

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
AGENDA FOR MARCH 9, 2026**

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

CALL TO ORDER

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

MOMENT OF SILENCE AND REFLECTION

ROLL CALL

APPROVAL OF MINUTES – February 25, 2026 Regular Minutes

REPORT OF GOVERNING BODY MEMBERS

ADMINISTRATOR OVERVIEW

2026 BUDGET - CAP Ordinance and Budget Introduction

1. Introduction and first reading of Ordinance No. 007-2026 RE: CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14).
2. Introduction of 2026 Budget.
3. Authorizing the execution of a Group Affidavit Re: Governing Body Certification of Compliance with United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions under Title VIII of the Civil Rights Act 1964”.

PUBLIC COMMENT ON AGENDA ITEMS ONLY – 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

4. Animal Control

5. Clerk's Office
6. Construction Code
7. Division of EMS
8. Finance Office
9. MUA Report

RESOLUTIONS TO BE APPROVED BY CONSENT

10. Designating March as Developmental Disabilities Awareness Month.
11. A Resolution supporting Senate Concurrent Resolution No. 106 to determine that the NJDEP's proposed Coastal Regulations are inconsistent with legislative intent.
12. A Resolution of the Township Committee of the Township of Upper adopting an Affirmative Marketing Plan.
13. A Resolution of the Township Committee of the Township of Upper adopting an Affordability Assistance Manual.
14. A Resolution of the Township Committee of the Township of Upper approving a Fourth Round Affordable Housing Trust Fund Spending Plan and requesting program and/or court approval of the Spending Plan
15. Authorizing the Township of Upper to enter into an Affordable Housing Agreement with Fairhaven Development Holdings, LLC.
16. 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.
17. Amending Resolution No. 76-2026 appointing Nicholas Mason as Assistant Public Works Superintendent.
18. Authorizing the purchase of certain items through the TIPS Government Purchasing Cooperative with funds from Capital Improvement Bond Ordinance No. 012-2024 in the amount of \$47,096.23.
19. Authorizing the purchase of certain items and for the Chief Financial Officer to withdraw funds in the amount not to exceed \$29,962.40 from the account entitled Recreation Trust Account for such purposes.
20. Appointing Matthew Jefferson as a full-time employee to the Upper Township Division of Emergency Medical Services.
21. Appointing Abrianna Hoover as a part-time Emergency Medical Technician to the Upper Township Division of Emergency Medical Services.
22. Appointing Jeremy Keating as a full-time Laborer 1 to the Upper Township Department of Public Works.

RESOLUTIONS TO BE ACTED ON SEPARATELY

23. Rescinding action taken by the Upper Township Committee pertaining to adoption of Ordinance 001-2026 and scheduling of second reading and public hearing on Ordinance 001-2026 for the March 23, 2026 Township Committee meeting.

ORDINANCES

24. Public hearing and final adoption of Ordinance No. 005-2026 RE: AN ORDINANCE OF THE TOWNSHIP OF UPPER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY AMENDING, REVISING AND SUPPLEMENTING CHAPTER 20 ENTITLED “ZONING” OF THE MUNICIPAL CODE BY REPEALING SECTIONS 20-14 THROUGH 20-14.5 AND REPLACING WITH NEW SECTIONS 20-14 THROUGH SECTION 20-14.21 AND REPEALING SECTION 20-15 THROUGH 20-15.10 AND REPLACING WITH SECTION 20-15 THROUGH 20-15.10 AND AMENDING IN PART SECTION 20-4.19 AFFORDABLE ACCESSORY APARTMENTS.
25. Public hearing and final adoption of Ordinance No. 006-2026 RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER 13 (STREETS, SIDEWALKS AND SANITATION) OF THE CODE OF UPPER TOWNSHIP TO ESTABLISH A MAILBOX DAMAGE AND RESTORATION POLICY.

CORRESPONDENCE

NEW BUSINESS

26. Parish of Saint Maximilian Kolbe request use of the Strathmere Beach for an Easter Sunrise Mass on April 5, 2026.
27. Parish of Saint Maximilian Kolbe request to hold Raffle RA #620 at 200 Tuckahoe Road, Marmara on August 14, 2026.

UNFINISHED BUSINESS

PAYMENT OF BILLS

28. “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

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

- Contract negotiation - Delta Dental
- Contract negotiation - Block 858, Lot 1.05
- Personnel

RECONVENE PUBLIC PORTION OF MEETING

ADJOURNMENT

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