

**TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
MINUTES FOR JULY 27, 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 July 24, 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 (Please remain standing)

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, and Township Administrator James Van Zlike.

APPROVAL OF MINUTES – June 22, 2026 Regular Minutes
July 13, 2026 Workshop and Regular Minutes

Motion by Tyler Casaccio, second by Zachary Palombo, to approve the June 22, 2026 Regular Session Minutes as submitted. During roll call vote four Committee members voted in the affirmative. Sam Palombo abstained.

Motion by Tyler Casaccio, second by Sam Palombo, to approve the July 13, 2026 Workshop and Regular Session Minutes as submitted. During roll call vote three Committee members voted in the affirmative. Victor Nappen and Sam Palombo abstained.

REPORT OF GOVERNING BODY MEMBERS

Zach Palombo, Committeeman, thanked Public Works, the Volunteer Fire Departments, and all volunteers for a successful Fourth of July celebration. He next reported that Public Works will be participating in weekly joint meetings with the Army Corps of Engineers regarding the beach replenishment project and that a dune tour will be held soon. He also reported on various Public Works projects, including the athletic fitness platform, drainage work at Ash Terrace, pipe replacement at Amanda’s Field, and replacement of 44 lights at Caldwell Park. He advised that daily drone footage of the beach replenishment can be viewed on the Timmy D Strathmere Facebook page. Lastly, he reported that

Mike Jones, OEM Director, is exploring replacing CodeRED with Regroup, a free alert system available through Cape May County.

Victor Nappen, Deputy Mayor, thanked EMS, the Volunteer Fire Departments, Public Works, and all Township personnel who assisted with the successful Fourth of July event. He also thanked Sports and Recreation for their efforts during the sports season. He reported that he will be attending the Fire Chiefs Meeting next week and noted that Karen Smith recognized Upper Township EMS and the Ocean City Rescue Squad for their quick response and assistance in rescuing a swimmer in Sea Isle City.

Curtis Corson, Mayor, reported that the beach replenishment project is progressing well and stated that Walters Brothers, a local subcontractor, will begin construction of the beach crossovers tomorrow, starting at Williams Avenue with the traffic crossover and ADA-compliant crossover. Lastly, he reported that as the work progresses north behind the dredge, beach accesses will begin to reopen.

ADMINISTRATOR OVERVIEW

James Van Zlike, Administrator, reported that three applicants were successfully interviewed for the Recreation Leader position at the Upper Township Community Center. He advised that the goal is to expand community center hours to provide additional access for residents, including evening and weekend hours, with a tentative mid-August start date. He then thanked Committeeman Sam Palombo for his efforts in advancing this initiative and expanding community resources.

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

Nathalie Neiss, Petersburg, inquired as to agenda Item #4, a Resolution designating Block 599, Lots 37, 51, 52, 56, and 59 through 63 as a Non-Condensation Redevelopment Area.. It was stated that the resolution only designates the area as an area in need of redevelopment and does not approve a redevelopment plan. Residents were advised that the related information is available for review at Town Hall.

CONSENT AGENDA

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

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

FILING OF REPORTS BY CONSENT

1. Division of EMS

RESOLUTIONS TO BE APPROVED BY CONSENT

2. Honoring Joseph Elsey on attaining the designation of "Eagle Scout".

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

RESOLUTION NO. 270-2026

RE: HONORING JOSEPH ELSEY ON ATTAINING THE

DESIGNATION OF "EAGLE SCOUT"

WHEREAS, Joseph Elsey of Troop 79, Upper Township, New Jersey has recently achieved the designation of Eagle Scout in the Boy Scouts of America; and

WHEREAS, the Township of Upper wishes to acknowledge the outstanding accomplishment of this remarkable young man; and

WHEREAS, the Township Committee extends its sincere congratulations to Joseph on the occasion of his receiving the designation of Eagle Scout and commends him for this outstanding accomplishment and the completion of his Eagle Scout project; and

WHEREAS, Joseph designed and constructed a secure donation box for Beacon Animal Rescue, a local nonprofit, no-kill animal rescue organization in Upper Township dedicated to saving the lives of cats and dogs in need. The donation box provides a convenient and secure location for members of the community to leave donated items in support of the organization's mission; and

WHEREAS, through his efforts, Joseph has made a lasting contribution to the community while demonstrating the leadership, dedication, and commitment to service exemplified by the rank of Eagle Scout.; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee extends its sincere congratulations and best wishes to Joseph's parents, family, and friends on this happy occasion; and it is

FURTHER RESOLVED, that the Township Committee also extends its congratulations and appreciation to the Scout Masters and others who give so freely and generously of their time for the benefit of our youth.

