMITTEE – 5:00 P.M.

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 October 24, 2025 the notice of this Workshop meeting of the Upper Township Committee was posted on the official Township Bulletin Board and the Upper Township Website, emailed to the Atlantic City Press, the Ocean City Sentinel-Ledger, the Herald Times and filed with the Township Clerk. I hereby direct that this announcement be made a part of the minutes of this meeting.”

ROLL CALL

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

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

ROLL CALL

DISCUSSION

1. Boats/Trailer Ordinance discussion. – **The Township Administrator reported that the Township’s code gives unclear and conflicting guidance regarding where boats and trailers can be parked or stored. This has led to inconsistent enforcement and public confusion. He then proposed two options - 1. Amend Chapter 20 to clearly state that boats and trailers must be parked or stored in rear or side yards only, with short term allowances for loading, unloading, or trip preparation; or 2. Allow limited front yard or driveway storage with conditions, i.e., the boat must be registered, operational, within size limits, not encroach into the right-of-way, and meet setback and screening requirements. He recommended that either way the chapters in the Code be consistent. After a lengthy discussion there was a general consensus for option 1.**
2. NJDOT request to purchase a portion of Block 455, Lot 29. **The Township Administrator reported that the NJDOT has requested to purchase a portion of Township owned property located at the corner of Rt 610 and Rt 50 as part of the transportation improvement project known as Rt 50 Upper Bridge Road to Carl Road. The project will include upgrades to the traffic signals, and ADA compliant handicap ramps. The township will need to adopt an Ordinance authorizing the sale of property.**

ADJOURNMENT OF WORKSHOP MEETING

Motion by Curtis Corson, second by Victor Nappen, to adjourn the workshop meeting. During roll call vote all five Committee members voted in the affirmative.

There was then a brief recess before the regular meeting began.

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 October 24, 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	Present
Zachary Palombo	Present
Curtis Corson	Present

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

APPROVAL OF MINUTES - October 14, 2025 Workshop, Regular, and Closed Session Minutes

Motion by Victor Nappen, second by Zachary Palombo, to approve the October 14, 2025 Workshop, Regular, and Closed Session Minutes as submitted. During roll call vote all five Committee members voted in the affirmative.

REPORT OF GOVERNING BODY MEMBERS

Samuel Palombo, Committeeman, reported that he and Mayor Corson recently met with Senator Testa and Assemblyman McClellan in Strathmere to discuss the beach erosion and plans going forward.

Tyler Casaccio, Committeeman, reported that early voting is available at the three Cape May County Library branches, including Upper Township, now through Saturday November 2nd from 10:00 am until 8:00 pm and on Sunday November 3rd from 10:00 am until 6:00 pm. Election Day is on Tuesday November 4th. He next reported that he recently has a discussion with Congressman Van Drew about the Strathmere beach erosion and stated that the congressman is acutely aware of the issue and is working hard to help with the situation. Lastly, he reported that the Township held a free rabies clinic on Saturday October 25th during which 50 dogs and 12 cats vaccinated.

Zachary Palombo, Committeeman, reported that another Nor’easter is expected on Wednesday and Public Works is prepared to respond to any issues. He next reported that the Public Works has started brush pickup and leaf pickup will soon follow. He reminded everyone to ensure that their leaf piles are free of any sticks or debris, and to avoid parking on the street during leaf collection.

Victor Nappen, Deputy Mayor, thanked EMS and Chief John Brittin for the very successful Trunk or Treat event and also Committeeman Casaccio for donating his decorated vehicle. He next apologized for the recording problem at the last Committee Meeting and reported that the Township is looking to have a low tech backup plan to avoid future recording issues. He then thanked Janet McBride for organizing the Upper Township Health and Wellness Fair held on October 23rd. He reported that it was a great event with approximately 30 local vendors including the County Health Department giving flu shots. Lastly, he reported the Trick or Treat will be held on Friday, October 31st from 5:00 pm to 8:00 pm.

Curtis Corson, Mayor, also reported on the very productive meeting he and Committeeman Palombo had with Senator Testa and Assemblyman McClellan. Next, he reported that Ocean City has also declared a state of emergency for their beaches and stated that the Township is working with the neighboring municipalities to share the costs of beach mobilization. He next reported that he, the Township Administrator, and Yodock Simmons Construction & Environmental Solutions recently met with the NJDEP regarding the steps needed to get approval to proceed with an alternative solution to control beach erosion at no cost to the Township. Additionally, they recently met with members of the Strathmere Fishing and Environmental Association regarding additional alternative beach erosion solutions. Lastly, he reported that the Township is in the process of obtaining quotes from lobbying firms to represent the Township's beach issues to Washington lawmakers.

ADMINISTRATOR OVERVIEW

James Van Zlike, Administrator, reported on meetings recently held with the news media to illuminate the beach erosion issues to the public. He also reported that he released a formal narrative and disseminated it to the press and federal, state and local legislative members as to the erosion and potential property damage that can occur during the nor'easters. He next reported on the meeting with the NJDEP and the Army Corps of Engineers to reduce red tape and work out innovative ways to fix the erosion problems. Lastly, he reported that he recently met with members of the Strathmere Improvement Association with Atlantic City Electric to standardize a lighting solution for Strathmere that is dark sky compliant in a safe and responsible way and also protects the ecology.

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

There was no public comment.

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 five Committee members voted in the affirmative.

FILING OF REPORTS BY CONSENT

RESOLUTIONS TO BE APPROVED BY CONSENT

1. Honoring the Church of the Resurrection on their 50th Anniversary.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 321-2025

**RE: HONORING THE CHURCH OF THE RESURRECTION
ON THEIR 50TH ANNIVERSARY**

WHEREAS, 2025 marks the 50th Anniversary of the Church of the Resurrection which was founded in 1975 in a chapel at an old Air Force Base on Route 9 in Palermo before moving to its current location on Tuckahoe Road in Marmora; and

WHEREAS, today the Church of the Resurrection is part of the Parish of Saint Maximilian Kolbe, which was dedicated to the service of God and Humanity on December 14, 2011; and

WHEREAS, we give pause, honor and praise this day for the deep and abiding Christian commitment of those who in faith began this work, and for all those whose inspiring devotion and compassion have been powerful in the spiritual growth and progress of this community; and

WHEREAS, it is fitting and proper to extend to the Church of the Resurrection our heartfelt thanks and gratitude for their commitment and compassionate devotion to the spiritual and material assistance and service to this community and those in need and wish the Parish strength and blessings on their dedication to continue this vision of faith and outreach to all; and

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

WHEREAS, it is a pleasure to extend this expression of our esteem and best wishes to the members of this congregation on the memorable occasion of this 50th Anniversary; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, that the Township Committee does hereby commend the Church of the Resurrection upon this significant occasion of their 50th anniversary and for its many years of service to the community.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper this 27th day of October 2025.

