TOWNSHIP OF UPPER
2100 TUCKAHOE ROAD
PETERSBURG, NJ 08270
CAPE MAY COUNTY
MINUTES FOR NOVEMBER 9, 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 November 6, 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 - In memory of Charles Webb, Fire Commissioner for Seaville District 4, Life Member of Seaville Fire Rescue, and Founding Member of the Upper Township Rescue Squad.

ROLL CALL

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

APPROVAL OF MINUTES – October 26, 2026 Regular and Closed Session Minutes

Motion by Tyler Casaccio, second by Zachary Palombo, to approve the October 26, 2026 Regular Session Minutes and Closed Session Minutes as submitted. During roll call vote four Committee members voted in the affirmative. Committeeman Nappen abstained.

REPORT OF GOVERNING BODY MEMBERS

Samuel Palombo, Committeeman, reported that the new softball concession stand was installed at Amanda's Field over the weekend. He thanked the Department of Public Works and the Committee for their efforts and noted that work at Amanda's Field will continue. Next, he reported that the Township's Holiday Tree Lighting Ceremony will be held on November 23rd and the Upper Township Business Association will be holding their Community Night on November 11th. He encouraged all to attend and support both events.

Tyler Casaccio, Committeeman, reported that Osprey Point will be holding a Veterans Day Ceremony will on Wednesday, November 11th at 10:00 a.m. with Township Administrator James Van Zlike serving as the guest speaker. He next congratulated Mayor Corson on his re-election and stated that he looks forward to working with him for another three years.

Zachary Palombo, Committeeman, also spoke on the improvements at Amanda's Field, noting that the new concession stand will have running water and will benefit both the softball and soccer programs. Next, he reported that brush cleanup is complete and leaf collection will begin November 16th, with trucks working from Beesley's Point heading south and Luke Court heading north. He reminded residents to make sure that leaf piles are free of debris, branches and sticks, and to avoid blocking mailboxes or covering drains. Next, he reported that beginning November 10th trash and recycling collection in the Petersburg section of Tuckahoe Road and from Levaris to Holtz Bridge will move to Tuesdays until further notice due to the Route 50 bridge construction. Last, he congratulated Mayor Corson on his re-election.

Victor Nappen, Committeeman, extended condolences to the Webb family and recognized Charlie Webb for his 60 years of service to the Township as a charter member of the Upper Township Rescue Squad, life member and former Assistant Chief of Seaville Fire Rescue. He noted Mr. Webb's contributions to the foundation of emergency medical services in Upper and thanked him for his years of service. Next, he reported that EMS staff and Rescue Squad volunteers participated in the first of several hands-on training workshops at Cooper University Hospital, featuring an advanced patient simulator and realistic emergency scenarios. He thanked Cooper for its continued partnership. Next, he reported that the Upper Township Rescue Squad hosted a successful Trunk or Treat event and thanked everyone who helped make it a success. Lastly, he reminded residents that local volunteer fire companies are conducting their annual donation campaigns and encouraged those who are able to contribute.

ADMINISTRATOR OVERVIEW

Loren Ready, Deputy Township Administrator, reported that she recently attended the Sustainable Communities grant announcement event during which the Township was awarded a $5,000 Environmental Stewardship Grant to purchase beach access mats to improve access to the beach for residents and visitors. Next, she reported that a Toys for Tots collection box is in the Town Hall lobby and encouraged residents to donate an unwrapped toy. Mayor Corson stated that the Township is also collecting donations, including cash, for several needy families and advised residents to contact the Deputy Administrator if they wished to contribute.

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

Lou Barbuto, Petersburg, inquired about the items being purchased under agenda items 15 and 16. The CFO explained that the purchases included fencing and septic equipment for the Amanda's Field softball concession stand and an update to the building access and security system for Town Hall.

Nathalie Neiss, Petersburg, inquired about agenda item 18. It was explained that additional grant funds were available that would otherwise have to be returned, allowing the project to be expanded by approximately 150 feet. She also commented on Rosemary Trout's return to the Clerk's Office and thanked Deputy Administrator Ready for her assistance with a matter earlier today.

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 five Committee members voted in the affirmative.

PRESENTATION

Committeeman Nappen read the following Resolution into the record and the Mayor and Committee members thanked Patricia for her years of service.