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

Resolution No. 270-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

- Honoring Ryan Lick on attaining the designation of "Eagle Scout".

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

RESOLUTION NO. 271-2026

**RE: HONORING RYAN LICK ON ATTAINING THE
DESIGNATION OF "EAGLE SCOUT"**

WHEREAS, Ryan Lick of Troop 79, Upper Township, New Jersey has recently achieved the designation of Eagle Scout in the Boy Scouts of America; and

WHEREAS, the Township of Upper wishes to acknowledge the outstanding accomplishment of this remarkable young man; and

WHEREAS, the Township Committee extends its sincere congratulations to Ryan on the occasion of his receiving the designation of Eagle Scout and commends him for this outstanding accomplishment and the completion of his Eagle Scout project; and

WHEREAS, Ryan designed and constructed Omni buckets for the Ocean City Police Department's drone course. The project consisted of two-gallon buckets mounted on elevated stands that provide obstacles for drone pilots to maneuver around, between, and over while testing and certifying their flight proficiency for search-and-rescue and tactical operations; and

WHEREAS, through his efforts, Ryan has made a meaningful contribution to public safety training while demonstrating the leadership, dedication, and commitment to service exemplified by the rank of Eagle Scout.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee extends its sincere congratulations and best wishes to Ryan's parents, family, and friends on this happy occasion; and it is

FURTHER RESOLVED, that the Township Committee also extends its congratulations and appreciation to the Scout Masters and others who give so freely and generously of their time for the benefit of our youth.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper this 27th day of July, 2026.

Resolution No. 271-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

4. Resolution designating Block 599, Lots 37, 51, 52, 56, & 59-63 as a Non-Condemnation Redevelopment Area.

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

RESOLUTION NO. 272-2026

**RESOLUTION DESIGNATING BLOCK 599, LOTS 37, 51, 52, 56, & 59-63
AS A NON-CONDEMNATION REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (“Redevelopment Law”), provides that an area of a municipality may be determined to be a redevelopment area after the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area satisfies one or more of the criteria set forth at N.J.S.A. 40A:12A-5; and

WHEREAS, the Mayor and Committee of Upper Township (the “Committee”) by Resolution No. 282-2025 directed the Upper Township Planning Board (“Planning Board”) to conduct a preliminary investigation to determine whether Block 599, Lots 37, 51, 52, 56, and 59 – 63 as depicted on the Official Tax Maps of the Township of Upper (the “Study Area”) qualify as a Non-Condemnation Redevelopment Area; and

WHEREAS, pursuant to Resolution No. 282-2025, the Planning Board conducted an investigation to determine whether the Study Area meets the criteria to be determined a redevelopment area, and considered a Determination of Need Report, entitled “Town Center Redevelopment Area, Block 599, Lots 37, 51, 52, 56, 59, 60, 61, 62 & 63,” dated June 17, 2026 (“Report”), prepared on behalf of the Planning Board by Tiffany A. Morrissey, PP, AICP, showing the boundaries of the Study Area and the location of the various parcels of property included therein, and setting forth the basis for the Planning Board’s investigation; and

WHEREAS, after due notice published in accordance with applicable law, the Planning Board conducted a public hearing on July 2, 2026 concerning the potential designation of the Study Area as a Non-Condemnation Redevelopment Area, which meeting was open to the public, where all members of the public and all affected property owners had an opportunity to address questions and comments to the Planning Board and its professionals; and

WHEREAS, the Planning Board adopted Resolution PB SP 06-2026, whereby it determined that conditions identified in criteria “b”, “d”, and “h”, exist within the Study Area, and further determined that inclusion of parcels within the Study Area that were not themselves detrimental to public health, safety, or welfare, is necessary to the effective redevelopment of the area as a whole, and recommended to the Committee that the Study Area be designated a Non-Condemnation Redevelopment Area; and

