

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
MINUTES FOR JUNE 22, 2026**

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 June 19, 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

Mayor Corson invited Eagle Scout candidate, Gabriel Brooks, to lead the flag salute.

MOMENT OF SILENCE AND REFLECTION

ROLL CALL

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

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

APPROVAL OF MINUTES – June 8, 2026 Workshop and Regular Session Minutes

Motion by Victor Nappen, second by Tyler Casaccio, to approve the June 8, 2026 Workshop and Regular Session Minutes as submitted. During roll call vote all four Committee members present voted in the affirmative.

REPORT OF GOVERNING BODY MEMBERS

Tyler Casaccio, Committeeman, reminded everyone of the Township's Fourth of July celebration commemorating America's 250th birthday and encouraged the public to attend. He noted that the Township received additional funding from Cape May County to enhance the celebration. He next reported on the recent ribbon-cutting ceremony at the Tuckahoe Train Station celebrating the completion of the new roof and thanked Cape May County for its generous Open Space funding to replace the cedar shingle roof, helping to preserve the historic building for years to come.

Victor Nappen, Committeeman, recognized Upper Township EMS for its professionalism and compassionate response to an emergency call on Father's Day that resulted in the safe delivery of a healthy baby boy during transport to the hospital. He commended Supervising EMT Jennifer Teasenfitz, EMT Angel Anderson, EMT Matthew Blaker, and EMT Steven Meyers for their outstanding service and dedication to the community.

Zachary Palombo, Committeeman, extended Father's Day wishes to all fathers and positive role models. He next reminded beachgoers that certain beach crossovers remain closed due to the beach replenishment project and urged swimmers to remain within the guarded beaches. He also reported on progress with the Amanda's Field skatepark redesign and the outdoor fitness center project. Lastly, he encouraged everyone to attend the Township's Fourth of July celebration commemorating America's 250th birthday.

Curtis Corson, Mayor, also emphasized that beach closures associated with the beach replenishment project must be observed for public safety. He advised that beach replenishment is expected to begin in early July, with approximately 1,000 feet of beach closed within the active work area during construction. He also noted that daily updates on beach closures will be available on the Township website and the Township's Facebook page.

ADMINISTRATOR OVERVIEW

James Van Zlike, Township Administrator, briefly reported on preparations for the Township's Fourth of July celebration and ongoing capital improvement projects at Amanda's Field, including the skatepark redesign and outdoor fitness court. Next, he reported that the Township recently concluded a community mural contest, which received six submissions. The winning artist, Aaron Bogashevski, was selected by judges and will receive a \$5,000 grant from the National Fitness Campaign for his design, which will be featured on the outdoor fitness studio later this summer. Lastly, he reported on the anticipated schedule for the Strathmere beach replenishment project.

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

There was no public comment.

CONSENT AGENDA

All Consent Agenda items listed below are routine in nature and will be enacted by one motion. If the Mayor or any Committee member wishes a particular agenda item to be considered separately, it will be removed from the consent agenda and acted on separately.

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

FILING OF REPORTS BY CONSENT

1. Animal Control
2. Municipal Court

RESOLUTIONS TO BE APPROVED BY CONSENT

3. Authorizing the execution of a contract renewing membership in the Atlantic County Municipal Joint Insurance Fund.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 229-2026

**RE: AUTHORIZING THE EXECUTION OF A CONTRACT
RENEWING MEMBERSHIP IN THE ATLANTIC COUNTY
MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Township of Upper (hereinafter the "MUNICIPALITY") is a member of the Atlantic County Municipal Joint Insurance Fund (hereinafter the "FUND"); and

WHEREAS, the MUNICIPALITY'S membership terminates as of January 1, 2027 unless earlier renewed by a Contract between the MUNICIPALITY and the FUND; and

WHEREAS, N.J.S.A. 40A:11-5 (1) (m) provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the subject matter is for the purchase of insurance coverage and consultant services, provided that the award is in accordance with the requirements for extraordinary unspecifiable services; and

WHEREAS, N.J.S.A. 40A:11-6.1(b) provides that the MUNICIPALITY shall make a documented effort to secure competitive quotations; however, a Contract may be awarded upon a determination, in writing, that the solicitation of competitive quotations is impracticable; and

WHEREAS, in accordance with N.J.A.C. 5:34-2.3, a designated official of the MUNICIPALITY, has filed a certification with the governing body describing in detail, as set forth below in this Resolution, why this Contract meets the provisions of the statutes and the regulations and why the solicitation of competitive quotations is impracticable; and

WHEREAS, it has been determined that the purchase of insurance coverage and insurance consultant services by the MUNICIPALITY requires a unique knowledge and understanding of the municipal exposures and risks associated with the operation of a municipal entity, and many insurance professionals are not qualified to assess these risks and exposures based upon their inherent complexity; and

WHEREAS, insurance coverage for municipal entities can vary greatly in the type, limits, and exceptions to coverage, and therefore particularized expertise in determining and obtaining the appropriate coverage is required to protect the MUNICIPALITY; and

WHEREAS, it is the goal of the MUNICIPALITY to obtain a single integrated program to provide all types of insurance coverage with a plan to limit the MUNICIPALITIES exposure; and

WHEREAS, the FUND has provided comprehensive insurance coverage to member municipalities since 1987; and

WHEREAS, since 1987, the Fund has continually refined all of the types of coverage that it provides to its members so that it offers comprehensive insurance coverage and limits to all members that is unique and cannot be purchased from a single entity in the commercial insurance market; and

WHEREAS, the FUND has also developed and made available to its members Safety, Risk Management and Litigation Management programs that address the specific exposures and risks associated with municipal entities; and