1. Honoring Patricia Kravitz on the occasion of her retirement after 21 years of service with the Upper Township Division of EMS.

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

RESOLUTION NO. 395-2026

HONORING PATRICIA KRAVITZ ON THE OCCASION OF HER RETIREMENT AFTER 21 YEARS OF SERVICE WITH THE UPPER TOWNSHIP DIVISION OF EMS

WHEREAS, Patricia began her service as a part-time Emergency Medical Technician with the Upper Township Division of Emergency Medical Services on September 26, 2005, and for 21 years, has faithfully served the Township of Upper as a part-time Emergency Medical Technician providing dedicated emergency medical services to the residents and visitors of our community; and

WHEREAS, throughout her many years of service, Patricia worked night shift, answering calls at all hours and providing treatment to those entrusted to her care with compassion, dignity, kindness, and professionalism, and demonstrating a genuine concern for the well-being of every patient she encountered; and

WHEREAS, Patricia's dedication to emergency medicine extended beyond her service to Upper Township, as she also worked full-time as an Emergency Room Technician with AtlantiCare, devoting her professional career to helping and caring for others; and

WHEREAS, after 21 years of selfless service, Patricia has announced her retirement, leaving a lasting impact upon her patients, her coworkers, and the Upper Township community;

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 Township of Upper and its citizens hereby express their deepest gratitude and appreciation to Patricia Kravitz for her 21 years of service as a part-time EMT with the Division of EMS.
2. The Township of Upper recognizes Patricia's exceptional leadership, mentorship, and commitment to, the Division of EMS, ensuring that the community's emergency services remain strong and responsive.
3. The Township of Upper extends its best wishes to Patricia Kravitz for a happy, healthy, and fulfilling retirement, and offers heartfelt thanks for all her years of outstanding service to the community.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper this 9th day of November, 2026.

FILING OF REPORTS BY CONSENT

2. Clerk's Office
3. Construction Code
4. Finance Office
5. MUA Report
6. Public Works
7. Tax Collector

RESOLUTIONS TO BE APPROVED BY CONSENT

8. Congratulating employee Rosemary Trout for her winning entry in the Upper Township Safety Award Program for the 2nd quarter of 2026.

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

RESOLUTION NO. 396-2026

RE: CONGRATULATING EMPLOYEE ROSEMARY TROUT FOR HER WINNING ENTRY IN THE UPPER TOWNSHIP SAFETY AWARD PROGRAM FOR THE 2ND QUARTER OF 2026

WHEREAS, the Township of Upper recognizes the importance of promoting a safe environment for its employees and residents; and

WHEREAS, Rosemary Trout of the Upper Township Clerk's Office submitted a safety suggestion identifying a fraying and warped carpet edge that presented a tripping hazard; and

WHEREAS, the Upper Township Safety Committee selected Rosemary's suggestion as the winning entry for the second quarter of 2026 in recognition of her efforts to identify and report a potential safety hazard; 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, that Rosemary Trout is hereby congratulated and recognized for her contribution to workplace and public safety.

BE IT FURTHER RESOLVED that the Township Committee awards Rosemary Trout the "Safety Day Award," consisting of one day off with pay, in recognition of her winning entry in the Upper Township Safety Award Program.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper the 9th day of November 2026.

Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

9. Congratulating employee Sarah Steiner for her winning entry in the Upper Township Safety Award Program for the 3rd quarter of 2026.

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

RESOLUTION NO. 397 -2026

RE: CONGRATULATING EMPLOYEE SARAH STEINER FOR HER WINNING ENTRY IN THE UPPER TOWNSHIP SAFETY AWARD PROGRAM FOR THE 3RD QUARTER OF 2026

WHEREAS, the Township of Upper recognizes the importance of promoting a safe environment for its employees and residents; and

WHEREAS, Sarah Steiner reported a safety concern after two filing cabinets stacked on top of one another fell when the top drawer was opened; and

WHEREAS, Sarah recommended that a safety inspection be conducted to ensure that filing cabinets at risk of tipping are properly secured to the wall; and

WHEREAS, the Upper Township Safety Committee selected Sarah's suggestion as the winning entry for the third quarter of 2026 in recognition of her efforts to identify and report a potential safety hazard; 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, that Sarah Steiner is hereby congratulated and recognized for her contribution to workplace and public safety.