WHEREAS, the Committee has reviewed the Report and Resolution adopted by the Planning Board and determines that it is in the best interest of the Township to declare the Study Area a Non-Condemnation Redevelopment Area based on the Report and recommendation of the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Upper as follows:

1. The Committee finds that the Study Area, Block 599, Lots 37, 51, 52, 56, and 59 – 63 satisfies one or more of the criteria set forth at N.J.S.A. 40A-12A-5 to be designated a Non-Condemnation Redevelopment Area for the reasons set forth on the record at the July 2, 2026 Planning Board hearing and in the Determination of Need Report entitled “Town Center Redevelopment, Area Block 599, Lots 37, 51, 52, 56, 59, 60, 61, 62 & 63,” dated June 17, 2026, prepared by Tiffany A. Morrissey, PP, AICP, which is incorporated by reference as if fully set forth herein, specifically:

- a. Conditions identified at N.J.S.A. 40A:12A-5(b), N.J.S.A. 40A:12A-5(d), and N.J.S.A. 40A:12A-5(h) exist in the Study Area.
- b. For the parcels within the Study Area that are not themselves detrimental to public health, safety, and welfare, their inclusion in the redevelopment area is necessary for the effective redevelopment of the Study Area as a whole.

2. The Committee hereby designates Block 599, Lots 37, 51, 52, 56, and 59 – 63 as depicted on the Official Tax Maps of the Township of Upper as a Non-Condemnation Redevelopment Area in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

3. The Township Clerk is hereby directed to transmit forthwith a copy of this resolution to the Commissioner of Community Affairs for review.

4. This resolution shall take effect in accordance with applicable law.

Resolution No. 272-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

5. Amending Resolution No. 213-2026 appointing the 2026 Beach Patrol personnel.

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

RESOLUTION NO. 273-2026

**RE: AMENDING RESOLUTION NO. 213-2026
APPOINTING THE 2026 BEACH PATROL PERSONNEL**

WHEREAS, Resolution No. 213-2026 appointed Courtney Malcarney to the Upper Township Beach Patrol as a 3rd year lifeguard and fixed the salary for that position; and

WHEREAS, Courtney Malcarney possesses the qualifications for the position of EMT/GUARD;
and

WHEREAS, the Township Committee has determined it necessary to amend Resolution No. 213-2026 to change Courtney Malcarney's position to EMT/GUARD; 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. Resolution No. 213-2026 is hereby amended to reflect the position and salary of the following employee, effective May 26, 2026, in accordance with the Salary Ordinance:

NAME	POSITION	SALARY
Courtney Malcarney	EMT/GUARD	\$23.15 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. 273-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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 456, Lot 8.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 274-2026

**CANCELLING AND REFUNDING TAX ON EXEMPT PROPERTY
BLOCK 456, LOT 8**

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

WHEREAS, the Department of Veterans Affairs has determined

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

WHEREAS, George Spalding is a 100% disabled American veteran residing at 835 RT 50, Petersburg, NJ 08270, Block 456, Lot 8 on the municipal ta that Mr. Spalding's 100% permanent military service-connected disability was effective July 24, 2025; and

WHEREAS, George Spalding made application June 5, 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. 274-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 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

456/8

AMOUNT

\$2,760.41

NAME

George & Virginia Spalding
835 RT 50
Petersburg, NJ 08270

REFUND TAX 2026

BLOCK/LOT

456/8

AMOUNT

\$2,760.41

NAME

George & Virginia Spalding
835 RT 50
Petersburg, NJ 08270

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

**TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 275-2026

**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:

Maley Givens, P.C.	\$ 4,618.60
(Affordable Housing Service)	

Resolution No. 275-2026

Offered By: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

8. Authorizing a one year extension of the contract with Cape Professional Billing, a Division of Revascent, LLC for Emergency Medical Billing Services.