WHEREAS, the FUND provides the MUNICIPALITY with Fund Administration, Claims Review, Claims Processing, Claims Administration, Actuarial and Legal services; and

WHEREAS, the FUND is one of the most financially sound Municipal Joint Insurance Funds in New Jersey, and the FUND operates with strong fiscal controls, member oversight, and meets all of the requirements promulgated by the New Jersey Department of Community Affairs and the Department of Banking and Insurance; and

WHEREAS, as an existing member of the FUND, the MUNICIPALITY would be renewing its membership in an organization with experienced and dedicated FUND Professionals who provide specialized services to the members; and

WHEREAS, the membership of the FUND includes many neighboring municipalities that have uniquely similar exposures to the MUNICIPALITY, and with whom the MUNICIPALITY has existing inter-local arrangements; and

WHEREAS, all of the aforementioned factors categorize the award of this Contract as an “extraordinary, unspecifiable service” that cannot be duplicated, accounted for, accurately detailed, or described in a manner that truly depicts the value of the MUNICIPALITY’S membership in the FUND; and

WHEREAS, for all of the aforementioned reasons, it is impracticable for the MUNICIPALITY to seek competitive quotations for a Contract to provide the procurement of insurance coverage and consultant services; and

WHEREAS, the FUND has been organized pursuant to N.J.S.A. 40A:10-36 et seq., and as such is an agency of the municipalities that created it; and

WHEREAS, N.J.S.A. 40A:11-5(2) also provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding

therefor, if the Contract is entered into with a municipality or any board, body, officer, agency or authority thereof; and

WHEREAS, the FUND meets the definition of an agency as set forth in N.J.S.A. 40A:11-5(2); and

WHEREAS, for all of the aforementioned reasons, the MUNICIPALITY desires to enter into a Contract to renew its membership with the FUND for a period of three (3) years, for insurance coverage and consultant services, as an exception to the public bidding requirements of the Local Public Contracts Law.

NOW THEREFORE, be it resolved by the Township Committee of the MUNICIPALITY as follows:

1. The MUNICIPALITY agrees to renew its membership in the FUND and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the FUND.
2. The Mayor and Clerk of the MUNICIPALITY shall be and hereby are authorized to execute the "Contract to Renew Membership" annexed hereto and made a part hereof and to deliver same to the FUND evidencing the MUNICIPALITY'S renewal of its membership.
3. In accordance with N.J.A.C. 5:34-2.3, the certificate of a designated official of the MUNICIPALITY, which details why the solicitation of competitive quotations is impracticable, is attached hereto and made a part of this Resolution.
4. The Clerk of the MUNICIPALITY is authorized and directed to place a notice of the adoption of this Resolution and the award of this Contract in the official newspaper of the MUNICIPALITY.

Resolution No. 229-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

4. Authorizing a Shared Services Agreement with the County of Cape May for the use of County resources during special Township sponsored events.

TOWNSHIP OF UPPER

**CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 230-2026

**RE: AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE
COUNTY OF CAPE MAY FOR THE USE OF COUNTY RESOURCES
DURING SPECIAL TOWNSHIP SPONSORED EVENTS**

WHEREAS, from time to time the Township of Upper hosts special Township sponsored events at various Township facilities; and

WHEREAS, the County of Cape May owns various items of equipment and employs various trained personnel, (hereinafter referred to as “County Resources”), which can be of assistance to the Township of Upper in the planning of special Township sponsored events and to assist the Township in its mission to provide a safe and controlled environment for participating members of the public; and

WHEREAS, the Township of Upper has deemed it to be in the Township’s best interest to enter into a Shared Services Agreement with the County of Cape May for the use of County Resources during special Township sponsored events; and

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

1. **SHARED SERVICES AGREEMENT.** Pursuant to the provisions of the Uniform Shared Services and Consolidation Act, (N.J.S.A. 40A:65-1, et seq.,) the Township of Upper is hereby authorized and empowered to enter into a Shared Services Agreement with the County of Cape May for the use of County Resources during special Township sponsored events.

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

3. **AUTHORIZATION TO MUNICIPAL OFFICIALS.** The appropriate Township officers and officials are hereby authorized to take any action necessary or advisable to carry out the intent and purpose of this Resolution. Specifically, the Mayor and Township Clerk are hereby authorized and

directed to execute such Shared Services Agreement on behalf of the Township of Upper pursuant to the authority conferred by this Resolution. The Township Clerk is further authorized and directed to seal said Agreement with the official seal of the Township of Upper.

4. COMPLIANCE WITH STATUTORY REQUIREMENTS. The Shared Services Agreement between the County of Cape May and the Township of Upper shall meet and satisfy the requirements of N.J.S.A. 40A:65-1, et seq., as same may be amended and 5. SEVERABILITY. If any section, subsection, paragraph, sentence or other part of this Resolution is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Resolution, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Resolution directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Resolution shall remain in full force and effect.

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

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

Resolution No. 230-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

5. Authorizing the Upper Township Tax Collector to extend the 3rd quarter grace period.

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

RESOLUTION NO. 231-2026

**AUTHORIZING THE UPPER TOWNSHIP TAX COLLECTOR
TO EXTEND THE 3RD QUARTER GRACE PERIOD**

WHEREAS, the tax rate or bills were not received in time to meet the statutory mailing and due dates; and

WHEREAS, N.J.S.A. 54:4-66.3(d) prohibits the accrual of interest until the later of the 10-day grace period authorized by N.J.S.A.54:4-67 or 25 days after the bills are mailed.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Upper, Cape May County, that in accordance with the law the third quarter taxes of 2026 shall not be subject to interest until 25 days after mailing. Anyone paying after the extended grace period shall pay interest from the due date of August 1st.

