

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
MINUTES FOR TUESDAY MAY 26, 2026**

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 May 22, 2026 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.

DISCUSSION

1. Zoning fees. The Township Administrator proposed modernizing the zoning and land use fees for to better align application fees with the actual cost of administrative review, professional services, and enforcement. The Administration noted that current fees have remained largely unchanged for many years and no longer cover departmental operating costs, resulting in a subsidy from the general tax base. After discussion, the Committee agreed to increase the fees as proposed in order to improve cost recovery and better align with comparable municipalities in the region.

ADJOURNMENT OF WORKSHOP MEETING

Motion by Tyler Casaccio, 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 May 22, 2026, the notice of this meeting of the Upper Township Committee was posted on 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

MOMENT OF SILENCE AND REFLECTION

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 – May 11, 2026 Workshop, Regular, and Closed Session Minutes

Motion by Victor Nappen, second by Zachary Palombo, to approve the May 11, 2026 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 was very disappointed to learn of the recent vandalism at Amanda’s Field, noting that such conduct is a disservice to the community and to the Public Works Department, which works hard to maintain Township facilities. Next, he urged residents and visitors to swim only in areas protected by lifeguards, particularly given the hazardous beach conditions experienced this summer, in order to help prevent a tragedy. Lastly, he thanked the Upper Township Soccer Association, the Township Administrator, the Chief Financial Officer, and Committeeman Zach Palombo for their efforts in bringing the new lighting project at Amanda’s Field to fruition.

Tyler Casaccio, Committeeman, reminded residents that June 2nd is Primary Election Day and encouraged everyone to exercise their right to vote. He also reported that the movie recently filmed in Upper Township is scheduled to be released in theaters nationwide on June 12.

Zachary Palombo, Committeeman, reported that Public Works has been very active with preparations for Memorial Day weekend, addressing the vandalism at Amanda’s Field, making necessary beach adjustments, continuing storm debris cleanup, and completing the new landscaping in front of Town Hall. Next, he reported that the Township Committee continues to invest in and upgrade Township facilities for the benefit of all residents and encouraged residents to be mindful of their children’s whereabouts so that recent improvements are not damaged or negatively impacted. He further reported that surveillance cameras are in place at Amanda’s Field and that security monitoring continues to be enhanced. He then thanked the New Jersey State Police for their prompt investigation into those responsible for the vandalism, as well as the five Public Works employees who ensured the site was cleaned and restored so that participants in recreational programs were not impacted. Lastly, he emphasized the importance of swimming in front of lifeguard stations for public safety.

Victor Nappen, Deputy Mayor, reported that he attended the Osprey Point Memorial Day Service honoring all service members. He next reported that early voting was underway, running from May 26 through May 30 at the Upper Township Library, with hours from 10:00 a.m. to 8:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday. Next, he reported that on May 11th EMS ambulance crews participated in a disaster preparedness drill with Shore Medical Center, and were also

on site during the Ocean City incident involving a missing swimmer. Next, he reported that during EMS Week, observed from May 17th through May 24th, Shore Medical Center recognized Supervising EMT Teasenfitz, EMT Raff, and EMT Culmone with Excellence in Care awards. Lastly, he reported that EMS personnel visited Osprey Point to provide education on emergency preparedness, including CPR and AED basics, as well as general safety awareness.

Curtis Corson, Mayor, reported that on June 22nd at 4:00 p.m., a ribbon cutting ceremony will be held at the Tuckahoe Train Station, which recently had its roof replaced through funding provided by a Cape May County Open Space grant. He next thanked Public Works for their efforts in preparing the Township for the Memorial Day weekend. He also stated that the Osprey Point Memorial Day Ceremony was well attended and a very nice community event. Next, he reported that he and Committeeman Sam Palombo met with the Governor at the Route 50 Bridge and received a projected timeframe for the bridge replacement project. He further reported that he and the Township Administrator attended the Mayor's Round Table and enjoyed the good networking opportunity. Lastly, he reported that he would like to schedule another meeting with the Cedar Square Shopping Center owners, noting that significant improvements have been made since their last meeting in March 2025.

ADMINISTRATOR OVERVIEW

James Van Zlike, Township Administrator, reported that the Township received a \$3,000.00 grant from New Jersey American Water for EMS pagers to improve the responsiveness of life-saving services. He next reported that beach replenishment preparations are underway, with the pumping of sand onto the beaches scheduled to begin on June 24th. He noted that the Township will continue to maintain the compromised dune and beach system until that time and will work to keep beach access points and crossovers open. He also reported that a QR code sign at Strathmere Beach will provide information on which access points are open or closed. Lastly, he reported that the multiple capital improvement projects at Amanda's Field are progressing at a rapid pace, including the fitness studio, skate park, and lighting improvements.

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

Lou Barbuto, Petersburg, inquired about Item #7. An explanation of the resolution was given.

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 Zachary Palombo, second by Victor Nappen, to approve the consent agenda items listed below. During roll call vote all five Committee members present voted in the affirmative.

FILING OF REPORTS BY CONSENT

RESOLUTIONS TO BE APPROVED BY CONSENT

1. Recognizing Camryn Schultheis, Miss Southern Gardens, for her leadership and community service.

TOWNSHIP OF UPPER CAPE MAY COUNTY R E S O L U T I O N

RESOLUTION NO. 189–2026

**RE: RECOGNIZING CAMRYN SCHULTHEIS, MISS SOUTHERN GARDENS,
FOR HER LEADERSHIP AND COMMUNITY SERVICE**

WHEREAS, Camryn Schultheis, titleholder of the Miss Southern Gardens within the Miss America Organization, has demonstrated outstanding dedication to leadership, service, and community engagement; and

WHEREAS, Camryn is the founder of The Poverty Promise, a 501(c)(3) nonprofit organization committed to supporting underserved communities through education, outreach, and volunteerism; and

WHEREAS, in recognition of the spirit of service highlighted during National Volunteer Month, her efforts continue to inspire meaningful community involvement and sustained volunteerism beyond the month of April; and

WHEREAS, through her leadership, The Poverty Promise has mobilized volunteers, including high school students, to participate in impactful service initiatives, organized donation drives, and provided essential resources to individuals and families in need throughout Atlantic, Cape May, and Cumberland Counties; and

WHEREAS, her efforts have resulted in the collection and distribution of thousands of essential items, positively impacting the lives of local residents and strengthening the spirit of service within the community; and

WHEREAS, Camryn Schultheis serves as a role model for young people, exemplifying compassion, initiative, and a commitment to making a difference; and

WHEREAS, her accomplishments reflect great credit upon herself, her family, and the community of Upper Township, New Jersey.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper that Camryn Schultheis is hereby recognized and commended for her outstanding leadership, community service, and dedicated efforts through The Poverty Promise.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper this 26th day of May, 2026.