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

RESOLUTION NO. 276-2026

**RE: AUTHORIZING A ONE YEAR EXTENSION OF THE CONTRACT
WITH CAPE PROFESSIONAL BILLING, A DIVISION OF REVASCENT, LLC FOR
EMERGENCY MEDICAL BILLING SERVICES**

WHEREAS, the Township of Upper and Cape Professional Billing, a Division of Revascent, LLC, (hereinafter referred to as “CPB”), entered into a contract on September 12, 2024 for Emergency Medical Billing Services pursuant to Resolution No. 292-2024; and

WHEREAS, the Township of Upper desires to extend the terms of the contract for Emergency Billing Services, as stipulated within, for an additional one year; and

WHEREAS, CPB has completed and submitted a Business Entity Disclosure Certification which certifies that CPB 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 CPB from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer has certified the availability of funds for the renewed 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 contract with CPB for Emergency Medical Billing Services is hereby renewed for an additional one year term for the period commencing August 1, 2026, through July 31, 2027.

3. CPB has registered with the State of New Jersey pursuant to c.57, Laws of 2004 and has provided proof of that registration to the Township of Upper.

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. 276-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

9. Authorizing a First Amendment to the Memorandum of Understanding with the Strathmere Fishing & Environmental Association regarding funding for the Strathmere Living Shoreline project.

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

RESOLUTION NO. 277-2026

**RE: AUTHORIZING A FIRST AMENDMENT TO THE MEMORANDUM OF
UNDERSTANDING WITH THE STRATHMERE FISHING & ENVIRONMENTAL
ASSOCIATION REGARDING FUNDING FOR THE STRATHMERE
LIVING SHORELINE PROJECT**

WHEREAS, the Township of Upper previously entered into a Memorandum of Understanding ("MOU") with the Strathmere Fishing & Environmental Association ("SFEA") regarding funding for the Strathmere Living Shoreline Marsh Sill Project located at the marsh shoreline at the southern end of Bayview Drive; and

WHEREAS, pursuant to the original MOU, SFEA agreed to provide funding to the Township in the amount of Nine Hundred Fifteen Thousand Dollars (\$915,000.00) from grant funds awarded by the National Oceanic and Atmospheric Administration ("NOAA") for shoreline protection purposes; and

WHEREAS, the Township solicited bids for construction of the Strathmere Living Shoreline Marsh Sill Project, and all bids received exceeded the available project budget, resulting in the need to rebid the Project; and

WHEREAS, SFEA has agreed to increase the amount of funding to be provided to the Township for the Project from Nine Hundred Fifteen Thousand Dollars (\$915,000.00) to One Million Four Hundred Thousand Dollars (\$1,400,000.00) to assist with the costs associated with the rebidding and construction of the Project; and

WHEREAS, a First Amendment to the Memorandum of Understanding has been prepared setting forth the amended funding amount and confirming the continued obligations of the Township of Upper and SFEA with respect to the Project; and

WHEREAS, the Township Committee desires to authorize the execution of the First Amendment to the Memorandum of Understanding with SFEA.

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 is hereby authorized to execute the attached First Amendment to the Memorandum of Understanding with the Strathmere Fishing & Environmental Association regarding funding for the Strathmere Living Shoreline Marsh Sill Project.
3. All Township officers and representatives are hereby authorized to take such action as necessary to carry out the intent and purpose of this resolution.

Resolution No. 277-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

10. Authorizing a contract with ACT Engineers, Inc. for engineering consulting services for the Strathmere Living Shoreline project.

TOWNSHIP OF UPPER

**CAPE MAY COUNTY
RESOLUTION**

RESOLUTION NO. 278-2026

**RE: AUTHORIZING A CONTRACT WITH ACT ENGINEERS, INC. FOR ENGINEERING
CONSULTING SERVICES FOR THE STRATHMERE
LIVING SHORELINE PROJECT**

WHEREAS, the Township requires engineering consulting services for the preparation of revised bid specifications for the living shoreline project in the Strathmere section of Upper Township; and

WHEREAS, ACT Engineers, Inc. possesses the requisite skill and knowledge to perform these services; and

WHEREAS, a Resolution is required authorizing the award of a contract for professional services to ACT Engineers, Inc. as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, ACT Engineers, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that ACT Engineers, 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 ACT Engineers, 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. ACT Engineers, Inc. with offices at 320 S. Shore Road, Unit D, Marmora, New Jersey, is hereby appointed as an environmental and engineering consultant for construction of a rock sill living shoreline in the Strathmere section of Upper Township.
3. This contract shall have a term of one (1) year commencing upon full execution.
4. This Contract is awarded without competitive bidding as a “professional service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the New Jersey Local Public Contract Law because ACT Engineers, Inc. has professional knowledge as to environmental and engineering issues which knowledge is particularly valuable to the Township Committee.