Resolution No. 321-2025
Offered by: Nappen
Adopted: October 27, 2025
Roll Call Vote:

Seconded by: Casaccio

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

2. Appointing an official to bid at the Tax Sale scheduled for December 2, 2025.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 322-2025

**RE: APPOINTING AN OFFICIAL TO BID AT THE
TAX SALE SCHEDULED FOR DECEMBER 2, 2025**

WHEREAS, a Tax Sale is scheduled to be conducted by the Tax Collector of the Township of Upper on December 2nd, 2025 at 10:00 A.M.; and

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

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

1. The allegations of the preamble are incorporated herein by this reference.
2. The Municipal Finance Officer, Barbara Ludy and or the Municipal Clerk, Joanne Herron are hereby designated and appointed as the officials who may bid at said Tax Sale on behalf of the Township of Upper on the scheduled date, as well as on any other date to which the Tax Sale may be adjourned.
3. The Municipal Finance Officer, Barbara Ludy and or the Municipal Clerk, Joanne Herron are hereby authorized to expend on behalf of the Township, up to \$1,000.00 in order to purchase Tax Liens.

Resolution No. 322-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

3. Certification of costs for abatement of nuisance on Block 453.11, Lot 1.02.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 323-2025

**CERTIFICATION OF COSTS FOR ABATEMENT OF NUISANCE
ON BLOCK 453.11, LOT 1.02**

WHEREAS, pursuant to Township Code Section 11-1, the Code Enforcement Officer is empowered to enforce the Township's Property Maintenance Code; and

WHEREAS, in accordance with Township Code, the Code Enforcement Officer served a notice of violation of Section 11-1.9 (Grass, Weeds and Debris), to the property owners/agents of Block 453.11 Lot 1.02; and

WHEREAS, 10 days passed from the date of such notice of violation with no response from the property owners/agents and the Township thereafter remedied the violation; and

WHEREAS, pursuant to Township Code Section 11-1.19(a) and N.J.S.A. 40:48-2.14, the Code Enforcement Officer has certified the costs of remedying the said violations as set forth on the attached list; 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 declares that the costs as set forth on the attached list shall be certified to the Township Tax Collector as a lien against the properties in question which lien shall become and form a part of the taxes assessed and levied upon the properties pursuant to Township Code Section 11-1.19(b) and N.J.S.A. 40:48-2.14.
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. 323-2025
Offered by: Nappen
Adopted: October 27, 2025

Seconded by: Casaccio

Roll Call Vote:

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

ABATEMENT OF GRASS, WEEDS, AND DEBRIS

<u>BLOCK/LOT</u>	<u>LOCATION</u>	<u>COST</u>	<u>ADMIN FEE</u>	<u>TOTAL</u>
453.11/1.02	12 WYNCROFT	\$150.00	\$30.00	\$180.00

4. Authorizing a Memorandum of Understanding to the collective bargaining agreement between the Township of Upper and the AFSCME NJ Council 63 Local 3779, American Federation of State, County and Municipal Employees, AFL-CIO Majority Representative.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 324-2025

RE: AUTHORIZING A MEMORANDUM OF UNDERSTANDING TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWNSHIP OF UPPER AND THE AFSCME NJ COUNCIL 63 LOCAL 3779, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, AFL-CIO MAJORITY REPRESENTATIVE

WHEREAS, the Township of Upper and AFSCME NJ Council 63 Local 3779, American Federation of State, County and Municipal Employees, AFL-CIO Majority Representative (“Local 3779”), are parties to a Collective Bargaining Agreement, (“Agreement”), for the term January 1, 2024 to December 31, 2028; and

WHEREAS, the parties have met and have negotiated an amendment to the Agreement regarding Article 13, Section B(2) addressing uniforms or clothing to be worn on the job; and

WHEREAS, the terms and conditions of this amendment have been memorialized in a Memorandum of Understanding (MOU), which is attached to this Resolution; and

WHEREAS, the Township Committee of the Township of Upper desires to ratify the terms of the MOU and authorize the execution of same; and

WHEREAS, the approval of this amendment is contingent upon the formal ratification by the union membership.

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 hereby incorporated by this reference.
2. The attached MOU amending the Collective Bargaining Agreement with Local 3779 is hereby ratified and approved.
3. The Mayor and Municipal Clerk are hereby authorized to execute the MOU. The terms of the MOU will be incorporated into the existing Agreement, with all other provisions remaining in effect.

Resolution No. 324-2025

Offered by: Nappen Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

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

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 325-2025

**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 further replaced this Spending Plan pursuant to Resolution No. 209-2025 adopted on July 15, 2025 and consistent with the amended 1985 New Jersey Fair

Housing Act, P.L. 2024, c.2 and Administrative Office of the Courts Directive No. 14-24 and applicable regulations; 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 Municipal Housing Liaison is required to provide a recommendation as to the expenditure of development fees, and upon a recommendation of approval, the Township Committee is required to adopt approval of such expenditures by way of adoption of a resolution; and

WHEREAS, the Municipal Housing Liaison has provided a recommendation for approval of the development fees that are subject of this resolution, and 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:

Surenian, Edwards, Buzak & Nolan (Affordable Housing Services)	\$ 4,313.00
Maley Givens, P.C. (Affordable Housing Services)	\$ 193.50
Tiffany A. CuvIELLO, PP, LLC (Affordable Housing Services)	\$ 5,875.00