Resolution No. 189-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

2. Resolution and certification with respect to the 2025 annual audit and in compliance with the Local Finance Board of the State of New Jersey.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 190-2026

**RESOLUTION AND CERTIFICATION WITH RESPECT TO THE 2025 ANNUAL AUDIT AND
IN COMPLIANCE WITH THE LOCAL FINANCE BOARD OF THE STATE OF NEW JERSEY**

WHEREAS, N.J.S.A. 40A:5-4 required the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S. 52:27BB-34; and

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled:

GENERAL COMMENTS

AND

RECOMMENDATIONS

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled:

GENERAL COMMENTS

AND

RECOMMENDATIONS

as evidenced by the group affidavit form of the governing body; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, as per the regulations of the Local Finance Board; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

R.S.52:27BB-52 - "A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the Director of Local Government Services, under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Township of Upper, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 30, 1968, and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

Resolution No. 190-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

Corson	X			
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3. Authorizing a contract with Coastal Emergency Medical Training & Consulting, LLC and Dr. Michael Westrol, M.D. for medical director services.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 191-2026

**RE: AUTHORIZING A CONTRACT WITH COASTAL EMERGENCY MEDICAL TRAINING
& CONSULTING, LLC AND DR. MICHAEL WESTROL, M.D. FOR
MEDICAL DIRECTOR SERVICES**

WHEREAS, the Township of Upper has received a proposal from Coastal Emergency Medical Training & Consulting, LLC and Dr. Michael Westrol, M.D., (hereinafter collectively referred to as “Coastal”), for Medical Director Services for the Upper Township Division of Emergency Services; and

WHEREAS, the Township Committee has considered this matter and has determined that it is in the best interest of the Township to acquire the services of Coastal 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, Coastal has completed and submitted a Business Entity Disclosure Certification which certifies that Coastal 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 Coastal from making any reportable contributions through the term of the contract; and

WHEREAS, the Township Chief Financial Officer, to the extent required, has certified the availability of funds to permit the Township to enter into said professional services 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. The Mayor and Township Clerk are hereby authorized, directed and empowered to enter into a contract for Medical Director Services with Coastal.

3. A notice of this contract award shall be posted on the Legal Notices page of the official website of the Township of Upper within ten (10) days from the date of adoption.

4. This Contract is a Professional Services Contract and has been awarded without competitive bidding for the following reasons:

(A) The services required are highly specialized or technical in nature;

(B) The services require peculiar ability or skill, and demand a high degree of specialized knowledge or expertise;

(C) The services required are professional services and/or unspecified extraordinary services within the meaning of N.J.S.A. 40A:11-5(a);

(D) The individual who will provide these services has demonstrated his competence and particular expertise in the services required; and

(E) The services to be provided are such that their nature, scope and duration are not capable of precise measurement but rather require a flexibility and discretion that render competitive bidding impractical and inefficient.

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.191-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

4. Authorizing a contract with Triad Advisory Services, Inc. for professional grant consultant services.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 192-2026

**RE: AUTHORIZING A CONTRACT WITH TRIAD ADVISORY SERVICES, INC. FOR
PROFESSIONAL GRANT CONSULTANT SERVICES**

WHEREAS, the Township of Upper has a need for professional grant consultant services;
and

WHEREAS, Triad Advisory Services, Inc. has submitted a proposal to the Township to provide said consultant services; and

WHEREAS, the Township wishes to accept said proposal and to authorize the execution of a contract with Triad Advisory Services, Inc. as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Triad Advisory Services, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Triad Advisory Services, Inc. has not made any reportable contributions to a political or candidate committee in the Township that would bar the award of this contract and that the contract will prohibit Triad Advisory Services, Inc. from making any reportable contributions through the term of the contract; and

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

1. The allegations of the preamble are incorporated herein by this reference.
2. The Mayor and Township Clerk are hereby authorized, directed and empowered to execute a contract with Triad Advisory Services, Inc. with offices at 1301 W. Forest Grove Road, Vineland, New Jersey, to provide professional grant consultant services.
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 Triad Advisory Services, Inc. has professional knowledge which is particularly valuable to the Township Committee and this service is acquired as a non-fair and open contract pursuant to N.J.S.A. 19:44A-20.5

NOTICE OF CONTRACT AWARD

5. The Township Committee of the Township of Upper, State of New Jersey has awarded the contract without competitive bidding as a professional service pursuant to N.J.S.A. 40A:11-5(1)(a) to Triad Advisory Services, Inc. for professional grant consultant 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.

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

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

8. A notice of this contract award shall be posted on the Legal Notices page of the official website 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. 192-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

5. Authorizing a contract with Remington & Vernick Engineers for professional engineering design and construction phase services for the North Shore Road Pedestrian Improvements project.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 193-2026

**RE: AUTHORIZING A CONTRACT WITH REMINGTON & VERNICK ENGINEERS
FOR PROFESSIONAL ENGINEERING DESIGN AND CONSTRUCTION PHASE SERVICES
FOR THE NORTH SHORE ROAD PEDESTRIAN IMPROVEMENTS PROJECT**

WHEREAS, on April 28, 2025, the Township awarded a contract to Remington & Vernick Engineers to provide professional engineering design and construction phase services for the FY2024 Local Aid Infrastructure Fund Grant North Shore Road Pedestrian Improvements Project; and

WHEREAS, the project and scope of services remain ongoing, and the Township desires to continue engineering design and construction phase services for the installation of ADA compliant sidewalk along portions of North Shore Road between Seaview Avenue and Harding Avenue; and

WHEREAS, the Township wishes to authorize the award of a contract to Remington & Vernick Engineers for such continued services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Remington & Vernick Engineers has completed and submitted a Business Entity Disclosure Certification which certifies that Remington & Vernick Engineers 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 Remington & Vernick Engineers 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:

4. The allegations of the preamble are incorporated herein by this reference.

5. The Mayor and Township Clerk are hereby authorized, directed and empowered to execute a contract with Remington & Vernick Engineers with offices at 4907 New Jersey Avenue, Wildwood, New Jersey, to provide professional engineering design and construction phase services.

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 Remington & Vernick Engineers has professional knowledge which is particularly valuable to the Township Committee and this service is acquired as a non-fair and open contract pursuant to N.J.S.A. 19:44A-20.5

NOTICE OF CONTRACT AWARD

5. The Township Committee of the Township of Upper, State of New Jersey has awarded the contract without competitive bidding as a professional service pursuant to N.J.S.A. 40A:11-5(1)(a) to Remington & Vernick Engineers for professional engineering design and construction phase 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.

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

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

8. A notice of this contract award shall be posted on the Legal Notices page of the official website 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. 193 -2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 11, 2026

Roll Call Vote:

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

6. Authorizing a contract with Michael S. Hrubos for building inspection and consulting services with regard to the Municipal Trust Fund Housing Rehabilitation program.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 194-2026

**RE: AUTHORIZING A CONTRACT WITH MICHAEL S. HRUBOS FOR BUILDING
INSPECTION AND CONSULTING SERVICES WITH REGARD TO THE MUNICIPAL TRUST
FUND HOUSING REHABILITATION PROGRAM**

WHEREAS, the Township of Upper requires building inspection and consultant services for the Township of Upper's Municipal Trust Fund Housing Rehabilitation Program; 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 Michael S. Hrubos as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-2.05; and

WHEREAS, Michael S. Hrubos has completed and submitted a Business Entity Disclosure Certification, which certifies that Michael S. Hrubos 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 S. Hrubos 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. The Mayor and Township Clerk are hereby authorized, directed and empowered to execute a contract with Michael S. Hrubos, with offices at 501 Indian Avenue, North Cape May, New Jersey 08204, for building inspection and consulting services.
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 S. Hrubos has professional knowledge which is particularly valuable to the Township Committee and this service is acquired as a non-fair and open contract pursuant to N.J.S.A. 19:44A-2.05.

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 Michael S. Hrubos for building inspection and consulting 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.