NOTICE OF CONTRACT AWARD

5. The Township Committee of the Township of Upper, State of New Jersey has awarded the contract without competitive bidding as a professional service pursuant to N.J.S.A. 40A:11-5(1)(a) to ACT Engineers, Inc. This contract and the resolution authorizing same shall be available for public inspection in the office of the Municipal Clerk of the Township of Upper, State of New Jersey.

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

7. The Mayor and the Township Clerk are hereby authorized and directed to execute, on behalf of the Township of Upper, a Professional Contract with ACT Engineers, Inc. in accordance with the terms and provisions of the Local Public Contracts Law, subject to and in accordance with the limitations imposed herein. Upon execution of all parties thereto said contract shall become effective.

8. A notice of this contract award shall be 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. 278-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

11. Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for solid waste disposal and recycling services.

**TOWNSHIP OF UPPER
CAPE MAY COUNTY**

RESOLUTION NO. 279-2026

**RE: AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE
CAPE MAY COUNTY MUNICIPAL UTILITIES AUTHORITY FOR
SOLID WASTE DISPOSAL AND RECYCLING SERVICES**

WHEREAS, the Cape May County Municipal Utilities Authority ("CMCMUA"/"Authority") has designed, financed, acquired, constructed, expanded, and currently operates a solid waste management system ("System") which presently serves the entire County of Cape May in the State of New Jersey, for the disposal, transfer, and recycling of solid waste; and

WHEREAS, the Township of Upper has utilized and desires to continue to utilize the services of the CMCMUA's System; and

WHEREAS, there presently exists a contract between the Township of Upper and the Authority for the use of the CMCMUA's System for the disposal, transfer, and recycling of solid waste entitled "Shared Services Agreement for Solid Waste Disposal and Recycling Services" ("Agreement") which will expire on December 31, 2026; and

WHEREAS, the Township of Upper and the Authority desire to enter into a new Agreement and to fix the expiration date of said Agreement to occur on December 31, 2029; and

WHEREAS, the Authority has offered the "Shared Services Agreement for Solid Waste Disposal and Recycling Services" to the Township of Upper in order to more efficiently provide and continue to offer municipalities within Cape May County the use of the CMCMUA's Solid Waste System from January 1, 2027 through December 31, 2029; and

WHEREAS, the Authority has submitted the same proposed form of Agreement to all Cape May County Municipalities which will provide for both Solid Waste disposal and certain recycling services through December 31, 2029; and

WHEREAS, N.J.S.A. 40A:65-1 et seq., the Uniform Shared Services and Consolidation Act, authorizes a municipality to enter into a contract with any other local unit for the sharing of governmental services.

NOW, THEREFORE, BE IT RESOLVED by the governing body 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 this reference.

2. The Mayor and Municipal Clerk are hereby authorized and directed to execute an agreement with the CMCMUA entitled "Shared Services Agreement for Solid Waste Disposal and Recycling Services", effective January 1, 2027 through December 31, 2029.

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. 279-2026

Offered by: Nappen

Seconded by: Casaccio

Adopted: July 27, 2026

Roll Call Vote:

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

RESOLUTIONS TO BE ACTED ON SEPARATELY

12. Renewing Mobile Home Park Licenses.

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

RESOLUTION NO. 280-2026

RE: RENEWING MOBILE HOME PARK LICENSES

WHEREAS, each of the Mobile Home Parks hereinafter designated has attested that the operation of the mobile home park is in compliance with all applicable New Jersey Statutes and the rules and regulations promulgated pursuant thereto.

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 mobile home park licenses are hereby renewed for a term of (1) one year, commencing August 1, 2026.