BE IT FURTHER RESOLVED that the Township Committee awards Sarah Steiner the "Safety Day Award," consisting of one day off with pay, in recognition of her winning entry in the Upper Township Safety Award Program.

GIVEN UNDER OUR HANDS and the seal of the Township of Upper the 9th day of November 2026.

Adopted: November 9, 2026
Roll Call Vote:

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

10. Authorizing the release of $125,000.00 in surplus from the Township of Upper's share of the Aggregate Excess Loss Continency Fund.

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

RESOLUTION NO. 398-2026

RE: AUTHORIZING THE RELEASE OF $125,000.00 IN SURPLUS FROM THE TOWNSHIP OF UPPER'S SHARE OF THE AGGREGATE EXCESS LOSS CONTINENCY FUND

WHEREAS, the Atlantic County Municipal Joint Insurance Fund, hereinafter referred to as FUND has been organized pursuant to N.J.S.A. 40a:10-36 et seq.; and

WHEREAS, the FUND is duly constituted and as a Municipal Self Insurance Fund to provide insurance coverage to its member municipalities; and

WHEREAS, the FUND has established an Aggregate Excess Loss Contingency Fund pursuant to N.J.A.C. 11:15-2.23; and

WHEREAS, in accordance with N.J.A.C.11:15-2.21, the FUND is authorized to release surplus from its Closed Years Fund upon approval from the Department of Banking & Insurance and Department of Community Affairs; and

WHEREAS, should the FUND authorize the Release of Surplus from it Closed Years Fund, each member receiving a share of the surplus has the option of using the surplus as an offset against their next assessment billing, receiving the surplus as a direct payment, or placing a portion of their surplus in the FUND's Aggregate Excess Loss Contingency Fund; and

WHEREAS, several members, including the Township of Upper, have placed a portion of their surplus from amounts released in prior years, into the Aggregate Excess Loss Contingency Fund; and

WHEREAS, based upon the un-audited balance as of the 2026 Financial Review, the Township of Upper had an accumulated balance of approximately $218,176.00 in the Aggregate Excess Loss Contingency Fund; and

WHEREAS, the Fund Commissioner from the Township of Upper will forward a copy of this resolution as a written request to the Fund Administrator's office asking for $125,000.00 of their available balance to be released from the Aggregate Excess Loss Contingency Fund.

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

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

2. The Township of Upper does hereby authorize the Fund Treasurer to release $125,000.00 from the Township of Upper's balance in the Aggregate Excess Loss Contingency Fund in the form of a lump sum payment for the 2026 Fund Year to the Township of Upper.

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. 398 -2026
Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

11. Directing the distribution of the Township of Upper's net returned surplus funds held in trust by the Atlantic County Municipal Joint Insurance Fund.

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

RESOLUTION NO. 399-2026

RE: DIRECTING THE DISTRIBUTION OF THE TOWNSHIP OF UPPER'S NET RETURNED SURPLUS FUNDS HELD IN TRUST BY THE ATLANTIC COUNTY MUNICIPAL JOINT INSURANCE FUND

WHEREAS, the Township of Upper hereinafter referred to as MUNICIPALITY, participated as a member municipality of the Atlantic County Municipal Joint Insurance Fund, hereinafter referred to as FUND, for one or more of the following FUND fiscal years beginning January 1, 2007; and

WHEREAS, the FUND is a statutory filed municipal joint insurance fund as defined in N.J.A.C. 11:15-2.1 et seq.; and

WHEREAS, the MUNICIPALITY joined the FUND knowing that membership carries with it joint and several liability with all other member municipalities for each year of the MUNICIPALITY's membership; and

WHEREAS, the MUNICIPALITY understands that the FUND's Executive Committee are the only persons authorized in law to make decisions as to when and how much of any available statutory surplus will be released by the FUND; and

WHEREAS, the MUNICIPALITY understands that the FUND's Executive Committee are the only persons authorized in law to make decisions as to when and how much of any projected deficit will be declared as an additional assessment due to the FUND; and

WHEREAS, the MUNICIPALITY understands that Available Statutory Surplus is defined to be the amount of money in excess of the projected value of claims by line of coverage, plus an actuarially determined value for Incurred But Not Reported claims, subject to the surplus reserve calculations as defined in N.J.A.C. 11:15-4.6 et seq., and subject to review and approval by the Department of Banking and Insurance and Department of Community Affairs, State of New Jersey, prior to release by the Executive Committee of the FUND; and