Resolution No. 231-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

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

6. Cancelling and refunding tax on exempt property Block 475, Lot 11.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 232-2026

**CANCELLING AND REFUNDING TAX ON EXEMPT PROPERTY
BLOCK 475, LOT 11**

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, Joseph DeAugustine is a 100% disabled American veteran residing at 100 S Old Tuckahoe Road, Petersburg, NJ 08270, Block 475, Lot 11 on the municipal tax map of Upper Township, New Jersey; and

WHEREAS, the Department of Veterans Affairs has determined that Mr. DeAugustine's 100% permanent military service-connected disability was effective August 10, 2025; and

WHEREAS, Joseph DeAugustine made application May 29, 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. 232-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 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

475/11

AMOUNT

\$2,439.12

NAME

Joseph DeAugustine
100 S Old Tuckahoe Rd
Petersburg, NJ 08270

REFUND TAX 2026

BLOCK/LOT

475/11

AMOUNT

\$2,439.12

NAME

Joseph DeAugustine
100 S. Old Tuckahoe Rd
Petersburg, NJ 08270

7. Cancelling and refunding tax on exempt property Block 647, Lot 8.07.

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

RESOLUTION NO. 233-2026

**CANCELLING AND REFUNDING 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 and refund 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, Resolution No. 207-2026 canceled taxes for the 2nd quarter 2026; and

WHEREAS, the mortgage company made payment for the 1st and 2nd quarters of 2026; and

WHEREAS, Natalie Bishop held one-third ownership for the 1st quarter 2026; and

WHEREAS, Natalie Bishop requested a refund for the taxes paid for 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. 233-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 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

\$1,269.29

NAME

Natalie Bishop
13 Henry Rd
Marmora, NJ 08223

REFUND TAX 2026

BLOCK/LOT

AMOUNT

NAME

8. Authorizing the submission of a Sustainable Communities grant application funded by Atlantic City Electric.

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

RESOLUTION NO. 234-2026

**AUTHORIZING THE SUBMISSION OF A SUSTAINABLE COMMUNITIES GRANT
APPLICATION FUNDED BY ATLANTIC CITY ELECTRIC**

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, the Township of Upper strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, the Township of Upper is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they are administering a grant program called the Sustainable Communities Grant Program funded by Atlantic City Electric; and

WHEREAS, the Township Committee has determined that the Township of Upper should apply for the aforementioned Grant; 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 Administrator is hereby authorized, directed, and empowered to sign and submit an application for a Sustainable Communities Grant funded by Atlantic City Electric.
3. All Township officials, officers and employees are empowered to take such action as may be necessary or advisable to carry out the intent and purpose of this Resolution.

Resolution No. 234-2026

Offered by: Nappen
Adopted: June 22, 2026
Roll Call Vote:

Seconded by: Z. Palombo

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

9. Authorizing the Mayor to sign and submit a Fiscal Year 2027 Municipal Aid grant application for roadway preservation.

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

RESOLUTION NO. 235-2026

**RE: AUTHORIZING THE MAYOR TO SIGN AND SUBMIT A FISCAL YEAR 2027
MUNICIPAL AID GRANT APPLICATION FOR ROADWAY PRESERVATION**

WHEREAS, the Township of Upper wishes to take advantage of Municipal Aid Grants that will be available for Fiscal Year 2027; and

WHEREAS, the Township Committee fully supports and endorses the actions of the Township Engineer in his filing of the grant application for the following grant program:

FY 2027 Municipal Aid for Roadway Preservation

This program provides grants to municipalities for roadway improvements. The project will involve the resurfacing of Cedar Avenue in the Tuckahoe section of the Township of Upper; 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 formally approves the grant application for the above stated project.
3. The Mayor, Engineer, and Clerk of the Township of Upper are hereby authorized, directed and empowered to submit an electronic grant application identified as MA-2027 – Resurfacing of Cedar Avenue-00185 to the New Jersey Department of Transportation on behalf of the Township of

Upper.4. The Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Upper and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

5. All Township officials, officers and employees are empowered to take such action as may be necessary or advisable in order to carry out the intent and purpose of this Resolution.

Resolution No. 235-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

10. Authorizing the Engineer to prepare specifications and solicit bids for the Reconstruction of Klains Lane.

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

RESOLUTION NO. 236-2026

**RE: AUTHORIZING THE ENGINEER TO PREPARE SPECIFICATIONS AND SOLICIT BIDS
FOR THE RECONSTRUCTION OF KLAINS LANE**

WHEREAS, the Township Committee of the Township of Upper has determined a need to provide improvements to Klains Lane; and

WHEREAS, pursuant to the provisions of the Local Public Contracts Law, the Township of Upper intends to solicit bids as herein indicated;

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 Engineer is hereby authorized and directed to prepare specifications, bid documents and solicit bids for the following project:

RECONSTRUCTION OF KLAINS LANE

3. Sealed bids shall be received by the Township of Upper in accordance with the directives contained in the Notice to Bidders.