**OCEAN BEACH TRAILER RESORT
1100 SOUTH COMMONWEALTH AVENUE
PO BOX 90
STRATHMERE, NJ 08248
95 Sites**

SHORE ACRES MOBILE HOME PARK

**1621 SOUTH SHORE ROAD
SEAVILLE, NJ 08230
200 Sites**

**OSPREY COVE MOBILE HOME PARK
2058 ROUTE 9 SOUTH
SEAVILLE, NJ 08230
110 Sites**

**HIDDEN PINES MOBILE PARK
1414 S. AHORE ROAD
SEAVILLE, NJ 08230
10 Sites**

3. All officials of the Township are hereby authorized to take such action as necessary or required in order to carry out the intent and purpose of this Resolution.
4. This Resolution shall become effective immediately upon adoption.

Resolution No. 280-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: July 27, 2026

Roll Call Vote:

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

13. Renewing Campground Licenses.

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

RESOLUTION NO. 281-2026

RE: RENEWING CAMPGROUND LICENSES

WHEREAS, Chapter XII of the Code of Upper Township provides for the renewal of licenses to operate a Campground annually after certification by the Cape May County Board of Health; and

WHEREAS, all proprietary Campgrounds have had an on-site inspection conducted by the Cape May County Board of Health, and it has been attested that the operation of the campground is in compliance with all applicable New Jersey Statutes and the rules and regulations promulgated pursuant thereto; and

WHEREAS, notwithstanding the requirements of Chapter XII of the Code of Upper Township, an on-site inspection conducted by the Cape May County Health Department shall not be required for all non-proprietary Campgrounds due to the expiration of the regulations contained in N.J.A.C. 8:22 and, as a result thereof, the Cape May County Health Department is no longer conducting any such inspections; 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 campground licenses are hereby renewed for a term of (1) one year, commencing August 1, 2026.

**BAYBERRY COVE CONDO ASSOCIATION
435 ROUTE 9
MARMORA, NJ 08223
310 Sites**

**ECHO FARMS CAMPGROUND
3066 NORTH ROUTE 9
SEAVILLE, NJ 08230
239 Sites**

**JERSEY SHORE CAMPGROUND, LLC
DBA OCEAN CITY CAMPGROUND & BEACH CABINS
245 ROUTE 50
PETERSBURG, NJ 08270
196 Sites**

**OAK RIDGE RESORT CONDO ASSOCIATION, INC.
516 SOUTH ROUTE 9
MARMORA, NJ 08223
240 Sites**

**ROUTE 50 CAMPGROUND, LLC
T/A OCEAN ISLE CAMPING RESORT
64 ROUTE 50
SEAVILLE, NJ 08230
218 Sites**

**OCEAN SANDS RESORT ASSOCIATION, INC.
56 ROUTE 50
SEAVILLE, NJ 08230
217 Sites**

**RED OAK SHORES CAMPGROUND
60 CORSON TAVERN ROAD
SEAVILLE, NJ 08230
223 Sites**

**SCENIC RIVERVIEW CAMPGROUND
465 ROUTE 49
TUCKAHOE, NJ 08250
125 Sites**

**SEAVILLE SHORES TRAILER RESORT
98 CORSON TAVERN ROAD
SEAVILLE, NJ 08230
275 Sites**

**WHIPPOORWILL CAMPGROUND
810 SOUTH ROUTE 9
MARMORA, NJ 08223
288 Sites**

3. All officials of the Township are hereby authorized to take such action as necessary or required in order to carry out the intent and purpose of this Resolution.
4. This Resolution shall become effective immediately upon adoption.