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

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

8. A notice of this contract award shall be posted on the Legal Notices page of the official website 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. 194-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

7. Authorizing an agreement with the Upper Township Soccer Association for contributions toward field lighting at Amanda's Field recreation complex.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 195-2026

**RE: AUTHORIZING AN AGREEMENT WITH THE UPPER TOWNSHIP SOCCER
ASSOCIATION FOR CONTRIBUTIONS TOWARD FIELD LIGHTING
AT AMANDA'S FIELD RECREATION COMPLEX**

WHEREAS, the Township of Upper and the Upper Township Soccer Association ("UTSA") have engaged in discussions regarding the installation of lighting fixtures at the front soccer field located within Amanda's Field Recreation Complex; and

WHEREAS, the Township and UTSA desire to enter into an Agreement for Field Lighting Contribution whereby UTSA shall contribute funds toward the costs associated with the purchase and installation of said lighting fixtures; and

WHEREAS, pursuant to the terms of the Agreement, UTSA shall contribute the total sum of One Hundred Twelve Thousand Dollars (\$112,000.00) toward the project; and

WHEREAS, the Township Committee has reviewed the proposed Agreement and has determined that it is in the best interest of the Township to authorize execution of said Agreement.

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

1. The allegations of the preamble are incorporated herein by reference.
2. The Mayor and Township Clerk are hereby authorized and directed to execute the Agreement for Field Lighting Contribution between the Township of Upper and the Upper Township Soccer Association, attached hereto and made a part hereof.
3. The appropriate Township officials and professionals are hereby authorized to undertake any and all actions necessary to effectuate the purposes of this Resolution and the Agreement authorized herein.
4. This Resolution shall take effect immediately upon adoption.

Resolution No. 195-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

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 ARC Reprographics SJ, Inc. for employee uniforms.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 196-2026

**RE: AUTHORIZING THE AWARD OF A CONTRACT WITH
ARC REPROGRAPHICS SJ, INC. FOR EMPLOYEE UNIFORMS**

WHEREAS, the Township of Upper has a need to purchase employee uniforms from ARC Reprographics SJ, Inc., (hereinafter “ARC”), 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 ARC for the year 2026 will exceed \$17,500; and

WHEREAS, ARC has completed and submitted a Business Entity Disclosure Certification which certifies that ARC 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 ARC 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 2026 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 ARC 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. 196-2026

Offered by: Z. Palombo Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

9. Authorizing the award of a contract with Advantage Rental Center Inc. for supplies and equipment.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 197-2026

**RE: AUTHORIZING THE AWARD OF A CONTRACT WITH ADVANTAGE RENTAL
CENTER INC. FOR SUPPLIES AND EQUIPMENT**

WHEREAS, from time to time the Township of Upper has a need to purchase supplies and rent equipment from Advantage Rental Center Inc., 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 Advantage Rental Center Inc. for the year 2026 will exceed \$17,500; and

WHEREAS, Advantage Rental Center Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Advantage Rental Center Inc. 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 Advantage Rental Center Inc. 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 2026 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 Advantage Rental Center Inc. 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. 197-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

10. Authorizing the award of a contract with Edmunds GovTech, Inc. for computer software services.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 198-2026

**RE: AUTHORIZING THE AWARD OF A CONTRACT WITH
EDMUNDS GOVTECH, INC. FOR COMPUTER SOFTWARE SERVICES**

WHEREAS, the Township of Upper has a need to purchase computer software from Edmunds GovTech, Inc. (hereinafter “Edmunds”), 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 Edmunds for the year 2026 will exceed \$17,500; and

WHEREAS, Edmunds has completed and submitted a Business Entity Disclosure Certification which certifies that Edmunds 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 Edmunds 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 2026 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 Edmunds 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. 198 -2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

11. Accepting the bid and authorizing the execution of a contract with Capela Construction Inc. of Medford Lakes, New Jersey, for the project known as Cape May County Open Space Program Amanda's Field Recreational Improvements - Phase 1 at a cost of \$49,280.00.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 199-2026

**RE: ACCEPTING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT
WITH CAPELA CONSTRUCTION INC. OF MEDFORD LAKES, NEW JERSEY, FOR THE
PROJECT KNOWN AS CAPE MAY COUNTY OPEN SPACE PROGRAM AMANDA'S FIELD
RECREATIONAL IMPROVEMENTS - PHASE 1 AT A COST OF \$49,280.00**

WHEREAS, the Township of Upper solicited bids for the Cape May County Open Space Program Amanda's Field Recreational Improvements - Phase 1 project, which bids were received on May 20, 2026; and

WHEREAS, the aforesaid bids were thereafter reviewed by the Township Engineer and a recommendation was submitted 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 \$49,280.00 for the project; 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 Capela Construction Inc., PO Box 2046, Medford Lakes, New Jersey, for the project known as Cape May County Open Space Program Amanda's Field Recreational Improvements - Phase 1, in the amount of \$49,280.00, subject to the following:

- (A) The Bidder shall comply with all Bid Documents, including the Notice to

Bidders, all of which are hereby incorporated herein by this reference.

(B) The Contract to be entered into must comply in all respects with applicable federal, state and local laws and regulations.

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. 199-2026

Offered By: Z. Palombo

Seconded By: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

12. Accepting a donation in the amount of \$10,000.00 for the purchase of a 2026 Sea-Doo.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 200-2026

**RE: ACCEPTING A DONATION IN THE AMOUNT OF \$10,000.00 FOR THE
PURCHASE OF A 2026 SEA-DOO**

WHEREAS, N.J.S.A. 40A:5-29 authorizes a municipality to accept bequests, legacies and gifts made to a local municipal unit; and

WHEREAS, the Township of Upper has received a donation from Jon Miller in the amount of \$10,000, for the specified purpose of purchasing a 2026 Sea-Doo for use by the Upper Township Beach Patrol in Strathmere; and

WHEREAS, the Township Committee has determined that the Township will best be served by the acceptance and use of the donation for its intended purpose; 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 of Upper hereby gratefully accepts a donation in the amount of

\$10,000.00 for the purchase of a 2026 Sea-Doo.

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. 200-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

13. Chapter 159 Resolution for the insertion of a special item of revenue into the 2026 Budget that was not determined at the time of the adoption of the Budget—Other-Public and Private Contributions – 2026 Sea Doo donation in the amount of \$10,000.00.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 201-2026

**RE: CHAPTER 159 RESOLUTION FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE
INTO THE 2026 BUDGET THAT WAS NOT DETERMINED AT THE TIME OF THE ADOPTION
OF THE BUDGET—OTHER-PUBLIC AND PRIVATE CONTRIBUTIONS – 2026 SEA DOO
DONATION IN THE AMOUNT OF \$10,000.00**

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

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

WHEREAS, the Township of Upper will receive an amount of \$10,000.00 from private contributions and wishes to amend its 2026 budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Upper hereby requests the Director of the Division of Local Government Services approve the insertion of an additional item of revenue in the budget of the year 2026 in the sum of \$10,000.00, which is now available as a revenue from:

REVENUE: STATE & FEDERAL REVENUE OFFSET WITH APPROPRIATIONS:
OTHER-PUBLIC AND PRIVATE CONTRIBUTIONS-
2026 SEA DOO DONATION, AND

BE IT FURTHER RESOLVED that a like sum of \$10,000.00 be and the same is hereby appropriated under the caption of:

APPROPRIATION: STATE AND FEDERAL PROGRAMS OFFSET BY REVENUE:
OTHER-PUBLIC AND PRIVATE CONTRIBUTIONS-
2026 SEA DOO DONATION, AND

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of Local Government Services.