Resolution No. 325-2025

Offered By: Nappen

Seconded By: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

NAME	YES	NO	ABSTAIN	ABSENT
Casaccio	X			
Nappen	X			

S. Palombo	X			
Z. Palombo	X			
Corson	X			

6. Authorizing the award of a contract with McCarthy Tire Service Company of Philadelphia, Inc. for automotive parts and supplies.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 326-2025

RE: AUTHORIZING THE AWARD OF A CONTRACT WITH MCCARTHY TIRE SERVICE COMPANY OF PHILADELPHIA, INC. FOR AUTOMOTIVE PARTS AND SUPPLIES

WHEREAS, from time to time the Township of Upper has a need to purchase automotive parts and supplies from McCarthy Tire Service Company of Philadelphia, Inc., herein after McCarthy Tire, 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 McCarthy Tire for the year 2025 will exceed \$17,500; and

WHEREAS, McCarthy Tire has completed and submitted a Business Entity Disclosure Certification which certifies that McCarthy Tire 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 McCarthy Tire 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 McCarthy Tire 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. 326-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

7. Authorizing the award of a contract with Amazon.com Services, LLC, dba Amazon Business, for equipment and supplies.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 327-2025

**RE: AUTHORIZING THE AWARD OF A CONTRACT WITH AMAZON.COM SERVICES,
LLC, DBA AMAZON BUSINESS, FOR EQUIPMENT AND SUPPLIES**

WHEREAS, from time to time the Township of Upper has a need to purchase equipment and supplies from Amazon.com Services, LLC, dba Amazon Business, (hereinafter “Amazon”), 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 Amazon for the year 2025 will exceed \$17,500; and

WHEREAS, Amazon has completed and submitted a Business Entity Disclosure Certification which certifies that Amazon 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 Amazon 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 Amazon 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. 327-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

8. Authorizing the award of a contract with H.A. Dehart & Son, Inc. for equipment and supplies.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 328-2025

**RE: AUTHORIZING THE AWARD OF A CONTRACT WITH H.A. DEHART & SON, INC.
FOR EQUIPMENT AND SUPPLIES**

WHEREAS, from time to time the Township of Upper has a need to purchase equipment and supplies from H.A. Dehart & Son, Inc., (hereinafter “H.A. DeHart”), 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 H.A. DeHart for the year 2025 will exceed \$17,500; and

WHEREAS, H.A. DeHart has completed and submitted a Business Entity Disclosure Certification which certifies that H.A. DeHart 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 H.A. DeHart 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 H.A. DeHart 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. 328-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

9. Authorizing a contract with LEW Environmental Services, LLC for lead inspection services.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 329-2025

**RE: AUTHORIZING A CONTRACT WITH LEW ENVIRONMENTAL SERVICES, LLC FOR
LEAD INSPECTION SERVICES**

WHEREAS, the Township requires lead inspection services; and

WHEREAS, LEW Environmental Services, 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 LEW Environmental Services, LLC as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, LEW Environmental Services, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that LEW Environmental Services, 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 LEW Environmental Services, 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. LEW Environmental Services, LLC with offices at 181 US Highway 46, Mine Hill, New Jersey 07803, is hereby appointed to provide lead inspection 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 LEW Environmental Services, LLC has professional knowledge as building, electric, plumbing, and fire protection inspections and plan review 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

LEW Environmental Services, 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 LEW Environmental Services, 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. 329-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

10. 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. 330-2025

**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. 330-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

11. Appointing Florio Perrucci Steinhardt Cappelli & Tipton, LLC to act as Special Legal Counsel.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 331-2025

**RE: APPOINTING FLORIO PERRUCCI STEINHARDT CAPPELLI & TIPTON, LLC
TO ACT AS SPECIAL LEGAL COUNSEL**

WHEREAS, the Township requires special legal counsel services for the preparation of an amendment to the Township’s Cannabis Ordinance; and

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

WHEREAS, the Township has decided to acquire the services of Florio Perrucci Steinhardt Cappelli & Tipton, LLC, hereinafter referred to as “FPSC&T” as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, FPSC&T has completed and submitted a Business Entity Disclosure Certification which certifies that FPSC&T 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 FPSC&T 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. FPSC&T with offices at 91 Larry Holmes Drive, Suite 200, Easton, Pennsylvania is hereby appointed Special Legal Counsel for the preparation of an amendment to the Township’s Cannabis Ordinance as directed by the Township Committee.
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 FPSC&T has professional knowledge as to legal 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 FPSC&T 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 FPSC&T 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. 331-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

12. Authorizing a Shared Services Agreement with the City of Corbin City for Emergency Medical Services.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 332-2025

RE: AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE CITY OF CORBIN CITY FOR EMERGENCY MEDICAL SERVICES

WHEREAS, the Uniform Shared Services Act, N.J.S.A. 40A:65-1, et seq., provides that any local governmental unit may enter into a contract with any other local governmental unit or units for the joint provision within their several jurisdictions of any service which any party to the agreement was empowered to render within its own jurisdiction; and

WHEREAS, the City of Corbin City has indicated a desire to enter into a Shared Services Agreement with the Township of Upper whereby the Township of Upper will provide EMS services to the City of Corbin City; and

WHEREAS, the Township Committee of the Township of Upper deems that a Shared Services Agreement with the City of Corbin City for the purposes expressed herein is in the mutual interest of all parties and also is in the public interest and will promote the public health, safety and welfare; and

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

1. **SHARED SERVICES AGREEMENT.** Pursuant to the provisions of the Uniform Shared Services Act, N.J.S.A. 40A:65-1, et seq., the Township of Upper is hereby authorized and empowered to enter into a Shared Services Agreement with the City of Corbin City to provide emergency medical services.

2. **SERVICES TO BE PROVIDED BY CONTRACT.** The Shared Services Agreement authorized in paragraph 1 hereof shall cover those services, which are enumerated in said Agreement, a copy of which is attached hereto as Exhibit A.

3. **AUTHORIZATION TO MUNICIPAL OFFICIALS.** The appropriate Township officers and officials are hereby authorized to take any action necessary or advisable to carry out the intent and purpose of this Resolution. Specifically, the Mayor and Township Clerk are hereby authorized and directed to execute such Shared Services Agreement on behalf of the Township of Upper pursuant to the authority conferred by this Resolution. The Township Clerk is further authorized and directed to seal said Agreement with the official seal of the Township of Upper.