WHEREAS, the MUNICIPALITY understands that it remains jointly and severally liable into perpetuity despite the earlier release of Available Statutory Surplus due to the possibility that a FUND year wherein a return of Statutory Surplus has been duly authorized could later be presented with a claim for which it could be responsible causing a demand for an additional assessment from each participating member municipality of that FUND year; and

WHEREAS, the MUNICIPALITY understands that it remains jointly and severally liable into perpetuity despite the earlier collection of an additional assessment due to the possibility that a FUND year wherein an additional assessment has been duly authorized could later be presented with a need for additional assessments from each participating member municipality of that FUND year; and

WHEREAS, the MUNICIPALITY understands that its options for directing the distribution of its net share of released Statutory Surplus are as follows:

1. Direct the FUND to apply the MUNICIPALITY's share to the MUNICIPALITY's premium as a credit in the next FUND fiscal year (N.J.A.C. 11:15-4.21(e)),
2. Direct the FUND to issue a check to the MUNICIPALITY for the MUNICIPALITY's share,

3. Direct the FUND to apply the MUNICIPALITY's share to the FUND's Aggregate Excess Loss Contingency Fund (A.E.L.C.F.), which provides member municipalities with an available individual contingency balance for use in satisfying any possible need for a supplemental assessment for any year they were a member and an annual capacity to use all or a portion of a member municipality's available balance in offsetting future premiums, **or**
4. Direct the FUND to apportion the MUNICIPALITY's share as a stated dollar amount among options 1, 2 and 3 above such that the sum total of allocated dollars equals the amount of the Net Distribution available to the MUNICIPALITY as noted above.

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 MUNICIPALITY does hereby direct the FUND to apply the MUNICIPALITY'S net returned surplus funds, in the amount of $29,699.00, to the FUND'S A.E.L.C.F.
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. 399-2026
Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

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

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

RESOLUTION NO. 400 –2026

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

WHEREAS, a recommendation was made to reassign Keyboarding Clerk 2 Rosemary Trout to the Clerk's Office, and;

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

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

2. Rosemary Trout is hereby reassigned to the Upper Township Clerk's Office as Keyboarding Clerk 2, effective October 16, 2026, at an annual salary of $65,731.00 to include the duties of Alternate Deputy Registrar, and an annual stipend of $1,750.00 as ADA Coordinator in accordance with the Salary Ordinance:

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

Resolution No. 400 -2026
Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

13. Accepting the bid and authorizing the execution of a contract with Landberg Construction, LLC of Dorothy, New Jersey for the project known as the FY2025 & FY2026 NJDOT Municipal Aid Program – Reconstruction of Klains Lane in the amount of $242,463.45.

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

RESOLUTION NO. 401 -2026

RE: ACCEPTING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH LANDBERG CONSTRUCTION, LLC OF DOROTHY, NEW JERSEY FOR THE PROJECT KNOWN AS THE FY2025 & FY2026 NJDOT MUNICIPAL AID PROGRAM – RECONSTRUCTION OF KLAINS LANE IN THE AMOUNT OF $242,463.45

WHEREAS, the Township of Upper solicited bids for the FY2025 & FY2026 NJDOT Municipal Aid Program – Reconstruction of Klains Lane project, which bids were received on October 29, 2026; and

WHEREAS, the aforesaid bids were reviewed by the Township's Engineer, who has recommended that the contract be awarded to the lowest responsible bidder, Landberg Construction, LLC; and

WHEREAS, the Chief Financial Officer has certified the availability of funds, attached hereto as "Exhibit A", in the amount of $242,463.45; and

WHEREAS, the Township Committee wishes to award the contract for the aforesaid project to Landberg Construction, LLC, subject to the conditions set forth herein;

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

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

2. The Township hereby awards the contract to Landberg Construction, LLC, 82 Tuckahoe Road, Dorothy, New Jersey, for the project known as the FY2025 & FY2026 NJDOT Municipal Aid Program – Reconstruction of Klains Lane, in the Township of Upper, Cape May County, in the amount of $242,463.45, subject to the following:

(A) The approval of the State of New Jersey Department of Transportation.