Resolution No. 201-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

14. Chapter 159 Resolution for the insertion of a special item of revenue into the 2026 Budget that was not determined at the time of the adoption of the Budget—State of New Jersey 2026 Clean Communities Grant program in the amount of \$43,471.66.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 202-2026

RE: CHAPTER 159 RESOLUTION FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE INTO THE 2026 BUDGET THAT WAS NOT DETERMINED AT THE TIME OF THE ADOPTION OF THE BUDGET—STATE OF NEW JERSEY 2026 CLEAN COMMUNITIES GRANT PROGRAM IN THE AMOUNT OF \$43,471.66

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

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

WHEREAS, the Township of Upper will receive an amount of \$43,471.66 from the State of New Jersey 2026 Clean Communities Grant Program and wishes to amend its 2026 budget to include this amount as a revenue.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Upper hereby requests the Director of the Division of Local Government Services approve the insertion of an additional item of revenue in the budget of the year 2026 in the sum of \$43,471.66, which is now available as a revenue from:

REVENUE: STATE & FEDERAL REVENUE OFFSET WITH APPROPRIATIONS:
2026 CLEAN COMMUNITIES GRANT PROGRAM, AND

BE IT FURTHER RESOLVED that a like sum of \$43,471.66 be and the same is hereby appropriated under the caption of:

APPROPRIATION: STATE AND FEDERAL PROGRAMS OFFSET BY REVENUE:
2026 CLEAN COMMUNITIES GRANT PROGRAM, AND

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of Local Government Services.

Resolution No. 202-2026

Offered By: Z. Palombo

Seconded By: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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
R E S O L U T I O N**

RESOLUTION NO. 203-2026

**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, on March 9, 2026, pursuant to Resolution No. 83-2026, the Township of Upper further replaced the most recent Spending Plan noted above and requested that the Program and/or Court review and approve the Township’s Fourth Round Spending Plan; 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:

Surenian, Edwards, Buzak & Nolan (Affordable Housing Service)	\$ 2,245.00
Tiffany CuvIELLO, PP, LLC (Affordable Housing Service)	\$ 250.00

Resolution No. 203-2026

Offered By: Z. Palombo Seconded By: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

16. Authorizing the imposition of a municipal lien upon 2140 Route 50, Block 350, Lot 9 related to unsafe structure demolition.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 204–2026

AUTHORIZING THE IMPOSITION OF A MUNICIPAL LIEN UPON

**2140 ROUTE 50, BLOCK 350, LOT 9 RELATED TO
UNSAFE STRUCTURE DEMOLITION**

WHEREAS, the property located at 2140 Route 50, Tuckahoe, New Jersey, also known as Block 350, Lot 9 on the official tax map of the Township of Upper (hereinafter the “Property”), contained a structure determined by the Construction Official to pose an actual and immediate danger to human life due to unsafe structural conditions; and

WHEREAS, pursuant to the authority granted under the State Uniform Construction Code Act, P.L. 1975, c. 217 (N.J.S.A. 52:27D-119 et seq.), and the regulations promulgated thereunder, the Construction Official determined that emergency action was necessary to eliminate the actual and immediate danger to human life posed by the unsafe structure; and

WHEREAS, the Construction Official caused notice to be served in accordance with applicable law and thereafter caused the unsafe structure located upon the Property to be demolished in order to eliminate the actual and immediate danger to human life; and

WHEREAS, the Township Committee has reviewed the certification of the Construction Official attached hereto and made a part hereof, including the findings contained therein concerning the unsafe condition of the structure, the necessity for emergency demolition, compliance with applicable notice requirements, and the costs incurred by the Township; and

WHEREAS, the total cost incurred by the Township for the demolition of the unsafe structure was \$10,510.00; and

WHEREAS, N.J.S.A. 40:48-2.5, N.J.S.A. 40:48-2.12b, and Chapter 10, Section 10-4 of the Revised General Ordinances of the Township of Upper authorize the Township to impose a municipal lien for the costs incurred in connection with the demolition of an unsafe structure; and

WHEREAS, the Township seeks to recover the costs associated with the emergency demolition through the imposition of a municipal lien against the Property.

NOW THEREFORE BE IT RESOLVED by 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 reference.
2. The Township Committee hereby adopts the findings contained in the certification of the Construction Official attached hereto and determines that the emergency demolition of the unsafe structure located upon the Property was necessary to eliminate an actual and immediate danger to human life.

3. The Township Committee hereby authorizes the imposition of a municipal lien against the Property located at 2140 Route 50, Tuckahoe, New Jersey, also known as Block 350, Lot 9, in the amount of \$10,510.00 representing the costs incurred by the Township in connection with the emergency demolition of the unsafe structure.
4. The Township Committee further authorizes and directs that a certified statement of costs be filed with the appropriate municipal officials in accordance with applicable law and that all necessary actions be taken to record and enforce said municipal lien.
5. The Mayor, Township Clerk, Construction Official, Tax Collector, Tax Assessor, and all other appropriate Township officials are hereby authorized to execute and file any and all documents and to undertake such acts as may be necessary to effectuate the purposes of this Resolution.
6. This Resolution shall take effect immediately upon adoption.

Resolution No. 204-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

17. Cancelling and refunding tax on exempt property Block 561.01, Lot 32.52.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 205-2026

**CANCELLING AND REFUNDING TAX ON EXEMPT PROPERTY
BLOCK 561.01, LOT 32.52**

WHEREAS, certain corrections have been recommended by the Upper Township Tax Collector in order to cancel and refund monies; and

WHEREAS, certain properties became tax exempt in the year 2025; and

WHEREAS, Jason Couse is a 100% disabled American veteran residing at 1497 Stagecoach Rd, Ocean View, NJ 08230, Block 561.0, Lot 32.52 on the municipal tax map of Upper Township, New Jersey; and

WHEREAS, the Department of Veterans Affairs has determined that Mr. Couse 100% permanent military service-connected disability was effective December 31, 2025; and

WHEREAS, Jason Couse made application on December 31,2025 and requested a refund for the taxes paid in 2026; and

WHEREAS, Township of Upper Ordinance No. 009-2012 allows for the refund of property taxes paid for the calendar year in which claim is made.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Upper, Cape May County, that corrections to the Tax records are hereby authorized and the Tax Collector is hereby directed to correct said records or take such action as indicated below.

Resolution No. 205 -2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26-2026

Roll Call Vote:

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

CANCEL TAX 2026

BLOCK/LOT

561.01/32.52

AMOUNT

\$1,246.84

NAME

Jason Couse
1497 Stagecoach Rd
Ocean View, NJ 08230

REFUND TAX 2026

BLOCK/LOT

561.01/32.52

AMOUNT

\$1,246.84

NAME

Jason Couse
1497 Stagecoach Rd
Ocean View, NJ 08230

18. Cancelling and refunding tax on exempt property Block 574, Lot 15.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 206-2026

**CANCELLING AND REFUNDING TAX ON EXEMPT PROPERTY
BLOCK 574, LOT 15**

WHEREAS, certain corrections have been recommended by the Upper Township Tax Collector in order to cancel and refund monies; and

WHEREAS, certain properties became tax exempt in the year 2026; and

WHEREAS, Raymond Ryan is a 100% disabled American veteran residing at 1020 RT US 9 SO, Marmora, NJ 08223, Block 574, Lot 15 on the municipal tax map of Upper Township, New Jersey; and

WHEREAS, the Department of Veterans Affairs has determined that Mr. Ryans' 100% permanent military service-connected disability was effective March 23, 2026; and

WHEREAS, Raymond Ryan made application March 24, 2026 and requested a refund for the taxes paid in 2026; and

WHEREAS, Township of Upper Ordinance No. 009-2012 allows for the refund of property taxes paid for the calendar year in which claim is made.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Upper, Cape May County, that corrections to the Tax records are hereby authorized and the Tax Collector is hereby directed to correct said records or take such action as indicated below.