Resolution No. 236-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

11. Authorizing the award of a contract with Service Tire Truck Centers, Inc. for tires.

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

RESOLUTION NO. 237-2026

RE: AUTHORIZING THE AWARD OF A CONTRACT WITH SERVICE TIRE TRUCK CENTERS, INC. FOR TIRES

WHEREAS, from time to time the Township of Upper has a need to purchase tires from Service Tire Truck Centers, 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 Service Tire Truck Centers, Inc. for the year 2026 will exceed \$17,500; and

WHEREAS, Service Tire Truck Centers, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Service Tire Truck Centers, 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 Service Tire Truck Centers, 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 Service Tire Truck Centers, 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. 237-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

12. Authorizing a contract with OSK Design Partners, PA for design services.

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

RESOLUTION NO. 238-2026

**RE: AUTHORIZING A CONTRACT WITH OSK DESIGN PARTNERS, PA
FOR DESIGN SERVICES**

WHEREAS, the Township of Upper is in need of architectural design services for the design of a new beach patrol building; and

WHEREAS, the Township wishes to authorize the execution of a contract with OSK Design Partners, PA, hereinafter referred to as “OSK”, to provide these services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, OSK has completed and submitted a Business Entity Disclosure Certification which certifies that OSK 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 OSK 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 OSK with offices at 475 White Horse Pike, Collingswood, New Jersey, to provide professional design 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 OSK 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.
5. A certificate from the Chief Financial Officer of Upper Township showing the availability of adequate funds for this contract and showing the line-item appropriation of the official budget to which this contract will be properly charged has been provided to the governing body and shall be attached to this Resolution and kept in the files of the municipal clerk.
6. The contractor has registered with the State of New Jersey pursuant to c.57, Laws of 2004 and will provide proof of that registration to the Township of Upper.
7. 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.

8. This Resolution shall be effective as of adoption.

Resolution No. 238-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

13. Authorizing a contract with Artheon, formerly known as Consulting & Municipal Engineers, for professional land surveying and engineering services for the Safe Routes to School Improvements project.

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

RESOLUTION NO. 239-2026

**RE: AUTHORIZING A CONTRACT WITH ARTHEON, INC., FORMERLY KNOWN AS
CONSULTING & MUNICIPAL ENGINEERS, FOR PROFESSIONAL LAND SURVEYING AND
ENGINEERING SERVICES FOR THE SAFE ROUTES TO SCHOOL IMPROVEMENTS
PROJECT**

WHEREAS, on April 28, 2025, the Township awarded a contract to Consulting & Municipal Engineers, LLC, now known as Artheon, Inc., to provide professional land surveying and engineering services for the installation of ADA-compliant sidewalks and on-street bicycle lanes along portions of Old Tuckahoe Road and North Shore Road; and

WHEREAS, the project and scope of services remain ongoing, and the Township desires to continue professional land surveying and engineering services for the Safe Routes to School Improvements Project; and

WHEREAS, the Township wishes to authorize the award of a contract to Artheon, Inc. 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, Artheon, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Artheon, 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 Artheon, 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 Artheon, Inc. with offices at 849 W. Bay Avenue, Suite 16, Barnegat, New Jersey, to provide professional land surveying and engineering 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 Artheon, 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 Artheon, Inc. for professional land surveying and engineering 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. 239-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

14. Authorizing a contract for the purchase of installation services for the Studio Fitness Court at Amanda's Field with funds from the 2026 Capital Improvement Bond Ordinance 004-2026 in the amount of \$41,750.00.

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

RESOLUTION NO. 240-2026

**RE: AUTHORIZING A CONTRACT FOR THE PURCHASE OF INSTALLATION SERVICES
FOR THE STUDIO FITNESS COURT AT AMANDA'S FIELD WITH FUNDS FROM THE 2026
CAPITAL IMPROVEMENT BOND ORDINANCE 004-2026 IN THE AMOUNT OF \$41,750.00**

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

WHEREAS, the Township Committee adopted the 2026 Capital Improvement Bond Ordinance 004-2026 on February 25, 2026; and

WHEREAS, the Township's Qualified Purchasing Agent has reviewed and approved the quote for installation services for the Studio Fitness Court located at Amanda's Field from Level Up Retail Services of Hurricane, UT; and

WHEREAS, Level Up Retail Services has completed and submitted a Business Entity Disclosure Certification which certifies that Level Up Retail Services has not made any reportable

contributions to a political or candidate committee in the Township in the previous one year, and that their contract will prohibit Level Up Retail Services from making any reportable contributions through the term of their contract; 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 these purposes from Capital Improvement Bond Ordinance No. 004-2026.

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

1. The allegations of the preamble are incorporated herein by this reference.
2. The Township Committee of the Township of Upper, County of Cape May, New Jersey hereby authorizes the purchase of installation services for the Studio Fitness Court at Amanda's Field in the amount of **\$41,750.00** from the 2026 Capital Improvement Bond.
3. The Chief Financial Officer is hereby authorized, directed and empowered to execute any and all necessary documents in order to implement the intent of this Resolution.

Resolution No. 240-2026

Offered By: Nappen

Seconded By: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

15. Authorizing final payment for the milling of athletic courts with funds from the 2024 Capital Improvement Bond Ordinance 012-2024 in the amount of \$31,824.00.

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

RESOLUTION NO. 241-2026

RE: AUTHORIZING FINAL PAYMENT FOR THE MILLING OF ATHLETIC COURTS WITH FUNDS FROM THE 2024 CAPITAL IMPROVEMENT BOND ORDINANCE 012-2024 IN THE AMOUNT OF \$31,824.00

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

WHEREAS, the Township Committee adopted the 2024 Capital Improvement Bond Ordinance 012-2024 on July 8, 2024; and

WHEREAS, the Township of Upper authorized a contract with Paving Plus, LLC of Glassboro, New Jersey pursuant to Resolution 217-2025 on July 14, 2025; and

WHEREAS, Paving Plus, LLC has submitted a Progress Payment Estimate #2-Final for the final payment and closeout of the contract with a final payment in the amount of \$31,824.00; and

WHEREAS, the Township Engineer has certified that all work has been completed and is of acceptable quality in accordance with the contract documents such that Paving Plus, LLC is entitled to final payment in the amount of \$31,824.00; and

WHEREAS, the Township Chief Financial Officer has examined and approved Paving Plus, LLC's Progress Payment Estimate #2-Final and has certified that adequate funds have been appropriated for this purpose in the 2024 Capital Improvement Bond Ordinance.