(B) The Bidder shall comply with all Bid Documents, including the Notice to Bidders, all of which are hereby incorporated herein by this reference.

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

3. The Mayor and Township Clerk are further authorized to execute a Contract with Landberg Construction, LLC, and the Chief Financial Officer is hereby authorized, directed and empowered to issue a Purchase Order to Landberg Construction, LLC, in the amount of $242,463.45.

Resolution No. 401-2026
Offered By: Nappen Seconded By: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

14. Authorizing the award of a contract with Genuine Parts Company, Inc., dba Napa Auto Parts, for automotive parts and repairs.

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

RESOLUTION NO. 402 -2026

RE: AUTHORIZING THE AWARD OF A CONTRACT WITH GENUINE PARTS COMPANY,

WHEREAS, from time to time the Township of Upper has a need to purchase automotive parts and repairs from Genuine Parts Company, Inc., dba NAPA Auto Parts, 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 NAPA Auto Parts for the year 2026 will exceed $17,500; and

WHEREAS, NAPA Auto Parts has completed and submitted a Business Entity Disclosure Certification which certifies that NAPA Auto Parts 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 NAPA Auto Parts from making any reportable contributions through the term of the 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 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 NAPA Auto Parts 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. 402-2026
Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

Z. Palombo	X			
Corson	X			

15. Authorizing the purchase of certain items with funds from the 2026 Capital Improvement Bond Ordinance in the amount of $37,265.02.

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

RESOLUTION NO. 403-2026

RE: AUTHORIZING THE PURCHASE OF CERTAIN ITEMS WITH FUNDS FROM THE 2026 CAPITAL IMPROVEMENT BOND ORDINANCE IN THE AMOUNT OF $37,265.02

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

WHEREAS, the Township Committee adopted the 2026 Capital Improvement Bond Ordinance No. 004-2026 on February 25, 2026; and

WHEREAS, the Township of Upper intends to purchase fencing materials in the amount of $34,852.61 from A. Murphy & Sons Fence Co., Inc. of Cape May, New Jersey, and septic supplies from Ace Plumbing Heating & Electrical Supplies, Inc. of Vineland, NJ in the amount of $2,412.41; and

WHEREAS, A. Murphy & Sons Fence Co., Inc. has completed and submitted Business Entity Disclosure Certifications which certify that, A. Murphy & Sons Fence Co., Inc. of Cape May, New Jersey 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 them 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 contracts for the purchases herein authorized and has certified that adequate funds have been appropriated for these purposes from Capital Improvement Bond Ordinance No. 004-2026; and

WHEREAS, the Chief Financial Officer has confirmed that the Township has complied with N.J.S.A. 52:34-6.2 as well as all other legal requirements for this method of procurement.

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 contracts with A. Murphy & Sons Fence Co., Inc. of Cape May, New Jersey for the purchase of fencing materials in the amount of $34,852.61, and septic supplies from Ace Plumbing, Heating & Electrical Supplies, Inc. of Vineland, NJ in the amount of $2,412.41with funds from the Capital Improvement Bond Ordinance No. 004-2026.

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. 403 -2026
Offered By: Nappen Seconded By: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

16. Authorizing the purchase of an access control system upgrade through the Omnia Partners National Cooperative contract with funds from the 2024 Capital Improvement Bond Ordinance No. 012-2024 in the amount of $52,444.00.

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

RESOLUTION NO. 404-2026

RE: AUTHORIZING THE PURCHASE OF AN ACCESS CONTROL SYSTEM UPGRADE THROUGH THE OMNIA PARTNERS NATIONAL COOPERATIVE CONTRACT WITH FUNDS FROM THE 2024 CAPITAL IMPROVEMENT BOND ORDINANCE NO. 012-2024 IN THE AMOUNT OF $52,444.00

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

WHEREAS, the Township Committee has determined that purchases from a national cooperative contract will result in cost savings after all factors have been considered; and

WHEREAS, N.J.S.A. 52:34-6.2 allows the Township of Upper to utilize national cooperative contracts as a method of procurement; and

WHEREAS, the Township Committee adopted the 2024 Capital Improvement Bond Ordinance No. 012-2024 on July 8, 2024; and