Resolution No. 206-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

CANCEL TAX 2026

BLOCK/LOT

574/15

AMOUNT

\$1,465.33

NAME

Raymond & Judith Ryan
1020 RT US 9 SO
Marmora, NJ 08223

REFUND TAX 2026

BLOCK/LOT

574/15

AMOUNT

\$1,465.33

NAME

Raymond & Judith Ryan
1020 RT US 9 SO
Marmora, NJ 08223

19. Cancelling tax on exempt property Block 647, Lot 8.07.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 207-2026

**CANCELLING TAX ON EXEMPT PROPERTY
BLOCK 647, LOT 8.07**

WHEREAS, certain corrections have been recommended by the Upper Township Tax Collector in order to cancel taxes; and

WHEREAS, certain properties became tax exempt in the year 2026; and

WHEREAS, Natalie Bishop is a 100% disabled American veteran residing at 13 Henry Rd, Marmora, NJ 08223, Block 647, Lot 8.07 on the municipal tax map of Upper Township, New Jersey; and

WHEREAS, the Department of Veterans Affairs has determined that Ms. Bishop's 100% permanent military service-connected disability was effective December 15, 2011; and

WHEREAS, Natalie Bishop made application on February 24, 2026 ; and

WHEREAS, Application was approved on April 15, 2026; and

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Upper, Cape May County, that corrections to the Tax records are hereby authorized and the Tax Collector is hereby directed to correct said records or take such action as indicated below.

Resolution No. 207 -2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

CANCEL TAX 2026

BLOCK/LOT
647/8.07

AMOUNT
\$2,820.63

NAME
Natalie Bishop
13 Henry Rd
Marmora, NJ 08223

20. Certification of costs for abatement of nuisance on Block 653.01, Lot 4.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 208-2026

**CERTIFICATION OF COSTS FOR ABATEMENT OF NUISANCE
ON BLOCK 653.01, LOT 4**

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 653.01, Lot 4; 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 in the below 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. 208-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

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>
653.01/4	10 RT US 9 SO	\$300.00	\$60.00	\$360.00

21. Certification of costs for abatement of nuisance on Block 730, Lot 23.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 209-2026

**CERTIFICATION OF COSTS FOR ABATEMENT OF NUISANCE
ON BLOCK 730, LOT 23**

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 730 Lot 23; 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 in the below 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. 209-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

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>
730/23	1 ROOSEVELT BLVD	\$300.00	\$60.00	\$360.00

22. Appointing Loren Ready as Deputy Township Administrator.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 210-2026

**RE: APPOINTING LOREN READY AS
DEPUTY TOWNSHIP ADMINISTRATOR**

WHEREAS, the Township Committee of the Township of Upper adopted an Ordinance amending Chapter 2 of the Revised General Ordinances of the Township of Upper to establish the position of Deputy Township Administrator; and

WHEREAS, Section 2-2.5(a) of the Revised General Ordinances of the Township of Upper provides that the Deputy Township Administrator shall be appointed by majority vote of the Township Committee upon recommendation of the Township Administrator and subject to the provisions of the New Jersey Civil Service Act, N.J.S.A. 11A:1-1 et seq.; and

WHEREAS, the Township Administrator has recommended the appointment of Loren Ready to serve as Deputy Township Administrator for the Township of Upper; and

WHEREAS, the Township Committee finds that Loren Ready possesses the knowledge and experience in local government necessary to serve in such position in accordance with Section 2-2.5(c) of the Township Code; and

WHEREAS, this appointment is subject to review and approval by the New Jersey Civil Service Commission; 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. Loren Ready is hereby provisionally appointed as Deputy Township Administrator, subject to Civil Service review and approval, effective May 29, 2026, at a salary of \$96,000.00 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. 210-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

23. Appointing Kristen Snyder as Municipal Court Administrator.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 211-2026

RE: APPOINTING KRISTEN SNYDER AS MUNICIPAL COURT ADMINISTRATOR

WHEREAS, a need exists to fill a vacancy in the Municipal Court Administrator position;
and

WHEREAS, the Township Committee is of the opinion that Kristen Snyder is a competent, fit, and suitable person for appointment as Municipal Court Administrator; and

WHEREAS, this appointment is contingent upon approval by the Assignment Judge pursuant to Court Rule 1:34-3; 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. Kristen Snyder is hereby provisionally appointed as Municipal Court Administrator for the Township of Upper and the Borough of Woodbine, contingent upon approval by the Assignment Judge, effective May 29, 2026, at an annual salary of \$76,000.00.

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. 211-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

24. Reassignment of Keyboarding Clerk 2 Rosemary Trout from the Clerk's Office to the Municipal Court.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 212-2026

**RE: REASSIGNMENT OF KEYBOARDING CLERK 2 ROSEMARY TROUT
FROM THE CLERK'S OFFICE TO THE MUNICIPAL COURT**

WHEREAS, a vacancy has occurred in the Municipal Court, and it has been determined that there is a need to have this position filled; and

WHEREAS, a recommendation was made to reassign Keyboarding Clerk 2 Rosemary Trout to the Municipal Court; 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. Rosemary Trout is hereby reassigned to the Upper Township Municipal Court as a Keyboarding Clerk 2, effective May 29, 2026, at an annual salary of \$65,731.00, and an annual stipend of \$1,750.00 as ADA Coordinator in accordance with the Salary Ordinance:

3. Rosemary Trout has agreed to the terms of the reassignment and has voluntarily accepted it.

Resolution No. 212-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

25. Appointing the 2026 season Beach Patrol personnel.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
R E S O L U T I O N**

RESOLUTION NO. 213-2026

RE: APPOINTING THE 2026 SEASON BEACH PATROL PERSONNEL

WHEREAS, the individuals hereinafter named have been determined to possess the requisite skills, training and are otherwise eligible for appointment to the position of lifeguard; 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 following individuals are appointed as lifeguards in the Township of Upper, contingent upon successful pre-employment testing at a salary as stated below in accordance with the Salary Ordinance:

RETURNING GUARDS

Malcarney, Grace	4 th year	\$21.50 per hour
Malcarney, Courtney	3 rd year	\$21.50 per hour
Williams, Dennis	3 rd year	\$21.50 per hour

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. 213-2026

Offered by: Z. Palombo

Seconded by: Nappen

Adopted: May 26, 2026

Roll Call Vote:

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

ORDINANCES

- 26. Public hearing and final adoption of Ordinance No. 010-2026 RE: AN ORDINANCE VACATING THE PAPER STREET KNOWN AS BAILEY ROAD, AKA WOODS ROAD OR OLD TURNPIKE ROAD, SITUATED WITHIN BLOCK 414, LOTS 4.02 AND 40, WITHIN THE TOWNSHIP OF UPPER, COUNTY OF CAPE MAY AND STATE OF NEW JERSEY.**

During the public hearing portion there were the following speakers:

Robert Belasco, Attorney for applicant Christian Pitman, stated that the roadway is an unimproved paper street currently used as a shortcut to Route 50, which has resulted in trespassing, dumping, and ongoing maintenance concerns on his client's property. He stated that the proposed vacation is intended to protect his client's property interests, and noted that while a gate is proposed to limit access, emergency services would continue to have access. He also cited safety concerns related to vehicles traveling at high speeds on the roadway and stated that, in his view, alternative access routes exist in the surrounding area such that the public interest in maintaining the roadway is limited.

Nathalie Neiss, Petersburg, inquired about the document attached to the Ordinance by Cape Land Surveying LLC. It was stated that this is the legal description of the area to be vacated and is a requirement of the street vacation process.

Jeff Schnell, Mt. Pleasant Road, spoke in opposition to the proposed road vacation, stating that it would impact his ability to access the rear of his property and limit use with trailers. He also raised concerns regarding emergency access, potential future development of the roadway, and the loss of what he described as an existing access route.

Christian Pitman, Mt Pleasant Road, spoke briefly about the reasons for his request and stated that the requested vacation would not impact access to neighboring properties and that any neighbors needing access could do so by request.