4. COMPLIANCE WITH STATUTORY REQUIREMENTS. The Shared Services Agreement between the City of Corbin City and the Township of Upper shall meet and satisfy the requirements of N.J.S.A. 40A:65-1, et seq., as may be amended and supplemented.

5. SEVERABILITY. If any action, subsection, paragraph, sentence or other part of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Resolution, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Resolution directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Resolution shall remain in full force and effect.

6. REPEALER. All Resolutions or parts of Resolutions inconsistent herewith are hereby repealed to the extent of such inconsistency only.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon final adoption and publication in the manner provided by law.

Resolution No. 332-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

13. Accepting the bid and authorizing the execution of a contract with Think Pavers Hardscaping, LLC of Mount Royal, New Jersey for the project known as the NJDOT Municipal Aid project Reconstruction of Putnam Avenue at a cost of \$361,432.00.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 333-2025

RE: ACCEPTING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH THINK PAVERS HARDSCAPING, LLC OF MOUNT ROYAL, NEW JERSEY FOR THE PROJECT KNOWN AS THE NJDOT MUNICIPAL AID PROJECT RECONSTRUCTION OF PUTNAM AVENUE AT A COST OF \$361,432.00

WHEREAS, the Township of Upper solicited bids for the NJDOT Municipal Aid Project Reconstruction of Putnam Avenue (2023-MA-00622 and 2024-MA-00011), which bids were received on October 16, 2025; and

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

WHEREAS, the Township’s 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 \$361,432.00; 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 Think Pavers Hardscaping, LLC, 125 Kings Highway, Mount Royal, New Jersey, for the project known as the NJDOT Municipal Aid Project Reconstruction of Putnam Avenue (2023-MA-00622 and 2024-MA-00011), in the Township of Upper, Cape May County, in the amount of \$361,432.00, subject to the following:
 - (A) The approval of the State of New Jersey Department of Transportation.
 - (B) The Bidder shall comply with all Bid Documents, including the Notice to Bidders, all of which are hereby incorporated herein by this reference.
 - (C) 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. 333-2025

Offered By: Nappen

Seconded By: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

14. Authorizing the Mayor to sign a second amended and restated license agreement with New Jersey American Water Company, Inc., Ruth Management, LLC, HarJust Management, LLC and the County of Cape May for emergency communications equipment.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 334-2025

**RE: AUTHORIZING THE MAYOR TO SIGN A SECOND AMENDED AND RESTATED
LICENSE AGREEMENT WITH NEW JERSEY AMERICAN WATER COMPANY, INC., RUTH
MANAGEMENT, LLC, HARJUST MANAGEMENT, LLC AND THE COUNTY OF CAPE MAY
FOR EMERGENCY COMMUNICATIONS EQUIPMENT**

WHEREAS, the Township of Upper previously entered into an Amended and Restated License Agreement, dated July 25, 2018, with New Jersey American Water Company, Inc. (“NJAWC”), Ruth Management, LLC, and HarJust Management, LLC, permitting the Township to install and operate emergency communications equipment on a water tower owned by NJAWC and located on Block 560, Lot 1.01, which is owned by Ruth Management, LLC and HarJust Management, LLC; and

WHEREAS, the County of Cape May has requested permission to co-locate certain emergency communications equipment on the same water tower to enhance countywide emergency communication capabilities; and

WHEREAS, a Second Amended and Restated License Agreement is necessary to formalize the County’s participation and to update the terms and conditions of the original agreement accordingly; 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 agreement, attached hereto as Exhibit A, and entitled “Second Amended and Restated License Agreement for Emergency Communications Equipment”, with New Jersey American Water Company, Inc., Ruth Management , LLC, HarJust Management, LLC, and the County of Cape May.

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. 334-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

15. Confirming sale of certain land, to wit: Block 10, Lot 175 to Steelmantown Church, a NJ nonprofit corp.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 335-2025

**RE: CONFIRMING SALE OF CERTAIN LAND, TO WIT: BLOCK 10, LOT 175
TO STEELMANTOWN CHURCH, A NJ NONPROFIT CORP.**

WHEREAS, a public auction land sale was held on October 20, 2025, pursuant to Ordinance No. 004-2025; and

WHEREAS, Edward Bixby, on behalf of Steelmantown Church, a NJ nonprofit corp. submitted the highest bid for the purchase of Block 10, Lot 175; and

WHEREAS, the Township Committee is satisfied that all conditions precedent were complied with and that said sale was conducted in accordance with the requirements of the Ordinance aforesaid and that proper notice was given to all persons owning property contiguous of the subject property being offered for sale; and

WHEREAS, the Township Committee believes that it is in the public interest to confirm the sale of such parcel.

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 sale of Block 10, Lot 175 to Steelmantown Church, a NJ nonprofit corp., at a sale price of \$2,700.00, is hereby confirmed, under and subject to the terms, conditions and provisions of Ordinance No. 004-2025 and further subject to and conditioned upon the purchasers' compliance with said Ordinance.

3. The Mayor and Township Clerk are hereby authorized, directed and empowered to execute and deliver, on behalf of the Township of Upper, to the aforesaid purchaser, a Quitclaim Deed conveying the Township's right, title and interest in the above described property and the Township Clerk is further authorized, directed and empowered to seal said Deed with the official seal of the Township of Upper.