WHEREAS, the Township of Upper intends to purchase an access control system upgrade in the amount of $52,444.00 from Safeware, Inc. of Lanham, MD through Omnia Partners National Cooperative Contract No. 4400008468 as herein indicated; and

WHEREAS, Safeware, Inc. of Landham, MD, has completed and submitted Business Entity Disclosure Certifications which certify that, Safeware, Inc of Landham, MD has not made any reportable contributions to a political or candidate committee in the Township in the previous one year, and that their contracts will prohibit them from making any reportable contributions through the term of their contracts; and

WHEREAS, the Chief Financial Officer of the Township has certified the availability of funds to allow the award of the contract for the purchase herein authorized and has certified that adequate funds have been appropriated for these purposes from Capital Improvement Bond Ordinance No. 012-2024; and

WHEREAS, the Chief Financial Officer has confirmed that the Township has complied with N.J.S.A. 52:34-6.2 as well as all other legal requirements for this method of procurement.

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 Safeware, Inc. of Landham, MD for an access control system upgrade in the amount of $52,444.00 from the Capital Improvement Bond Ordinance No. 012-2024 through Omni Partners National Cooperative Contract No. 4400008468.

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. 404-2026
Offered By: Nappen Seconded By: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

17. Authorizing the Township of Upper to accept electronic payments and establish a pass-through convenience fee for the Clerk, Construction, Planning and Zoning Offices (point-of-sale), and the Recreation Office (online portal) pursuant to N.J.S.A. 40A:5-45 and N.J.A.C. 5:30-9.1 et seq.

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

RESOLUTION NO. 405 -2026

AUTHORIZING THE TOWNSHIP OF UPPER TO ACCEPT ELECTRONIC PAYMENTS AND ESTABLISH A PASS-THROUGH CONVENIENCE FEE FOR THE CLERK, CONSTRUCTION, PLANNING AND ZONING OFFICES (POINT-OF-SALE), AND THE RECREATION OFFICE (ONLINE PORTAL) PURSUANT TO N.J.S.A. 40A:5-45 AND N.J.A.C. 5:30-9.1 ET SEQ.

WHEREAS, the Township of Upper, County of Cape May, State of New Jersey, desires to provide increased convenience to its residents and customers by allowing the use of credit cards, debit cards, and electronic fund transfers for Point-of-Sale (POS) transactions; and

WHEREAS, N.J.S.A. 40A:5-45 permits local units to accept electronic payments for the collection of taxes, assessments, utility charges, fees, licenses, and other municipal charges; and

WHEREAS, N.J.A.C. 5:30-9.9 authorizes a municipality to impose a non-refundable convenience fee/pass-through fee on the user of the electronic payment service, provided that the fee does not exceed the actual cost incurred by the local unit in processing the transaction; and

WHEREAS, the Township of Upper utilizes Edmunds GovTech software for financial operations within the Municipal Clerk's Office, the Construction Office, and the Planning and Zoning Office; and

WHEREAS, the Township of Upper utilizes the RecDesk platform exclusively for Online/Web-Based portal registrations, reservations, and payment processing within the Recreation Office; and

WHEREAS, the processing vendors associated with Edmunds GovTech and RecDesk assess a transaction fee which the Township desires to pass through to the consumer to ensure no net loss of public funds; and

WHEREAS, the Township Committee has determined that a 3% pass-through convenience fee meets the requirements of N.J.A.C. 5:30-9.9 as it reflects the actual transaction processing costs billed by the respective third-party payment processors.

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

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

2. The Municipal Clerk's Office, Construction Office, and Planning and Zoning Office are hereby authorized to accept credit cards, debit cards, and electronic payments for all point-of-sale transactions utilizing the Edmunds GovTech platform for processing.

3. The Recreation Office is hereby authorized to accept credit cards, debit cards, and electronic payments exclusively for Online/Web-Based transactions utilizing the RecDesk citizen portal.

4. A 3% pass-through convenience fee shall be assessed on all approved POS and Online credit/debit card transactions processed through the aforementioned platforms. This fee shall be paid entirely by the user at the time of the transaction.

5. In accordance with N.J.A.C. 5:30-9.9, the Clerk, Construction, and Planning and Zoning offices shall prominently post public notices at each physical POS terminal. For all online transactions processed via RecDesk, the portal shall provide a clear, unambiguous electronic disclosure of the convenience fee to the consumer prior to the finalization of the transaction.