Mike Donnelly, Mt. Pleasant Road, spoke in opposition to the proposed road vacation, citing concerns regarding loss of access to the rear of his property, emergency access, and general safety. It was then stated that Mr. Pitman has indicated neighbors would be permitted access upon request and that Mr. Donnelly could create access through his own property if needed.

Mayor Corson then closed the public hearing. Motion by Tyler Casaccio, second by Zachary Palombo, to adopt Ordinance No. 010-2026. 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. 010-2026

**AN ORDINANCE VACATING THE PAPER STREET KNOWN AS BAILEY ROAD, AKA
WOODS ROAD OR OLD TURNPIKE ROAD, SITUATED WITHIN
BLOCK 414, LOTS 4.02 AND 40, WITHIN THE TOWNSHIP OF UPPER,
COUNTY OF CAPE MAY AND STATE OF NEW JERSEY**

WHEREAS, N.J.S.A. 40:67-1 authorizes the Governing Body of a municipality to adopt an Ordinance, among other things, to vacate any street, highway, lane, alley, square, place or park, or any part thereof, dedicated to public use but not accepted by the municipality, whether or not the same, or any portion, has been actually opened or improved; and

WHEREAS, Christian Pittman, the owner of Block 414, Lots 4.02 and 40, has requested that the Township vacate the paper street known as Bailey Road, aka Woods Road or Old Turnpike Road, as described in this Ordinance and has agreed to pay the costs incurred by the Township to vacate said street including the costs of the revisions to the tax map; and

WHEREAS, the Township Committee has duly considered the matter, and it appears reasonable to agree to the request since there is no present or foreseeable need or intention to utilize said roadway; and

WHEREAS, it is deemed to be in the public interest to vacate the paper street known as Bailey Road, aka Woods Road or Old Turnpike Road, within the Township of Upper, as hereinafter provided.

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

SECTION 1: The public right in, along, upon and over the land designated on the survey description prepared by George Swensen, PLS, of Cape Land Surveying, LLC dated March 14, 2026, and attached hereto as Exhibit A, is hereby vacated, surrendered and extinguished.

SECTION 2: This Ordinance vacates no portion of the street except that portion set forth and described in Exhibit A.

SECTION 3: EXCEPTION: This Ordinance expressly reserves and excepts from vacation all rights and privileges now possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company, as defined in the "Cable Television Act", P.L. 1972, c. 186, (C.48:5A-1, et seq.),

to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley, square, place or park, or any part thereof, to be vacated, as hereinabove described.

SECTION 4: REPEALER: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

SECTION 5: EFFECTIVE DATE: This Ordinance shall take effect immediately upon final adoption and publication as required by law.

SECTION 6: Christian Pittman, owner of the Property, shall reimburse the Township of Upper for all expenses related to said vacation, including attorney's fees, costs and any recording fees.

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 APRIL, 2026 AT THE TOWNSHIP HALL, AND WAS TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 26TH DAY OF MAY, 2026 AT 5:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY AT WHICH TIME SAID ORDINANCE WAS ADOPTED.

JOANNE R. HERRON, TOWNSHIP CLERK
TOWNSHIP OF UPPER

26. Public hearing and final adoption of Ordinance No. 011-2026 RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER XI (PROPERTY MAINTENANCE) OF THE CODE OF UPPER TOWNSHIP.

During the public hearing portion there were the following speakers:

Lou Barbuto, Petersburg, inquired as to the purpose of this Ordinance. The Municipal Attorney gave a brief overview of the Ordinance.

Mayor Corson then closed the public hearing. Motion by Victor Nappen, second by Zachary Palombo, to adopt Ordinance No. 011-2026. 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. 011-2026

**RE: AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE
CHAPTER XI (PROPERTY MAINTENANCE) OF THE 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 11 of the Revised General Ordinances of the Township of Upper, also known as the Code of Upper Township, shall be amended and supplemented as hereinafter provided:

11-1.2 – Definitions shall be revised to add the following definition to this section:

MAINTENANCE VERGE – Shall mean the area between the private property line and the physical edge of the improved roadway infrastructure (curb, pavement, or gravel shoulder).

11-1.3 – Duty to Maintain Premises

a. It shall be the duty of the owner, lessee, tenant, occupant and/or person in charge of any structure or property to maintain the property, as well as the maintenance verge adjacent to such property, in strict conformance with this section. The owner of the premises shall maintain the structures and exterior property, including the maintenance verge, in compliance with these requirements.

b. For purposes of maintenance of the maintenance verge, the responsible property owner of an adjacent parcel may permit the continued growth of any mature trees that exist in the maintenance verge, but any trees that are dead, diseased, or otherwise considered hazardous to the property owner and/or the general public shall be required to be removed and/or remediated by the adjacent property owner upon notice by the Code Enforcement Official. It shall be further required that any vegetations located within the maintenance verge that overhands a roadway provide a minimum vertical clearance of fourteen (14') feet above the roadway surface in order to ensure unobstructed passage for emergency and municipal vehicles.

c. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this section.

d. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

e. Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or occupied spaces of the building. All exterior surface materials, including wood, composite, metal, stucco, vinyl or other materials shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration.

f. The roof shall be structurally sound, tight and not have defects which might admit rain. Roof drainage, gutters and downspouts shall be adequate and in good working order and shall not discharge in a manner that creates a nuisance to owners or occupants of adjacent premises or that creates a public nuisance.

g. Every basement hatchway shall be so constructed and maintained as to prevent the entrance of pests, animals, rain and surface drainage water into the structure.

11-1.6 – Vacant Structures and Land

All vacant structures and premises thereof or vacant land, including the maintenance verge immediately adjacent to such vacant land, shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health, safety or general welfare of the surrounding property owners, the neighborhood, or the community as a whole.

11.1.7 – Exterior Property Areas

All exterior property and premises, including the maintenance verge immediately adjacent to any property, shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

11-1.9 - Grass, Plant Growth, Weeds and Debris.

a. All premises and exterior property shall be maintained free from plant growth in excess of forty-eight (48”) inches in height. Plant growth shall be defined as hedges, trees, shrubs, cultivated flowers and gardens. All noxious weeds shall be prohibited. Grasses and garden weeds shall not be permitted to exceed ten (10”) inches in height. This prohibition against grasses, weeds, and plant growth in excess of the above-referenced height restrictions shall not apply to undeveloped wooded tracts or fields utilized for farming or residential agriculture. All premises and exterior property, including the maintenance verge adjacent to any property, shall also be maintained free from brush, dying trees, filth, garbage, trash, and debris. Upon failure of the owner or agent having charge of a property to abate a violation within ten (10) calendar days after notice to remove or destroy same, he or she shall be subject to prosecution in accordance with subsection 11-1.16 of this Chapter, including the abatement or removal of the violation by the Township. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property, and/or

maintenance verge adjacent to a property, that is in violation of this section and cut and destroy the weeds and/or plant growth growing thereon, and the costs of such removal, plus a twenty (20%) percent administrative fee, shall be paid by the owner or agent responsible for the property and/or maintenance verge adjacent to the property.

b. Any, and all, plant growth, and/or other permitted objects maintained on any corner property and which are situated within a site triangle that is required to be maintained for the safety of pedestrians, bikers, and/or motorists shall not be permitted to exceed a maximum permitted height of thirty (30") inches for any fences and/or any permitted items identified in subsection a., above, unless otherwise permitted through land use approvals issued by the Township of Upper Planning Board and any other applicable governmental entity having jurisdiction over such application. Grasses and garden weeds located within a site triangle on any corner property shall be required to adhere to the maximum height requirements for grass and garden weeds set forth in subparagraph (a), above.

c. Each separate twenty-four (24) hour period during which a violation of this section continues shall be deemed to be a separate and distinct violation of this section.