Resolution No. 335-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

16. Authorizing the issuance of a Request for Proposals (RFP) for a renewable energy generating facility lease on Municipal-owned property located at Block 545, Lots 26, 27, and 28.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 336-2025

RE: AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR A RENEWABLE ENERGY GENERATING FACILITY LEASE ON MUNICIPAL-OWNED PROPERTY LOCATED AT BLOCK 545, LOTS 26, 27, AND 28

WHEREAS, the Township of Upper is the owner of certain real property, formerly used as a municipal landfill, located at Block 545, Lots 26, 27, and 28 (hereinafter "Property"); and

WHEREAS, the Township desires to evaluate the feasibility of leasing said property for the development, installation, operation, and maintenance of a renewable energy generating facility (the “Project”) for the purpose of promoting renewable energy use, reducing greenhouse gas emissions, and generating lease revenue or utility savings for the Township; and

WHEREAS, pursuant to N.J.S.A. 40A:12-14, a lease of municipally owned property must be authorized by resolution or ordinance, and shall be awarded to the highest bidder after public advertisement, unless otherwise exempted by law; and

WHEREAS, the Township seeks to issue a Request for Proposals (RFP) to solicit qualified renewable energy developers to submit proposals for a long-term lease of the Landfill Property for the development and operation of a renewable energy generating facility; and

WHEREAS, the RFP will include appropriate safeguards to ensure that any lease will be awarded in compliance with applicable laws, will be subject to review and approval by the Township Committee, and will require the developer to obtain all necessary regulatory and environmental approvals, including from the New Jersey Department of Environmental Protection (NJDEP); and

WHEREAS, issuing such an RFP is in the best interests of the Township and its residents to advance clean energy goals and explore a beneficial reuse of the landfill site.

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

1. The allegations of the preamble are incorporated herein by this reference.
2. The Township hereby authorizes and directs the issuance of a Request for Proposals (RFP) for the lease of the decommissioned Butter Road Landfill located at Block 545, Lots 26, 27, and 28 for the development, installation, and operation of a renewable energy generating facility.
3. The RFP shall include terms and conditions deemed appropriate by the Township Administrator, Township Attorney, and Township Engineer.
4. Any lease agreement resulting from the RFP shall be subject to final approval by Resolution of the Township Committee, in accordance with applicable law.
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. 336-2025

Offered by: Nappen

Seconded by: Casaccio

Adopted: October 27, 2025

Roll Call Vote:

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

17. Authorizing the Township of Upper to enter into a Lease Agreement with Jon Kevin Grubb for the property known as Block 382, Lots 11.01 and 11.02.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 337-2025

**RE: AUTHORIZING THE TOWNSHIP OF UPPER TO ENTER INTO A LEASE AGREEMENT
WITH JON KEVIN GRUBB FOR THE PROPERTY KNOWN
AS BLOCK 382, LOTS 11.01 AND 11.02**

WHEREAS, the Township of Upper and Jon Kevin Grubb desire to enter into a Lease Agreement for the property known as 1750-1760 NJ Route 50, Tuckahoe, New Jersey, and identified as Block 382, Lots 11.01 and 11.02 on the Official Tax Map of the Township of Upper; and

WHEREAS, the Lease Agreement will allow the Township to use a portion of the property to provide off-street parking for individuals visiting the Township’s Community Center, which is located directly next to the property at 1790 NJ Route 50; 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 authorizes the Mayor and Township Clerk to sign a Lease Agreement, attached hereto as Exhibit A, with the Jon Kevin Grubb for the premises known as Block 382, Lots 11.01 and 11.02.

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. 337-2025
Offered by: Nappen
Adopted: October 27, 2025
Roll Call Vote:

Seconded by: Casaccio

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

ORDINANCES

18. Introduction and first reading of Ordinance No. 009-2025 RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER 17 (CONSTRUCTION OF BULKHEADS) OF THE MUNICIPAL CODE OF UPPER TOWNSHIP. **The Administrator and Municipal Attorney briefly explained the change being considered. Motion by Tyler Casaccio, second by Victor Nappen, to introduce Ordinance 009-2025 with a public hearing and final adoption scheduled for November 24, 2025. 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. 009-2025

**RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE
CHAPTER 17 (CONSTRUCTION OF BULKHEADS) OF THE
MUNICIPAL 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 17 of the Revised General Ordinance of the Township of Upper, also known as the Code of Upper Township, shall be replaced in its entirety with the following: :

§ 17-1. Purpose.

It is the purpose and intent of this chapter to establish uniform regulations for the construction, reconstruction, renovation or repair of existing or new bulkheads within the Township of Upper.

§ 17-2. Compliance.

- A. All bulkheads that are newly constructed, reconstructed, replaced, renovated, and repaired shall be done in accordance with the requirements of this chapter.

- B. Additionally, any property owner that demolishes an existing building or proposes to make a substantial improvement to an existing building shall be required to bring the existing bulkhead into compliance with this chapter. "Substantial improvement" means any reconstruction, rehabilitation, addition or other improvement to a structure, the total cost of which equals or exceeds 40% of the market value of the structure before the start of construction of the improvement.

§ 17-3. Permits.

- A. Permit required. No person or legal entity shall construct, reconstruct, renovate or repair any bulkhead within the Township of Upper without first obtaining and having in possession a valid permit to do such work that has been issued by the office of the Construction Official upon approval of the Township Engineer.
- B. Permit application.
- (1) Applications for bulkhead permits shall be made on an application form obtained from the Construction Official. Completed applications shall be returned to the Construction Official with the required fee along with the following items in quadruplicate:
 - (a) Plans and specifications of the bulkhead that have been prepared, signed and sealed by a New Jersey licensed professional engineer.
 - (b) A property survey, prepared, signed and sealed by a New Jersey licensed professional land surveyor.
 - (c) Authorization for the New Jersey Department of Environmental Protection and any other state or federal agency having jurisdiction over the property affected by the proposed work.
 - (d) Proof of notice of application to adjoining property owners.
 - (2) The Township Engineer may relax or waive any or all of the requirements that are set forth above within the application for a permit pertains to reconstruction, renovation or repair work for which the cost of completion is less than \$5,000; however, in relaxing or waiving any such requirements, the Township Engineer shall have the authority to require the

submission of such plans, drawings and contract documents as the Township Engineer, in his sole and absolute discretion, determines will accurately depict the reconstruction, renovations or repair work to be performed.

- (3) The Township Engineer shall review the application and plans and grant or deny the application within 20 business days upon receipt of a complete application.