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 Chief Financial Officer is hereby authorized to make the final payment to Paving Plus, LLC of Glassboro, New Jersey in the amount of \$31,824.00 with funds from Capital Improvement Bond Ordinance 012-2024.

Resolution No. 241-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

16. Chapter 159 Resolution requesting approval of items of revenue and appropriation into the 2026 Budget—South Jersey Gas First Responders Grant program in the amount of \$2,282.09.

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

RESOLUTION NO. 242-2026

**RE: CHAPTER 159 RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION INTO THE 2026 BUDGET—SOUTH JERSEY GAS FIRST RESPONDERS
GRANT PROGRAM IN THE AMOUNT OF \$2,282.09**

WHEREAS, N.J.S.A. 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, the Director may also approve the insertion of an item of appropriation for an equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Upper, County of Cape May, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$2,282.09, which is now available as a revenue from:

REVENUE: STATE & FEDERAL REVENUE OFFSET WITH APPROPRIATIONS:
SOUTH JERSEY GAS FIRST RESPONDERS GRANT PROGRAM, AND

BE IT FURTHER RESOLVED that a like sum of \$2,282.09 is hereby appropriated under the caption of:

APPROPRIATION: STATE & FEDERAL REVENUE OFFSET WITH APPROPRIATIONS:
SOUTH JERSEY GAS FIRST RESPONDERS GRANT PROGRAM, AND

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

Resolution No. 242-2026

Offered By: Nappen

Seconded By: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

17. Renewal of the Alcoholic Beverage License for the 2026/2027 license year for Levariland, Inc.

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

RESOLUTION NO. 243-2026

**RE: RENEWAL OF ALCOHOLIC BEVERAGE LICENSE FOR
THE 2026/2027 LICENSE YEAR FOR LEVARILAND, INC.**

WHEREAS, Levariland, Inc., holder of Alcoholic Beverage License No. 0511-33-006-005 in the Township of Upper, has applied for renewal of said license in the prescribed manner; and

WHEREAS, said holder of alcoholic beverage license has complied with all requirements of law and regulations of the Division of Alcoholic Beverage Control (“Division”); and

WHEREAS, no objections have been filed with the Township Committee, the issuing authority of the Township of Upper.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Upper in the County of Cape May and State of New Jersey, that the following license be authorized for the license year effective July 1, 2026:

Levariland Inc.
DBA Levari’s Seafood & American Grille
1291 Route 50, Upper Township, NJ 08250
License # 0511-33-006-005
Plenary Retail Consumption License
Municipal Fee Paid: \$700.00
State Fee Paid: \$200.00

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized and directed to execute and deliver the license in accordance with the above.

Resolution No. 243-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

18. Appointing Alexa Nepa-Brasslett as a full-time Keyboarding Clerk 1 to the Upper Township Clerk's Office.

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

RESOLUTION NO. 244-2026

RE: APPOINTING ALEXA NEPA-BRASSLETT AS KEYBOARDING CLERK 1

WHEREAS, a need exists to fill a vacancy in the Clerk's Office; and

WHEREAS, the Township Committee has duly considered the matter and has determined that Alexa Nepa-Brasslett possesses all of the requisite qualifications, and is a competent, fit and suitable person for appointment as Keyboarding Clerk 1; 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. Alexa Nepa-Brasslett is hereby appointed as Keyboarding Clerk 1 and Alternate Deputy Registrar, subject to Civil Service review and approval, effective June 15, 2026, at a salary of \$48,000.00 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. 244-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

19. Appointing Caitlyn Schaffer as a part-time Emergency Medical Technician to the Upper Township Division of Emergency Medical Services.

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

RESOLUTION NO. 245-2026

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

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

WHEREAS, Caitlyn Schaffer possesses all the requisite qualifications for appointment to said position; and

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

1. The allegations of the preamble are incorporated herein by this reference.
2. Caitlyn Schaffer is hereby appointed to the Division of Emergency Medical Services as a part-time Emergency Medical Technician pending successful pre-employment testing at a rate of \$22.71 per hour, in accordance with the Salary Ordinance.
3. All Township officials and officers are hereby authorized and empowered to take all action deemed necessary or advisable to carry into effect the intent and purpose of this Resolution.

Resolution No. 245-2026

Offered by: Nappen

Seconded by; Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

20. 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. 246-2026

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:

ROOKIE GUARDS

Grimley, Kate	1 st year	\$20.00 per hour
Holt, August	1 st year	\$20.00 per hour
Jackson, Lucas	1 st year	\$20.00 per hour
Kohles, Gemma	1 st year	\$20.00 per hour
Le, Jacob	1 st year	\$20.00 per hour
Malcarney, Tim	1 st year	\$20.00 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. 246-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

21. Appointing the 2026 Recreation Aides to Beach Patrol.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 247-2026

RE: APPOINTING THE 2026 RECREATION AIDES TO BEACH PATROL

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

RECREATION AIDES

Carr, Keira	\$15.92 per hour
Gilmore, Oliver	\$15.92 per hour
Nimitzek, Melaina	\$15.92 per hour
Riley, Marin	\$15.92 per hour
Salandria, Emma	\$15.92 per hour
Van Gilder, Marin	\$15.92 per hour

3. All wages and employer taxes paid by the Township for these Recreation Aides will be reimbursed by the Beach Patrol Association.