Resolution No. 281-2026

Offered by: Nappen

Seconded by: Z. Palombo

Adopted: July 27, 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

14. Multiple Sclerosis City to Shore 2026. **Lloyd Humphrey of the MS Society thanked the Township, businesses, residents, first responders, and volunteers for their continued support of the annual MS City to Shore Ride. He advised that the 2026 ride is scheduled for September 26th and 27th and thanked the Township for its cooperation in helping make the event successful. He then presented the Mayor with a plaque of appreciation on behalf of the MS Society. Mayor Corson thanked Mr. Humphrey for his continued commitment and recognized the positive relationship between the MS Society, Township personnel, and first responders in coordinating the event. He also noted that the Upper Township Lifeguards' annual 7 Mile Row around Strathmere will be held that evening, with proceeds benefiting Upper Township EMS and the MS Society.**

UNFINISHED BUSINESS

PAYMENT OF BILLS

15. "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 all five Committee members voted in the affirmative.**

Bills approved for payment: **\$348,828.79**

Payroll: **\$232,414.38**

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

Nathalie Neiss, Petersburg, requested an update regarding Resolution No. 269-2026 concerning Block 10, Lot 132. The Township advised that the resolution has been approved and the matter has been referred to the Construction Office for further action.

CLOSED SESSION

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

No closed session was held.

RECONVENE PUBLIC PORTION OF MEETING

ADJOURNMENT

There being no further business this evening the meeting was adjourned at 5:53 P.M., with a motion by Victor Nappen, second by Tyler Casaccio, and all five Committee members voting in the affirmative. The next regular Committee meeting is scheduled for August 10, 2026 at 5:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC
Township Clerk

Bills

87834 07/27/26 A0018 ACTION SUPPLY INC. 730.01 3509
87835 07/27/26 A0027 ACE PLUMBING SUPPLY,INC 21.26 3509
87836 07/27/26 A0091 ATLANTIC CITY ELECTRIC 3,019.43 3509
87837 07/27/26 A0117 AT&T 573.24 3509
87838 07/27/26 A0191 ACTION UNIFORM CO. LLC 243.00 3509
87839 07/27/26 A0193 ATLANTIC INVESTIGATIONS, LLC 0.00 07/27/26 VOID 0
87840 07/27/26 A0193 ATLANTIC INVESTIGATIONS, LLC 1,410.50 3509
87841 07/27/26 A0212 ANCERO, LLC 10,510.47 3509
87842 07/27/26 A0235 AMAZON CAPITAL SERVICES, INC. 2,742.79 3509
87843 07/27/26 A0251 ACT ENGINEERS, INC. 4,200.00 3509
87844 07/27/26 A0268 ARTHEON, INC. 7,711.00 3509
87845 07/27/26 B0032 BLANEY WEINBERG & CURIO PC 875.00 3509
87846 07/27/26 B0220 BERGEY'S TRUCK CENTERS 1,468.87 3509
87847 07/27/26 B0306 BCHEX 110.25 3509
87848 07/27/26 C0021 CIVIL SOLUTION A DIVISION 2,400.00 3509
87849 07/27/26 C0042 CAMPBELL SUPPLY COMPANY 5,997.69 3509
87850 07/27/26 C0048 CAPE MAY COUNTY MUA 43,798.51 3509
87851 07/27/26 C0068 COMCAST 1,148.39 3509
87852 07/27/26 C0194 CUMMINS EQUIPMENT COMPANY,INC. 343.72 3509
87853 07/27/26 C0223 CASA PAYROLL SERVICE 5,225.50 3509
87854 07/27/26 C0278 TIFFANY A. CUVIELLO, PP, LLC 4,800.00 3509
87855 07/27/26 C0352 COLUMN SOFTWARE, PBC 192.40 3509
87856 07/27/26 D0186 DOCUTREND IMAGING SOLUTIONS 199.72 3509
87857 07/27/26 F0048 LESLIE G. FOGG INC 76.31 3509
87858 07/27/26 F0069 FRED'S AUTO 289.90 3509
87859 07/27/26 F0232 FAMILY AUTO GLASS 400.00 3509
87860 07/27/26 F0243 FOLEY INCORPORATED 11,380.00 3509
87861 07/27/26 G0028 GENTILINI FORD, INC. 2,170.71 3509
87862 07/27/26 G0120 PATRICK F. MARTIN 2,083.33 3509
87863 07/27/26 G0147 GREATAMERICA FINANCIAL SVCS. 191.00 3509
87864 07/27/26 G0169 CORE EQUIPMENT GROUP 1,641.58 3509
87865 07/27/26 G0199 GLOBAL INTERACTIVE SOLUTIONS 179.88 3509
87866 07/27/26 H0073 HOME DEPOT CRC/GECF 283.98 3509
87867 07/27/26 H0098 HERITAGE TOWERS, INC. 9,920.00 3509
87868 07/27/26 H0148 THOMAS H. HEIST INS AGENCY INC 500.00 3509
87869 07/27/26 H0180 HD SUPPLY FACILITIES MANT 1,786.60 3509
87870 07/27/26 J0074 J.A. MONTGOMERY RISK CONTROL 1,500.00 3509

