

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
AGENDA FOR NOVEMBER 24, 2025**

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

CALL TO ORDER

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF MINUTES – November 10, 2025 Workshop, Regular, and Closed Session Minutes

REPORT OF GOVERNING BODY MEMBERS

ADMINISTRATOR OVERVIEW

PRESENTATION

1. Sustainable Jersey Recertification.

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

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.

FILING OF REPORTS BY CONSENT

RESOLUTIONS TO BE APPROVED BY CONSENT

2. Resolution of the Township of Upper opposing S-4736 which would preempt certain local planning and zoning regulations.
3. Congratulating Pastor Jonghwa Kim on being selected as the Ocean City-Upper Township Rotary Club's 2025 Upper Township Citizen of the Year.
4. Canceling and refunding tax on exempt property Block 573, Lot 23.
5. Canceling and refunding tax on exempt property Block 647, Lot 8.08.
6. Canceling tax on exempt property Block 414.02, Lot 78.

7. Refund tax Block 453.10, Lot 337.07.
8. Refund tax Block 600, Lot 41.
9. Refund tax Block 600, Lot 43.
10. Refund tax Block 453.10, Lot 337.08.
11. Directing the distribution of the Township of Upper's net returned surplus funds held in trust by the Atlantic County Municipal Joint Insurance Fund.
12. Appointing Surenian, Edwards, Buzak & Nolan LLC to act as Special Legal Counsel in matters involving affordable housing obligations.
13. Authorizing a contract with the Cape May County Council on Alcoholism and Drug Abuse, Inc. for an employee assistance program for Township employees.
14. Authorizing a contract with Warwick Group Consultants, LLC for federal lobbying and advocacy services.
15. Authorizing the submission of a grant application to the Cape May County Open Space Board for the Amanda's Field Improvements project.
16. Authorize payments from the Affordable Housing Trust Fund of Upper Township.
17. Chapter 159 Resolution requesting approval of items of revenue and appropriation into the 2025 budget - NJDOT Fiscal Year 2025 Municipal Aid Program Grant in the amount of \$142,371.00.
18. Chapter 159 Resolution requesting approval of items of revenue and appropriation into the 2025 budget - NJDOT Fiscal Year 2026 Municipal Aid Program Grant in the amount of \$159,757.00.
19. Authorizing the purchase of certain items with funds from Capital Improvement Bond Ordinance No. 012-2024 in the amount of \$8,900.00.
20. Adopting the Upper Township Division of Emergency Medical Services Financial Hardship Request Policy.
21. Authorizing AT&T/Cingular Wireless to install and/or modify equipment and antennas on the licensed space of the cell tower and ground located at 1721 Mt. Pleasant Road.
22. Approving the compensation amount fixed by the Board of Fire Commissioners for Fire Districts No. 2 and No. 3.
23. Authorizing Change Order No. 2 to the Replacement of Roof for Historic Structure contract with Kupex Exteriors LLC resulting in a decrease in the amount of \$3,120.00.
24. Authorizing the waiver of Requirement of Claimant Certification under certain circumstances pursuant to N.J.A.C. 5:30-9a.6(c) and N.J.A.C. 5:31-4.1.

ORDINANCES

25. Public hearing and final adoption of Ordinance No. 009-2025 RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER 17 (CONSTRUCTION OF BULKHEADS) OF THE MUNICIPAL CODE OF UPPER TOWNSHIP.
26. Introduction and first reading of Ordinance No.012-2025 RE: AN ORDINANCE AMENDING ORDINANCE NO. 002-2025 KNOWN AS THE SALARY RANGE ORDINANCE FOR THE CALENDAR YEAR 2025.
27. Introduction and first reading of Ordinance No. 013-2025 RE: AN ORDINANCE ESTABLISHING SALARY RANGES FOR THE TOWNSHIP OF UPPER FOR THE CALENDAR YEAR 2026.
28. Introduction and first reading of Ordinance No. 014-2025 RE: AN ORDINANCE AMENDING CHAPTER 3, SECTION 17 (NOISE) OF THE MUNICIPAL CODE OF UPPER TOWNSHIP.

CORRESPONDENCE

NEW BUSINESS

29. Presbyterian Reformed Church of Corbin City request to purchase Township owned land Block 377, Lot 1; Block 381, Lot 1; and Block 382, Lot 2.

UNFINISHED BUSINESS

PAYMENT OF BILLS

30. "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."

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

CLOSED SESSION

31. Resolution to conduct a closed meeting pursuant to N.J.S.A. 10:4-12, from which the public shall be excluded.
 - Contract negotiation – Annual Professional Appointments
 - Contract negotiation – Borough of Woodbine Shared Services Agreement
 - Litigation – DeMarzo v. Upper Township, et al.
 - Pending litigation - Sharp v. Upper Township

RECONVENE PUBLIC PORTION OF MEETING

ADJOURNMENT

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