4. 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. 247-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

22. Authorizing the Mayor to sign an Indemnification and Hold Harmless Agreement with property owners for the storage and public use of a beach wheelchair.

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

RESOLUTION NO. 248-2026

**RE: AUTHORIZING THE MAYOR TO SIGN AN INDEMNIFICATION AND
HOLD HARMLESS AGREEMENT WITH PROPERTY OWNERS FOR THE
STORAGE AND PUBLIC USE OF A BEACH WHEELCHAIR**

WHEREAS, the Township of Upper (the “Township”) is the owner of a beach wheelchair utilized to provide accessible beach access to members of the general public; and

WHEREAS, due to space limitations at the Township’s Beach Patrol Headquarters, the Township is unable to store the beach wheelchair at that facility for the 2026 summer season; and

WHEREAS, Bethanie DiMarcantonio, Edward DiMarcantonio, Colleen DiMarcantonio, and Emily DiMarcantonio (collectively, the “Property Owners”), residing at Strathmere, New Jersey, have historically voluntarily stored and facilitated public access to a beach wheelchair for use by the general public at the Township’s designated handicapped beach access ramp; and

WHEREAS, the Property Owners have agreed to store the Township’s beach wheelchair on their private property and make same available for daily public use at the handicapped beach access ramp during the 2026 summer season; and

WHEREAS, the Township and Property Owners desire to enter into an Indemnification and Hold Harmless Agreement setting forth the terms and conditions of such arrangement, including responsibilities for storage, maintenance, public use, and indemnification; 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 of the Township of Upper is hereby authorized and directed to execute the Indemnification and Hold Harmless Agreement between the Township of Upper and Bethanie

DiMarcantonio, Edward DiMarcantonio, Colleen DiMarcantonio, and Emily DiMarcantonio, in substantially the form attached hereto.

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. 248-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

PUBLIC HEARING

23. 201 Willard Liquor, LLC, dba Deauville Inn – Renewal of Alcoholic Beverage License for the 2026/2027 license year.

Due to a conflict Committeeman Nappen did not participate in this matter.

The Municipal Attorney reported that an objection to the liquor license renewal for 201 Willard Liquor, LLC had been filed in writing prior to the June 8th meeting, which required the matter to be noticed and a public hearing to be held. He then outlined the hearing procedure, including receiving testimony from the applicant, any governing body comments, and public comment, followed by the Governing Body's consideration and determination on the renewal application. The Mayor then invited a representative of the liquor license to speak.

Adam Modder, Chief Operating Officer of Blue Dog Hospitality and operator of the Deauville Inn, addressed the Governing Body in response to a written objection previously filed in the matter and outlined operational practices related to compliance and community concerns.

The Mayor then opened the hearing for public comment.

Dodie, Strathmere, spoke in opposition to the renewal application, citing concerns regarding operations and compliance with prior approvals and license conditions, including noise, traffic, parking impacts, and enforcement issues. She referenced prior Planning Board approvals and requested that compliance with Planning Board Resolution PB 06-2021 be again incorporated as a special condition of the liquor license renewal, along with additional enforceable requirements including security measures, documentation requirements, and clarification of operational boundaries. She submitted photographs, a video recording (which was played and reviewed during the hearing), and a map for the record, and requested reinstatement of prior conditions and additional enforcement and documentation requirements.

Mark, Strathmere, spoke in support of the concerns raised by the prior speaker and requested that the full Planning Board Resolution PB 06-2021 be reinstated as a condition of the liquor license renewal, along with documentation requirements for security activity and consideration of ABC enforcement mechanisms.

Frank, Strathmere, spoke in opposition to the renewal application without the prior special conditions associated with the liquor license and Planning Board approvals, and requested that those conditions be reinstated as part of the renewal.

Victoria Green, Strathmere, spoke in opposition to the renewal application, citing concerns regarding noise impacts from the Deauville affecting nearby residents. She requested that enforceable protections associated with Planning Board Resolution PB 06-2021 be reinstated as part of the liquor license requirements.

Mark Bateman, Strathmere, spoke in support of prior speakers and expressed concerns regarding noise, traffic, and parking impacts in surrounding neighborhoods. He stated that there is a lack of consistent enforcement of existing regulations and requested that conditions be included in the liquor license to strengthen enforcement.

Amy Lombardo, 90 West Willard, spoke in support of the renewal of the liquor license, provided that enforceable conditions consistent with Planning Board Resolution PB 06-2021 are included.

Dottie McCrosson, Attorney for 201 Willard Liquor LLC, spoke regarding the Planning Board Resolution PB 06-2021 and associated site plan conditions, and indicated that those conditions remain in effect and that the applicant is operating in compliance through established standard operating procedures. She referenced measures in place regarding valet operations, noise mitigation, signage, and efforts to prevent patrons from leaving with open containers, as well as staffing and monitoring records maintained by the applicant. She further spoke regarding prior ABC violations, stating that they were administrative in nature and have been addressed, and that environmental and DEP-related approvals are pending. She also spoke regarding the incorporation of the Planning Board Resolution as a condition of the liquor license, stating that it would add an additional layer of regulation beyond existing Township enforcement mechanisms.

Dodie Coretini, Strathmere, spoke again regarding concerns with the enforcement of existing conditions, particularly related to patrons leaving the premises with open containers, and suggested additional operational limitations until compliance and security measures are addressed.

The public portion of the hearing was closed, and the Committee discussed enforcement tools, including the existing noise ordinance and anticipated increased state police presence for the upcoming season. The Committee noted that current conditions and oversight mechanisms, including Planning Board Resolution PB 06-2021, remain in effect and enforceable. It was further noted that the license previously included a special condition requiring security at all entrances to the licensed premises, and that additional Planning Board review may occur in the future based on pending site plan and environmental approvals.