11-1.14 – Motor Vehicles, Trailers, Boats, RV's, and ATV's:

a. Except as provided for in other regulations, no unregistered or inoperable motor vehicle, trailer, boat, recreational vehicle ("RV"), heavy equipment or ATV shall be parked, kept or stored on any exterior premises, and no vehicle or similar apparatus or equipment shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Notwithstanding the foregoing, an owner or occupant shall be permitted to keep up to three unregistered or inoperable motor vehicles, or parts thereof, in the exterior rear yard of a premises provided such motor vehicles are part of an ongoing restoration process, the activity and use complies with Chapters 19 and 20, the motor vehicles are not located within the setback lines of the property, the motor vehicles are screened from view by neighboring properties and there exists no environmental or other hazard associated with such motor vehicles.

b. No person, firm or corporation shall park or store any unregistered or inoperable motor vehicle, trailer, boat, jet ski, recreational vehicle, heavy equipment, RV, or ATV on any street within the

limits of Upper Township. In addition, no registered trailer that is not attached to a registered motor vehicle shall be parked or stored on any street within the limits of Upper Township.

c. Registered, operable motor vehicles, trailers, boats, jet skis, RV's, ATVs, and any other motorized vehicles being stored or kept must be parked in accordance with Chapter 20 of the Revised General Ordinances of the Township of Upper. No portion of the motor vehicle or trailer may encroach upon any public right-of-way, including sidewalks. Any, and all, trailers, boats, jet skis, RV's, ATV's, and similar equipment shall only be permitted to be parked and/or stored in the side or rear yard of a premises and shall not be permitted to be parked and/or stored in the front yard of a premises.

d. Existing nonconforming parked boats, trailers, RV's, and campers are not exempt from the above provisions and shall be required to become compliant with the terms and conditions of these provisions as of the effective date of this article.

e. Any such RV stored in accordance with this section and Chapters 19 and 20 shall not be occupied and shall not have bump outs or awnings extended for occupancy. Additionally, no such RV shall be provided with utility connections for water and/or electric service and shall not be used for storage or space for the permanent conduct of a business, profession, occupation, or trade.

f. In accordance with §7-18.1 Parking Prohibited - No person shall park, or cause to be parked, any commercial motor vehicle, non-commercial truck, truck, omnibus, school bus, pole trailer, trailer, or recreational vehicle with a gross vehicle weight of four tons or more, or any camper, recreational vehicle, boat or utility trailer, regardless of weight, on any Township street at any time.

11-1.16 – Violations and Penalties

a. Unlawful Acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

b. Notice of Violation. The Code Enforcement Officer shall serve a notice of violation in writing.

c. Prosecution of Violation. Any person failing to comply with a notice of violation or order served in accordance with this section shall be deemed guilty of a local ordinance violation as determined by the local municipality. If the notice of violation is not complied with, the Code Enforcement Officer shall institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation, or

to require the removal of the non-permitted vegetation, the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

d. Violation Penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by State or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate and distinct offense, subject to additional fines and penalties. Each day any offense shall exist may subject the person to cumulative fines and penalties established by this section without need to file separate complaint.

e. Abatement of Violation. The imposition of the penalties herein prescribed shall not preclude the enforcement officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises and collect the costs of same as set forth in subsection 11-1.19 below in addition to any other penalty for the violation. If a violation is abated after the prescribed time period allotted by the violation notice, prosecution and penalties may still be implemented and assessed.

SECTION 2: REPEALER: All Ordinances or parts of Ordinances which are in conflict or inconsistent herewith are hereby repealed to the extent of such inconsistency or conflict only.

SECTION 3: 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 4: EFFECTIVE DATE: This Ordinance shall take effect upon final adoption and publication as required by law.

SECTION 5: CODIFICATION: This Ordinance shall be codified in the Upper Township

Code in 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 11th DAY OF MAY, 2026, AT THE TOWNSHIP HALL, AND WAS TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 26th DAY OF MAY, 2026, AT 5:30 P.M. AT THE TOWNSHIP HALL, PETERSBURG, NEW JERSEY, AT WHICH TIME SAID ORDINANCE WAS ADOPTED.

JOANNE R. HERRON, TOWNSHIP CLERK
TOWNSHIP OF UPPER

27. Public hearing and final adoption of Ordinance No. 012-2026 RE: BOND ORDINANCE PROVIDING FOR VARIOUS 2026 CAPITAL IMPROVEMENTS BY AND IN THE TOWNSHIP OF UPPER, IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY; APPROPRIATING \$2,800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,666,666 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF. **During the public hearing portion there were no speakers. Motion by Zachary Palombo, second by Samuel Palombo, to adopt Ordinance No. 012-2026. During roll call vote all five Committee members voted in the affirmative.**

**TOWNSHIP OF UPPER
COUNTY OF CAPE MAY
O R D I N A N C E**

BOND ORDINANCE NUMBER 012-2026

BOND ORDINANCE PROVIDING FOR VARIOUS 2026 CAPITAL IMPROVEMENTS BY AND IN THE TOWNSHIP OF UPPER, IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY; APPROPRIATING \$2,800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,666,666 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER, IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), **AS FOLLOWS:**

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Township of Upper, in the County of Cape May, State of New Jersey (the "Township"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the aggregate sum of \$2,800,000, which sum includes \$133,334 as the aggregate amount of down payments for said improvements or purposes as required by the Local Bond Law,

N.J.S.A. 40A:2-1 et seq. (the “Local Bond Law”). Said down payments are now available therefor by virtue of appropriations in a previously adopted budget or budgets of the Township for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$2,800,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Township are hereby authorized to be issued in the principal amount of \$2,666,666 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Township in a principal amount not exceeding \$2,666,666 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said obligations are to be issued include, but are not limited to, the following:

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
(i) <u>Beach Replenishment</u> – Various Improvements To Township Beaches Including, But Not Limited To, The Acquisition And/Or Installation Of Sand And Sediment And Associated Dredging, Pumping And Sculpting, And The Acquisition Of Certain Equipment To Aid In Said Replenishment Including, But Not Limited To, Protective Fencing And Equipment To Move Sand; And	\$2,500,000	\$2,380,952	\$119,048	10.00 years
(ii) <u>Recreational Improvements</u> - Various Improvements And Renovations To Recreational Facilities Including, But Not Limited To, The Acquisition And Installation Of Lighting For Various Fields.	\$300,000	\$285,714	\$14,286	5.00 years

TOTALS	<u>\$2,800,000</u>	<u>\$2,666,666</u>	<u>\$133,334</u>	
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(b) All such improvements or purposes set forth in Section 3(a) shall include, but are not limited to, as applicable, all engineering, architectural and design work, title searches, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract

administration, and also shall include all work, materials, equipment, accessories, labor and appurtenances necessary therefor or incidental thereto.

(c) The aggregate estimated maximum amount of bonds or notes to be issued for said purposes is \$2,666,666.

(d) The estimated cost of said improvement or purpose is \$2,800,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor, being the amount of \$133,334, as the down payment for said improvement or purpose.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Cape May and/or a private entity make a contribution or grant in aid to the Township for the improvements and purposes authorized hereby and the same shall be received by the Township prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, the County of Cape May and/or a private entity. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, the County of Cape May and/or a private entity shall be received by the Township after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Township as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Township, provided that no note shall mature later than one (1) year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the

purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Capital Budget or Budgets of the Township are hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget or Budgets and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements which the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 9.46 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Township and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$2,666,666 and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$560,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

SECTION 8. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

SECTION 9. The Township hereby declares the intent of the Township to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 10. The Township Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The Township Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Township covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption and approval by the Mayor, as provided by the Local Bond Law.