6. 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. 405-2026
Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

18. Authorizing Change Order No. 1 to the Strathmere Living Shoreline contract with Marlin Construction Services, Inc. resulting in an increase in the amount of $187,500.00.

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

RESOLUTION NO. 406-2026

RE: AUTHORIZING CHANGE ORDER NO. 1 TO THE STRATHMERE LIVING SHORELINE CONTRACT WITH MARLIN CONSTRUCTION SERVICES, INC. RESULTING IN AN INCREASE IN THE AMOUNT OF $187,500.00

WHEREAS, the Township of Upper awarded the Strathmere Living Shoreline contract to Marlin Construction Services, Inc. of Freehold, New Jersey, in the original Contract amount of $959,500.00; and

WHEREAS, a change order to the contract is needed in order to increase the quantity of the Marsh Sill Construction; and

WHEREAS, the bid specifications provide that the Township may increase or decrease quantities of work to be performed by the Contractor at the original bid unit prices; and

WHEREAS, the Chief Financial Officer has issued a certification as to the availability of funds for this Change Order No. 1; and

WHEREAS, the Change Order is consistent with the requirements of N.J.A.C. 5:30-11.3 et seq.; 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. Change Order No. 1 to the Strathmere Living Shoreline contract with Marlin Construction Services, Inc. in the amount of $187,500.00 is hereby authorized.

3. A copy of the Change Order detailing the nature and the extent of the work to be done, together with all other prior Change Orders, if any, are attached to this Resolution as Exhibit "A".

4. The Mayor and Chief Financial Officer are hereby authorized, directed and empowered to execute the Change Order on behalf of the Township of Upper.

5. All Township officials and officers are hereby authorized and directed to take all action necessary to carry out the intent and purpose of this Resolution.

Resolution No. 406-2026
Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

19. Authorizing 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. 407 -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:

l. 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:

Tiffany A. Cuviello (Affordable Housing Services)	$ 3,100.00
Triad Associates (Affordable Housing Services)	$ 1,100.00
Surenian Edwards Buzak & Nolan (Affordable Housing Services)	$ 1,449.00

Resolution No. 407-2026
Offered By: Nappen Seconded By: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

20. Budget transfers.

TOWNSHIP OF UPPER
CAPE MAY COUNTY
RESOLUTION

RESOLUTION NO. 408 -2026

RE: BUDGET TRANSFERS

WHEREAS, budgetary transfers between line items can be made after November 1st; and

WHEREAS, it is necessary to make transfers between certain line items of the Municipal Budget 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, as follows:

1. The following transfers between line items in the Municipal Budget of the Township of Upper shall be made immediately:

TO	FROM
GENERAL ADMINISTRATION S/W $16,000.00	GEN. ADMINISTRATION O/E $20,000.00
FINANCIAL ADMINISTRATION S/W $37,000.00	ENGINEER O/E $128,000.00
FINANCIAL ADMINISTRATION O/E	ASSESSMENT OF TAXES S/W

$7,500.00
COLLECTION OF TAXES S/W
$2,000.00
SPECIAL LITIGATION O/E
$20,000.00
ZONING CODE O/E
$500.00
DIVISION OF EMS S/W
$20,000.00
GARBAGE & TRASH S/W
$21,500.00
PUBLIC BUILDING & GROUNDS O/E
$50,000.00
BEACH PATROL S/W
$45,400.00
BEACH PATROL O/E
$2,000.00
STREET LIGHTING O/E
$17,000.00
SOCIAL SECURITY
$40,000.00
DCRP
$4,500.00
$25,000.00
EMERGENCY MGT. O/E
$20,400.00
PARKING ENFORCEMENT S/W
$30,000.00
MUNICIPAL COURT S/W
$60,000.00

Resolution No. 408 -2026
Offered By: Nappen Seconded By: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

21. Refund tax Block 348, Lot 94.03.

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

RESOLUTION NO. 409 -2026

REFUND TAX
BLOCK 348, LOT 94.03

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

WHEREAS, the homeowner made a duplicate payment on the 2026 4th quarter taxes on the above property; and