There was then a motion by Tyler Casaccio, second by Zachary Palombo, to renew the liquor license for 201 Willard Liquor, LLC with the same special conditions as the prior year. During roll call vote three Committee members present voted in the affirmative. Committee Nappen abstained.

RESOLUTIONS TO BE ACTED ON SEPARATELY

24. Renewal of the Alcoholic Beverage License for the 2026/2027 license year for 201 Willard Liquor, LLC.

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

RESOLUTION NO. 249-2026

**RE: RENEWAL OF ALCOHOLIC BEVERAGE LICENSE FOR THE
2026/2027 LICENSE YEAR FOR 201 WILLARD LIQUOR, LLC**

WHEREAS, 201 Willard Liquor, LLC, holder of Alcoholic Beverage License No. 0511-33-003-008 in the Township of Upper, has applied for renewal of said license in the prescribed manner; and

WHEREAS, the Township Clerk received one or more written objections to the renewal of said license; and

WHEREAS, pursuant to applicable law and regulations, a hearing on said objections was conducted by the Township Committee on June 22, 2026; and

WHEREAS, the Township Committee did, at the conclusion of the hearing, determine that said holder of alcoholic beverage license has complied with all requirements of law and regulations of the Division of Alcoholic Beverage Control ("Division"), and did vote to renew said license for the ensuing license year, subject to special conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Upper in the County of Cape May and State of New Jersey, that the following license be authorized for issue for the license year effective July 1, 2026:

201 Willard Liquor, LLC
DBA Deauville Inn
201 Willard Road
Strathmere, NJ 08248
License # 0511-33-003-008
Plenary Retail Consumption License
Municipal Fee Paid: \$700.00
State Fee Paid: \$200.00

BE IT FURTHER RESOLVED, that the aforesaid alcoholic beverage license shall be subject to the following special conditions for the license year beginning July 1, 2026:

1. The licensee shall maintain security guards at all entrances to the licensed premises, including the entrance adjacent to the Corsons Inlet Bridge property, during all hours when alcohol is available for purchase between Memorial Day and Labor Day, inclusive. Such guards shall monitor patron activity at all entrances to and exits from the licensed premises and assist the licensee in maintaining

compliance with all laws and regulations prohibiting the removal of open containers of alcoholic beverages from the licensed premises.

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized and directed to execute and deliver the aforesaid license in accordance with the above.

Resolution No. 249-2026

Offered by: Casaccio

Seconded by: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

25. 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. 250-2026

**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, LLC. (Affordable Housing Services)	\$	959.00
Triad Associates (Affordable Housing Services)	\$	1,026.25
DeWeese Law Firm	\$	400.00

Resolution No. 250-2026

Offered By: Casaccio

Seconded By: Z. Palombo

Adopted: June 22, 2026

Roll Call Vote:

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

ORDINANCES

CORRESPONDENCE

NEW BUSINESS

UNFINISHED BUSINESS

PAYMENT OF BILLS

26. "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 Zachary Palombo. During roll call vote three Committee members voted in the affirmative. Committeeman Casaccio abstained from voting on PO #26-00245 and PO #26-00246 and voted in the affirmative on the remaining items.**

Bills approved for payment: **\$448,544.88**

Payroll: **\$278,006.44**

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

Gabriel Brooks, Eagle Scout candidate with Troop 79, spoke regarding his ongoing Eagle Scout project at the Historic Seaville Methodist Church. He described the work completed and ongoing improvements to the site, including restoration and enhancements to the gazebo, bridge, benches, and surrounding garden area, and noted approximately 475 hours of work to date. He stated that the project evolved beyond its original scope and indicated plans to add an informational component related to mental health awareness and resources. He further requested information on available community resources to support this effort and inquired about the possibility of a future dedication upon completion of the project. The Township Committee thanked Gabriel for his presentation and expressed their support for the project.

CLOSED SESSION

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

RECONVENE PUBLIC PORTION OF MEETING

ADJOURNMENT

There being no further business this evening the meeting was adjourned at 6:55 P.M., with a motion by Tyler Casaccio, second by Victor Nappen, and all five Committee members voting in the affirmative. The next regular Committee meeting is scheduled for July 13, 2026 at 5:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC
Township Clerk

Bill List

87672 06/22/26 A0018 ACTION SUPPLY INC. 141.04 3502
87673 06/22/26 A0025 ADVANTAGE RENTAL & SALES 8,883.03 3502
87674 06/22/26 A0091 ATLANTIC CITY ELECTRIC 29,398.23 3502
87675 06/22/26 A0191 ACTION UNIFORM CO. LLC 377.00 3502
87676 06/22/26 A0193 ATLANTIC INVESTIGATIONS, LLC 1,385.50 3502
87677 06/22/26 A0212 ANCERO, LLC 12,533.21 3502
87678 06/22/26 A0222 ANZELONE ELECTRIC COMPANY, LLC 1,677.00 3502
87679 06/22/26 A0235 AMAZON CAPITAL SERVICES, INC. 312.33 3502
87680 06/22/26 A0251 ACT ENGINEERS, INC. 756.00 3502
87681 06/22/26 A0257 ACCURATE LANGUAGE SERVICES 360.00 3502
87682 06/22/26 A0265 ARC REPROGRAPHICS SJ, INC 2,840.00 3502