C. Notice of application.

- (1) Notice of application for a bulkhead permit, the form of which is to be obtained from the Construction Official, shall be given by the applicant to the owners of all real property, as shown on the current tax duplicate, within 100 feet and whose property is adjacent to the same or similar tidal waters as is the applicant's property; provided that this requirement shall be deemed satisfied by notice to the condominium association, in the case of any unit owner whose unit has a unit above or below it; or horizontal property regime, in the case of any co-owner whose apartment has an apartment above or below it. Notice shall be given by mailing a copy thereof by regular, first-class mail and by certified mail to the property owner at his address as shown on the said current tax duplicate. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association because of its ownership of common elements or areas located within 100 feet of the property which is the subject of the bulkhead application may be made in the same manner as to a corporation without further notice to unit owners, co- owners or homeowners on account of such common elements or areas.
- (2) Upon written request of an applicant, the Township Tax Assessor, within seven days, shall make and certify a list from said current tax duplicate of names and addresses of owners to whom the applicant is required to give notice pursuant to this section. A sum of \$10.00 shall

be charged for the preparation of such list, which shall be issued by the Township Clerk's Office.

- D. Permit issuance. Upon receipt by the Construction Official of an application for a bulkhead permit, the Construction Official immediately shall transmit copies of the application and all accompanying documents to the Township Engineer for review. No permit shall be issued by the Construction Official unless the permit is approved for issuance by the Township Engineer. In the event that, upon review of the permit application, deficiencies are noted by the Township Engineer, the Construction Official shall be informed of the nature of the deficiencies and the Construction Official shall provide written notice, by regular first-class mail, of the deficiencies to the applicant at the address set forth on the application and the applicant then shall be afforded the opportunity to correct any application deficiencies. Permit fee. The permit fee shall be calculated in the following manner: \$250.00 for the first 50 feet of bulkhead to be constructed, and thereafter, \$15.00 per foot or any portion thereof.
- E. Inspection fee escrow. The inspection fee shall be 5% of the estimated project cost (as determined by the Township Engineer) or \$500, whichever is greater. However, said inspection fee escrow shall not be charged if the bulkhead project is part of a Land Use Board approval for which an escrow is already required.
- F. Appeal of permit denial. Any applicant aggrieved by the denial of a bulkhead permit may appeal the permit denial to Township Committee by submitting to the Construction Official written correspondence appealing the permit denial. Such written appeal correspondence briefly shall describe the reason for the appeal. Such written appeal correspondence shall be submitted to the Construction Official within 20 days of the permit denial. Upon receipt of the appeal correspondence, the Construction Official shall transmit to Township Committee copies of the permit application, all attachments thereto and any copies of any documents that have been generated by the Township Engineer in connection with review of the permit application. Thereafter, the Construction Official shall schedule a date for the hearing of the appeal, and notice of the hearing date shall be provided to the permit applicant. In all instances the Construction

Official shall endeavor to schedule the appeal hearing date not later than 30 days after receipt of the appeal correspondence. The hearing of the appeal shall be conducted by the Township Committee at a public meeting. The applicant shall be permitted to produce evidence to Township Committee in support of the permit application. Township Committee may consider evidence presented to it by the Township Engineer or any other individual that Township Committee deems to have relevant information. The decision of Township Committee to approve or deny the permit application shall be through adoption of a formal resolution.

§ 17-4. Notification of commencement of construction; inspections.

- A. The permittee shall provide to the Township Engineer and to the Township Zoning Officer notice of commencement of construction not less than two business days in advance of said commencement of construction. Not less than 14 days in advance of commencement of construction, the permittee shall provide notice of commencement of construction, on a form to be obtained from the Construction Official, to all property owners to whom the permittee would be required to provide notice of bulkhead permit application if the permittee were, at the time, making application for a bulkhead permit. Such notice shall be given in the same manner as is required for notices of permit application.
- B. The Township Engineer shall inspect the materials delivered to the job and verify that they are in conformance with the permit issued for that work, in size, quantity and quality. If such materials do not conform to permit requirements, they shall be marked as "rejected" and removed from the job site by the permittee and shall not be incorporated into the bulkhead construction.
- C. The Township Engineer shall make periodic visits to the job site to verify that the work is proceeding in accordance with permit requirements.

§ 17-5. Final inspection.

Prior to the backfilling of any bulkhead construction, reconstruction, renovation or repair, the Township Engineer shall perform an inspection to ascertain that the bulkhead has been built pursuant to the plans that were submitted with the permit application. Written notice of project completion shall be

given to the Township Engineer and to the Township Zoning Official within seven business days of substantial completion of the project, but prior to backfilling, and that written notification shall be accompanied by a certification from a licensed engineer or land surveyor of the elevations of the completed bulkhead height. If the Township Engineer determines that the work that was performed pursuant to the bulkhead permit and the subject bulkhead fail to comply with the plans, drawings or documents that were submitted with the permit application or fail to comply with the provisions of this chapter, then written notice of final inspection failure shall be transmitted by the Township Engineer by regular first-class mail to the permittee at the address set forth on the permit application. The notice of final inspection failure shall detail the reasons for inspection failure. Permittees shall correct all deficiencies that resulted in final inspection failure within 20 days of the date of the written notice of final inspection failure. If, upon the expiration of those 20 days, the bulkhead is not approved upon inspection by the Township Engineer then the permittee is deemed to be in violation of the duty to maintain and repair the subject bulkhead as established by this chapter.

§ 17-6. Bulkhead specification.

All bulkheads constructed, reconstructed, renovated or repaired within the Township of Upper shall conform to the following minimum specifications:

- A. All new bulkheads shall be designed by a New Jersey licensed professional engineer.
- B. All piles shall have a butt diameter of not less than 12 inches and a tip diameter of eight inches.
- C. All piles will be Douglas Fir or Southern Yellow Pine and shall be treated with an acceptable preservative for marine construction according to the latest American Wood Preservers' Association (AWPA) specifications.
- D. Sheet piles shall be wood, steel or vinyl. Wales shall be Douglas Fir or Southern Yellow Pine. Wood sheet piles shall be a minimum of two inches thick. Wood sheet piles shall be constructed in two rows with staggered joints. All timber materials shall be treated with an acceptable preservative designed for use in a salt-water environment.
- E. All components of the bulkhead system up to the minimum required elevation shall be constructed to be watertight. Bulkheads will be required to be backfilled to within one foot of the top of the

bulkhead. In addition to backfilling, water stop sealants for steel and PVC sheet piles, continuous and solid landward capping and any other methods approved by the Township Engineer may be required.