CORRESPONDENCE

NEW BUSINESS

UNFINISHED BUSINESS

PAYMENT OF BILLS

29. "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: **\$512,405.67**

Payroll: **\$242,296.89**

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

Nathalie Neiss, Petersburg, inquired about the statements made earlier by Mayor Corson regarding Peach Orchard Road.

CLOSED SESSION

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

RESOLUTION NO. 214-2026 MOTION GOING INTO CLOSED SESSION MAY 26, 2026

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. Contract negotiation - Actuarial Services
2. Contract negotiation – Cannabis RFP

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 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 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 five Committee members voted in the affirmative.

ADJOURNMENT

There being no further business this evening the meeting was adjourned at 6:40 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 June 8, 2026 at 5:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC
Township Clerk

Bills

87524 05/26/26 A0018 ACTION SUPPLY INC. 603.32 3495
87525 05/26/26 A0117 AT&T 509.78 3495
87526 05/26/26 A0177 ALADTEC, LLC 2,934.36 3495
87527 05/26/26 A0191 ACTION UNIFORM CO. LLC 76.00 3495
87528 05/26/26 A0222 ANZELONE ELECTRIC COMPANY, LLC 2,400.00 3495
87529 05/26/26 A0235 AMAZON CAPITAL SERVICES, INC. 549.17 3495
87530 05/26/26 A0241 AMTRUST NORTH AMERICA, INC. 826.00 3495
87531 05/26/26 A0246 A & K EQUIPMENT CO., INC. 1,534.83 3495
87532 05/26/26 A0251 ACT ENGINEERS, INC. 1,495.20 3495
87533 05/26/26 A0257 ACCURATE LANGUAGE SERVICES 420.00 3495
87534 05/26/26 A0265 ARC REPROGRAPHICS SJ, INC 348.70 3495
87535 05/26/26 B0093 BARRY, CORRADO & GRASSI, PC 400.00 3495
87536 05/26/26 C0019 CITY OF OCEAN CITY 3,229.20 3495
87537 05/26/26 C0042 CAMPBELL SUPPLY COMPANY 555.73 3495
87538 05/26/26 C0048 CAPE MAY COUNTY MUA 59,611.70 3495
87539 05/26/26 C0068 COMCAST 733.22 3495
87540 05/26/26 C0143 CODY'S POWER EQUIPMENT 177.36 3495
87541 05/26/26 C0223 CASA PAYROLL SERVICE 299.90 3495
87542 05/26/26 C0278 TIFFANY A. CUVIELLO, PP, LLC 250.00 3495
87543 05/26/26 C0364 CAB VENTURES LLC 2,100.00 3495
87544 05/26/26 D0040 DELTA DENTAL OF N.J. INC. 5,591.56 3495
87545 05/26/26 D0186 DOCUTREND IMAGING SOLUTIONS 363.43 3495
87546 05/26/26 E0099 EASTERN EQUIPMENT SERVICES LLC 367.40 3495
87547 05/26/26 F0243 FOLEY INCORPORATED 5,665.00 3495
87548 05/26/26 G0016 GARDNER HARDWARE INC. 193.08 3495
87549 05/26/26 G0211 GRACETOWN LUMBER CO., LLC 37.50 3495
87550 05/26/26 G0212 GIFT, MICHAEL 45.96 3495
87551 05/26/26 J0023 JED'S SHEDS, INC. 850.00 3495
87552 05/26/26 J0079 JAMES WYERS LANDSCAPING, LLC 100.00 3495
87553 05/26/26 K0019 KELTEX APPAREL 844.00 3495
87554 05/26/26 K0086 KD NATIONAL FORCE SECURITY 2,062.50 3495
87555 05/26/26 K0119 KATES SCHNEIDER ENGINEERING 135.00 3495
87556 05/26/26 K0122 KCS RECYCLING LLC 7,010.00 3495
87557 05/26/26 L0007 LC EQUIPMENT, INC. 126.00 3495
87558 05/26/26 L0031 LORCO PETROLEUM SERVICES 150.00 3495
87559 05/26/26 L0163 LEW ENVIRONMENTAL SERVICES LLC 173.80 3495
87560 05/26/26 M0188 MCCARTHY TIRE SERVICE OF PHILA 1,023.56 3495
87561 05/26/26 M0277 EQUITABLE FINANCIAL LIFE INS. 186.35 3495
87562 05/26/26 M0345 MAJESTIC OIL 4,471.02 3495
87563 05/26/26 N0052 NATL ALLIANCE FOR YOUTH SPORTS 1,258.00 3495
87564 05/26/26 N0176 NJ SOLUTIONS JOINT HEALTH 161,584.89 3495
87565 05/26/26 N0177 NATIONAL FITNESS CAMPAIGN LP 170,000.00 3495
87566 05/26/26 P0056 TURF EQUIPMENT AND SUPPLY CO 521.73 3495
87567 05/26/26 P0140 PIONEER MANUFACTURING CO, INC 750.12 3495
87568 05/26/26 P0201 PUBLIC SAFETY TRAINING OF SJ 390.00 3495
87569 05/26/26 R0030 RIGGINS, INC. 10,338.98 3495
87570 05/26/26 R0128 RECORD MANAGEMENT SERVICES LLC 1,500.00 3495
87571 05/26/26 S0001 SAM'S CLUB 14.75 3495
87572 05/26/26 S0037 SCHNEIDER'S NURSERY LLC 1,514.25 3495
87573 05/26/26 S0057 SERVICE TIRE TRUCK CENTERS 1,965.35 3495

87574 05/26/26 S0113 LAW OFFICES OF THOMAS G SMITH 1,347.50 3495
 87575 05/26/26 S0134 SO. JERSEY GAS COMPANY 2,345.43 3495
 87576 05/26/26 S0191 STRATHMERE FIRE CO.DISTRICT #1 28,821.98 3495
 87577 05/26/26 S0239 SHORE ANIMAL CONTROL SERV LLC 2,300.00 3495
 87578 05/26/26 S0253 SAMPLE MEDIA, INC. 5,932.90 3495
 87579 05/26/26 S0303 SITEONE LANDSCAPE SUPPLY, LLC 724.93 3495
 87580 05/26/26 S0363 STARR SEPTIC, LLC. 1,160.00 3495
 87581 05/26/26 T0180 TRI-COUNTY PEST CONTROL, INC 25.00 3495
 87582 05/26/26 T0232 TEAHEADSETS CORP 1,870.20 3495
 87583 05/26/26 U0076 U.S.BANK NATIONAL ASSOCIATION 4,554.22 3495
 87584 05/26/26 U0778 UGI ENERGY SERVICES, LLC 742.95 3495
 87585 05/26/26 V0013 VERIZON WIRELESS 664.58 3495
 87586 05/26/26 V0022 VERIZON 604.56 3495
 87587 05/26/26 V0052 VIKING TERMITE & PEST CONTROL 66.74 3495
 87588 05/26/26 W0030 WEST PUBLISHING CO. 536.00 3495
 87589 05/26/26 W0038 WILLIAMS, JEREMIAH J. 119.35 3495
 87590 05/26/26 W0087 W.B. MASON EGG HARBOR 108.89 3495
 87591 05/26/26 W0123 WIRELESS ELECTRONICS, INC. 29.58 3495
 87592 05/26/26 X0008 XEROX FINANCIAL SERVICES 2,162.16 3495
 Total: \$512,405.67