87683 06/22/26 B0032 BLANEY WEINBERG & CURIO PC 577.50 3502
87684 06/22/26 B0278 BUSINESS INFORMATION SYSTEMS 47,096.23 3502
87685 06/22/26 B0288 KINGBARNES LLC 1,200.00 3502
87686 06/22/26 B0304 BLUE MOUNTAIN DISTRIBUTORS 93.91 3502
87687 06/22/26 C0042 CAMPBELL SUPPLY COMPANY 1,184.00 3502
87688 06/22/26 C0223 CASA PAYROLL SERVICE 394.60 3502
87689 06/22/26 C0330 CAPE MAY ENTERTAINMENT LLC 5,600.00 3502
87690 06/22/26 C0352 COLUMN SOFTWARE, PBC 150.74 3502
87691 06/22/26 C0355 CONTINENTAL FIRE & SAFETY INC 2,575.60 3502
87692 06/22/26 D0040 DELTA DENTAL OF N.J. INC. 5,709.97 3502
87693 06/22/26 D0186 DOCUTREND IMAGING SOLUTIONS 225.30 3502
87694 06/22/26 D0251 THE DEWEESE LAW FIRM, P.C. 6,300.00 3502
87695 06/22/26 D0252 DEBLASIO & ASSOCIATES PC 7,385.00 3502
87696 06/22/26 D0255 DIRTY POLITICS ENTERTAINMENT 650.00 3502
87697 06/22/26 E0012 EHRLICH PEST CONTROL INC 155.58 3502
87698 06/22/26 F0216 FORSS PAINTING 10,325.00 3502
87699 06/22/26 F0232 FAMILY AUTO GLASS 750.00 3502
87700 06/22/26 F0243 FOLEY INCORPORATED 5,690.00 3502
87701 06/22/26 G0028 GENTILINI FORD, INC. 320.52 3502
87702 06/22/26 G0120 PATRICK F. MARTIN 2,083.33 3502
87703 06/22/26 H0002 H.A. DEHART & SON CORP. 1,003.65 3502
87704 06/22/26 H0022 HR DIRECT 296.85 3502
87705 06/22/26 H0073 HOME DEPOT CRC/GECE 2,282.39 3502
87706 06/22/26 K0037 KOHLER, JOHN F 204.99 3502
87707 06/22/26 K0086 KD NATIONAL FORCE SECURITY 1,675.00 3502
87708 06/22/26 K0106 KOHLER, MARSHALL J 600.00 3502
87709 06/22/26 L0007 LC EQUIPMENT, INC. 859.00 3502
87710 06/22/26 L0158 LWG LASERTAG 2,700.00 3502
87711 06/22/26 L0166 LENEGAN PLUMBING & HEATING LLC 22,850.00 3502
87712 06/22/26 M0164 MURPHY FENCE COMPANY. INC. 887.18 3502
87713 06/22/26 M0277 EQUITABLE FINANCIAL LIFE INS. 213.97 3502
87714 06/22/26 M0345 MAJESTIC OIL 2,338.89 3502
87715 06/22/26 N0043 NAPA AUTO PARTS 1,311.02 3502
87716 06/22/26 N0052 NATL ALLIANCE FOR YOUTH SPORTS 64.00 3502
87717 06/22/26 N0176 NJ SOLUTIONS JOINT HEALTH 169,537.14 3502
87718 06/22/26 O0063 OTT HYDROMET CORP 695.80 3502
87719 06/22/26 P0056 TURF EQUIPMENT AND SUPPLY CO 1,450.52 3502
87720 06/22/26 P0165 PETROSH'S BIG TOP, LLC 1,445.00 3502
87721 06/22/26 P0212 PAVING PLUS LLC 31,824.00 3502
87722 06/22/26 R0030 RIGGINS, INC. 7,774.81 3502
87723 06/22/26 R0147 REVASCENT LLC 1,114.85 3502
87724 06/22/26 S0031 SCHULER SECURITY, INC. 325.00 3502
87725 06/22/26 S0037 SCHNEIDER'S NURSERY LLC 348.00 3502
87726 06/22/26 S0056 SEASHORE ASPHALT CORPORATION 817.96 3502
87727 06/22/26 S0057 SERVICE TIRE TRUCK CENTERS 5,133.94 3502
87728 06/22/26 S0109 SNAP-ON-INDUSTRIAL 664.63 3502
87729 06/22/26 S0113 LAW OFFICES OF THOMAS G SMITH 1,435.00 3502
87730 06/22/26 S0139 SOUTH JERSEY WATER COND SERV 2,450.00 3502
87731 06/22/26 S0201 SURRAN'S NURSERY LLC 435.03 3502
87732 06/22/26 S0239 SHORE ANIMAL CONTROL SERV LLC 2,250.00 3502
87733 06/22/26 S0275 SCHAEFER FIREWORKS 12,500.00 3502
87734 06/22/26 T0159 TRIAD ADVISORY SERVICES, INC. 3,725.00 3502
87735 06/22/26 T0180 TRI-COUNTY PEST CONTROL, INC 25.00 3502
87736 06/22/26 U0076 U.S.BANK NATIONAL ASSOCIATION 2,164.80 3502
87737 06/22/26 V0022 VERIZON 604.56 3502
87738 06/22/26 V0024 VAL-U AUTO PARTS L.L.C. 272.52 3502
87739 06/22/26 V0052 VIKING TERMITE & PEST CONTROL 66.74 3502
87740 06/22/26 W0123 WIRELESS ELECTRONICS, INC. 514.10 3502
87741 06/22/26 W0135 THE LAW OFFICE OF BRANDON D 1,048.46 3502
87742 06/22/26 W0137 WARWICK GROUP CONSULTANTS LLC 5,000.00 3502
87743 06/22/26 X0008 XEROX FINANCIAL SERVICES 314.56 3502
87744 06/22/26 Y0003 Y-PERS INC 189.90 3502
Total: 448,544.88