- F. All hardware shall be hot-dipped galvanized steel in accordance with latest standards for saltwater applications.
- G. All outfall piping shall be fitted with a tide-control device that is approved by the Township Engineer.
- H. The means and methods for outfall piping extensions that are required to accommodate the new bulkhead shall be approved by the Township Engineer.
- I. Bulkhead construction, reconstruction, renovation or repair shall not adversely affect adjoining property.
- J. All existing utilities shall be protected from damage during any work performed pursuant to a bulkhead permit. The bulkhead permittee shall be responsible for obtaining current utility mark out from all appropriate state and local agencies prior to commencement of work.
- K. Deviations from construction materials set forth herein are allowed so long as all specifications and technical data concerning the proposed construction material are submitted to the Township of Upper and are approved in writing by the Township Engineer. The use of any construction material that is not specifically set forth above or approved by the Township Engineer is strictly prohibited.
- L. All design materials herein shall be subject to the requirements of the NJDEP and USACOE.

§ 17-7. Height of bulkheads.

The top elevation of any bulkhead to be constructed or reconstructed shall be set at the following heights:

A. Non-Oceanfront Bulkheads

- (1) Along Strathmere Bay (Blocks 825, 826, 841, 842, 849 and 850): 8.0 feet NAVD, 1988 Datum.
- (2) Along Strathmere Bay (Blocks 750, 756, 757 and 762): 8.0 feet NAVD, 1988 Datum.

- (3) Along Great Egg Harbor (Block 479, 682 and 735): 10.0 feet NAVD, 1988 Datum.
- (4) Along Tuckahoe River (Block 12, 15, 19 and 310): one foot above the existing bank along the spring high tide line.
- (5) Along Tuckahoe River (Block 348): 9.0 feet NAVD, 1988 Datum.

B. Oceanfront Bulkheads.

- (1) Oceanfront Bulkheads shall be required when adjacent to the Atlantic Ocean and extending along Corson's Inlet to the Corson's Inlet Bridge.
- (2) The minimum elevation of the top of the bulkhead shall be 11.0 feet NAVD, 1988 datum. The existing timber bulkhead along the oceanfront shall be considered grandfathered as meeting these standards.
- (3) If the proposed construction methods shall require access and/or disturbance of Township property, a detailed plan outlining the proposed limits of disturbance and proposed restoration shall be provided for approval by the Township Engineer. Township property shall be restored to a condition equal to preconstruction conditions.

§ 17-8. Maintenance; duty to repair.

- a. All private bulkheads within the Township of Upper shall be maintained so they shall not pose a danger to the health, safety or welfare of the citizens of the Township of Upper or to property within the Township of Upper. The bulkheads shall be kept in a state of repair to prevent erosion or damage to abutting, adjacent, or adjoining properties. Whenever a bulkhead has deteriorated to such a degree that it poses a danger to the property, or adjoining properties, or a bulkhead has not been constructed in conformance with this Chapter by January 1, 2029 as required by subsection (b) below, the Township Engineer shall notify the property owner, in writing, of the nature of the deterioration or violation and require the owner to make the necessary repairs or construction. Said repairs or construction shall be made in conformance with this Chapter. The property owner shall submit a plan of corrective action to the Township Engineer no later than 30 days from receipt of the notice. Upon approval of the corrective action by the Township Engineer, the property owner shall complete all necessary repairs or construction forthwith. If permits are

required from the State of New Jersey or the Federal government, such permits shall be immediately applied for. In the event the property owner fails to submit a corrective action plan or fails to implement that plan, he shall be liable for the penalties and violations contained herein.

- b. Any property required a bulkhead must have a bulkhead constructed in conformance with this Chapter 17 by January 1, 2029.

§ 17-9. Violations and penalties.

Any person violating any provision of this chapter, upon conviction thereof, shall be punished by a fine not exceeding \$1,250.00 or by imprisonment for a term not exceeding 90 days, or both. A separate offense shall be deemed to be committed on each and every day during or on which a violation occurs or continues.

SECTION 2: EFFECTIVE DATE: This ordinance shall take effect immediately upon the following publication as required by law.

SECTION 3: REPEALER: All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency only.

SECTION 4: 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 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 27TH DAY OF OCTOBER, 2025 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 24TH DAY OF NOVEMBER, 2025 AT 5:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY.

JOANNE R. HERRON, TOWNSHIP CLERK
TOWNSHIP OF UPPER

CORRESPONDENCE

NEW BUSINESS

UNFINISHED BUSINESS

19. Noise Ordinance discussion. **The Municipal Attorney reported that the redlined version of the noise ordinance has been provided to the Committee for review and contains a plainly audible standard up to 100 feet between the hours of 10:00 pm and 8:00 am. The next step would be to move forward with the proposed ordinance for introduction at the next meeting. After a brief discussion there was a general consensus to schedule the ordinance for introduction at the next meeting.**

PAYMENT OF BILLS

20. "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 Tyler Casaccio. During roll call vote all five Committee members voted in the affirmative.**

Bills approved for payment: **\$1,891,740.88.**

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

Dodie, Strathmere, spoke on the proposed noise Ordinance and questioned why Somers Point was used as an example instead of municipalities in Cape May County which have an earlier cutoff time for amplified music. It was stated that neighboring communities were used as samples. The Committee directed a review of the hours in the noise ordinances of other municipalities in Cape May County. This matter will be relisted for further discussion.

Tom McAnney, Marmora, spoke on the boats/trailer ordinance discussion and against the restriction from being able to park his boat in his driveway.

Frank, Strathmere, stated his support of a 9:00 pm cutoff time for amplified music in the noise ordinance and requested that the ordinance clearly define whom will be responsible for enforcement.

CLOSED SESSION

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

RESOLUTION NO. 338-2025 MOTION GOING INTO CLOSED SESSION OCTOBER 27, 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 – Shared Services Agreement for OEM Coordinator
3. Contract negotiation – Affordable Housing Administrative Services
4. Contract negotiation – Municipal Court

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 five Committee members voting in the affirmative.