87871 07/27/26 J0079 JAMES WYERS LANDSCAPING, LLC 475.00 3509
 87872 07/27/26 L0007 LC EQUIPMENT, INC. 679.00 3509
 87873 07/27/26 L0027 LASHLEY HEATING & COOLING INC. 400.00 3509
 87874 07/27/26 L0146 LAWSON PRODUCTS, INC. 439.43 3509
 87875 07/27/26 L0164 LEXINGTON INSURANCE COMPANY 7,753.50 3509
 87876 07/27/26 M0188 MCCARTHY TIRE SERVICE OF PHILA 1,027.07 3509
 87877 07/27/26 M0235 MODERN GROUP, LTD 600.00 3509
 87878 07/27/26 M0342 MC NAIR, RYAN 204.82 3509
 87879 07/27/26 M0345 MAJESTIC OIL 1,559.18 3509
 87880 07/27/26 N0052 NATL ALLIANCE FOR YOUTH SPORTS 32.00 3509
 87881 07/27/26 N0143 NATIONAL TIME SYSTEMS 507.65 3509
 87882 07/27/26 N0163 NJ COASTAL COALITION, INC. 1,000.00 3509
 87883 07/27/26 N0176 NJ SOLUTIONS JOINT HEALTH 171,931.95 3509
 87884 07/27/26 O0028 OAR HOUSE LLC 2,505.00 3509
 87885 07/27/26 P0056 TURF EQUIPMENT AND SUPPLY CO 1,114.98 3509
 87886 07/27/26 Q0010 QUINLAN WELL DRILLING LLC 300.00 3509
 87887 07/27/26 R0030 RIGGINS, INC. 6,211.19 3509
 87888 07/27/26 R0149 REMINGTON & VERNICK ENGINEERS 6,465.00 3509
 87889 07/27/26 S0031 SCHULER SECURITY, INC. 1,720.00 3509
 87890 07/27/26 S0056 SEASHORE ASPHALT CORPORATION 356.45 3509
 87891 07/27/26 S0057 SERVICE TIRE TRUCK CENTERS 2,069.46 3509
 87892 07/27/26 S0113 LAW OFFICES OF THOMAS G SMITH 1,435.00 3509
 87893 07/27/26 S0134 SO. JERSEY GAS COMPANY 175.80 3509
 87894 07/27/26 S0139 SOUTH JERSEY WATER COND SERV 699.43 3509
 87895 07/27/26 S0254 SHOPRITE 171.86 3509
 87896 07/27/26 S0328 SOUTH JERSEY ELECTRIC VEHICLES 1,000.00 3509
 87897 07/27/26 S0361 SOUTH JERSEY WATER TEST, LLC 507.00 3509
 87898 07/27/26 T0180 TRI-COUNTY PEST CONTROL, INC 50.00 3509
 87899 07/27/26 U0076 U.S.BANK NATIONAL ASSOCIATION 1,363.22 3509
 87900 07/27/26 U0077 UNITED UNIFORMS LLC 1,642.00 3509
 87901 07/27/26 V0013 VERIZON WIRELESS 644.71 3509
 87902 07/27/26 V0022 VERIZON 604.56 3509
 87903 07/27/26 V0025 V.E. RALPH & SON, INC. 980.16 3509
 87904 07/27/26 W0123 WIRELESS ELECTRONICS, INC. 238.14 3509
 87905 07/27/26 W0135 THE LAW OFFICE OF BRANDON D 1,048.46 3509
 87906 07/27/26 Y0003 Y-PERS INC 469.00 3509
 87907 07/27/26 Z0017 ZOLL DATA SYSTEMS, INC. 322.73 3509
 Total: \$348,828.79