RECONVENE PUBLIC PORTION OF MEETING

Motion by Zachary Palombo, second by Victor Nappen, 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 7:00 P.M., with a motion by Victor Nappen, second by Zachary Palombo, and all five Committee members voting in the affirmative. The next regular Committee meeting is scheduled for November 10, 2025 at 5:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC
Township Clerk

Bills

- 86407 10/27/25 A0017 ATLANTIC CO. MUNICIPAL JIF 147,392.00 3447
- 86408 10/27/25 A0043 ALERT-ALL CORPORATION 1,662.50 3447
- 86409 10/27/25 A0091 ATLANTIC CITY ELECTRIC 10,304.22 3447
- 86410 10/27/25 A0117 AT&T 505.04 3447
- 86411 10/27/25 A0191 ACTION UNIFORM CO. LLC 848.00 3447
- 86412 10/27/25 A0212 ANCERO, LLC 3,155.00 3447
- 86413 10/27/25 A0235 AMAZON CAPITAL SERVICES, INC. 318.60 3447
- 86414 10/27/25 A0251 ACT ENGINEERS, INC. 78.40 3447
- 86415 10/27/25 B0032 BLANEY DONOHUE & WEINBERG, PC 5,932.50 3447
- 86416 10/27/25 B0283 BRITTIN, JOHN 25.00 3447
- 86417 10/27/25 B0284 BUTTERWOOD TREE SERVICE LLC 1,200.00 3447
- 86418 10/27/25 B0288 KINGBARNES LLC 750.00 3447
- 86419 10/27/25 C0048 CAPE MAY COUNTY MUA 44,662.51 3447
- 86420 10/27/25 C0052 CAPE MAY COUNTY TREASURER 1,610,963.21 3447
- 86421 10/27/25 C0068 COMCAST 1,379.48 3447
- 86422 10/27/25 C0182 CDW GOVERNMENT, INC 298.74 3447
- 86423 10/27/25 C0223 CASA PAYROLL SERVICE 268.80 3447
- 86424 10/27/25 C0278 TIFFANY A. CUVIELLO, PP, LLC 250.00 3447
- 86425 10/27/25 C0346 CME ASSOCIATES 1,190.00 3447
- 86426 10/27/25 C0352 COLUMN SOFTWARE, PBC 508.80 3447
- 86427 10/27/25 C0360 GENRON 2,111.70 3447
- 86428 10/27/25 D0186 DOCUTREND IMAGING SOLUTIONS 320.88 3447
- 86429 10/27/25 F0016 FAZZIO, JOSEPH INC. 100.00 3447
- 86430 10/27/25 F0243 FOLEY INCORPORATED 7,831.50 3447

86431 10/27/25 G0016 GARDNER HARDWARE INC. 55.08 3447
86432 10/27/25 G0120 PATRICK F. MARTIN 2,291.67 3447
86433 10/27/25 G0182 GOLDENBERG, MACKLER & SAYEGH 26.00 3447
86434 10/27/25 G0212 GIFT, MICHAEL 73.84 3447
86435 10/27/25 H0002 H.A. DEHART & SON CORP. 1,652.35 3447
86436 10/27/25 H0073 HOME DEPOT CRC/GECF 1,009.81 3447
86437 10/27/25 J0079 JAMES WYERS LANDSCAPING, LLC 250.00 3447
86438 10/27/25 K0019 KELTEX APPAREL 79.38 3447
86439 10/27/25 M0303 MALEY GIVENS, A PROF CORP 1,041.50 3447
86440 10/27/25 O0006 SJSHORE MARKETING,LLC 160.00 3447
86441 10/27/25 O0034 OSPREY POINT CONDO ASSOC. 1,855.68 3447
86442 10/27/25 P0032 PEDRONI FUEL CO. 2,961.09 3447
86443 10/27/25 P0165 PETROSH'S BIG TOP, LLC 2,250.00 3447
86444 10/27/25 R0030 RIGGINS, INC. 0.00 10/27/25 VOID 0
86445 10/27/25 R0030 RIGGINS, INC. 6,054.69 3447
86446 10/27/25 R0100 ROBERTS OXYGEN COMPANY, INC. 127.75 3447
86447 10/27/25 R0148 RBH USA INC 800.00 3447
86448 10/27/25 R0149 REMINGTON & VERNICK ENGINEERS 10,215.00 3447
86449 10/27/25 S0031 SCHULER SECURITY, INC. 660.00 3447
86450 10/27/25 S0057 SERVICE TIRE TRUCK CENTERS 1,071.45 3447
86451 10/27/25 S0113 LAW OFFICES OF THOMAS G SMITH 630.00 3447
86452 10/27/25 S0134 SO. JERSEY GAS COMPANY 163.02 3447
86453 10/27/25 S0193 STRYKER SALES, LLC 5,354.42 3447
86454 10/27/25 S0201 SURRAN'S NURSERY 164.00 3447
86455 10/27/25 S0239 SHORE ANIMAL CONTROL SERV LLC 2,400.00 3447
86456 10/27/25 S0253 SAMPLE MEDIA, INC. 36.50 3447
86457 10/27/25 S0254 SHOPRITE 181.35 3447
86458 10/27/25 S0328 SOUTH JERSEY ELECTRIC VEHICLES 600.00 3447
86459 10/27/25 S0414 SHOPRITE 1,282.50 3447
86460 10/27/25 S0419 SOTTO LA LUNA LLC 2,800.00 3447
86461 10/27/25 T0067 TOWNSHIP OF UPPER PETTY CASH 30.00 3447
86462 10/27/25 U0076 U.S.BANK NATIONAL ASSOCIATION 900.00 3447
86463 10/27/25 U0077 UNITED UNIFORMS LLC 40.00 3447
86464 10/27/25 V0001 VCI EMERGENCY VEHICLE 114.40 3447
86465 10/27/25 V0013 VERIZON WIRELESS 699.50 3447
86466 10/27/25 V0022 VERIZON 604.56 3447
86467 10/27/25 W0135 THE LAW OFFICE OF BRANDON D 1,048.46 3447
Total: \$1,891,740.88