WHEREAS, the homeowner has requested a refund in the amount of $2,244.80; and

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

Resolution No. 409-2026
Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

REFUND TAX 2026

BLOCK/LOT	**AMOUNT**	**NAME**
348/94.03	$2,244.80	William & Margaret Kroeger 5 Farm Rd Woodbine, NJ 08270

22. Refund tax Block 643, Lot 28.

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

RESOLUTION NO. 410-2026

REFUND TAX
BLOCK 643, LOT 28

WHEREAS, certain corrections have been recommended by the Upper Township Tax Collector to authorize a refund of taxes paid; and

WHEREAS, the former property owners of Block 643, Lot 28, Richard and Judith Rinck, paid the 2026 fourth quarter taxes through automatic withdrawal; and

WHEREAS, it is therefore necessary to issue a refund to the former property owners in the amount of $1,629.68; and

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

Resolution No. 410-2026

Offered by: Nappen Seconded by: Z. Palombo
Adopted: November 9, 2026
Roll Call Vote:

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

REFUND TAX 2026

BLOCK/LOT	**AMOUNT**	**NAME**
643/28	$1,629.68	Richard & Judith Rinck 921 Park Place Ocean City, NJ 08226

PUBLIC HEARING

23. Proposed Release and Termination of Restrictive Covenant – Block 625, Lot 9.

The Municipal Attorney reported that the Township received a request from Scott and Kimberly Georgetti to remove a deed restriction contained in Ordinance No. 005-2007, which prohibited further subdivision of Block 625, Lot 9. The restriction was included when the Georgettis purchased several small lots from the Township in 2007, which were subsequently combined into one oversized lot. The request is to remove the restriction to allow the applicants to seek approval from the Planning Board for a minor subdivision to create two lots, one of which is intended for a family member. He noted that approval by the Committee would only remove the deed restriction and would not constitute subdivision approval. The applicants' overall request also includes the vacation of a portion of Atlantic Avenue and the purchase of additional Township-owned property, neither of which was before the Committee for consideration at this hearing.

Mayor Corson then opened up the public hearing, during which there were the following speakers:

Kristopher Facenda, legal counsel for the Georgetti's, stated that he was present with his clients to answer any questions and that the Municipal Attorney's explanation accurately summarized their request.

Nathalie Neiss, Petersburg, inquired about the acreage involved, whether the Committee had previously considered a similar request, and whether public notice was published for the hearing. Mayor Corson provided the approximate square footage based on the submitted plan and advised that this was the first request of its kind that he could recall. The Clerk stated that the notice of this hearing was posted on the legal notices page of the Township's website two weeks in advance of the hearing.

Lou Barbuto, Petersburg, asked for clarification on the approximate acreage of the parcel and how many houses could potentially be built. The Municipal Attorney stated that this hearing is only for the removal of the deed restriction and that any subdivision would require further approval.

Mayor Corson then closed the public hearing and entertained a motion for the following Resolution.

RESOLUTION FOR CONSIDERATION

24. Authorizing the waiver, release, and termination of a deed restriction prohibiting further subdivision concerning Block 625, Lot 9 (828 Stagecoach Road) pursuant to N.J.S.A. 40:60-51.2.

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

RESOLUTION NO. 411-2026

AUTHORIZING THE WAIVER, RELEASE, AND TERMINATION OF A DEED RESTRICTION PROHIBITING FURTHER SUBDIVISION CONCERNING BLOCK 625, LOT 9 (828 STAGECOACH ROAD) PURSUANT TO N.J.S.A. 40:60-51.2

WHEREAS, the Township of Upper previously authorized the sale of certain municipal lands pursuant to Ordinance No. 005-2007, adopted on March 26, 2007, which contained conditions requiring the consolidation of the subject property with existing adjacent lots and a restriction prohibiting further subdivision; and

WHEREAS, in accordance with the intent and requirements of said sale, the property was subsequently consolidated and is currently identified on the official Tax Map of the Township of Upper as Block 625, Lot 9 (commonly known as 828 Stagecoach Road); and

WHEREAS, the restrictive covenant prohibiting the further subdivision of the land was formally recorded and memorialized within the subsequent consolidation deed for the property, recorded in the Office of the Cape May County Clerk in Deed Book D3329, Pages 115-120; and

WHEREAS, the current owner of Block 625, Lot 9, has requested that the Township of Upper waive, release, and terminate the specific portion of the restrictive covenant that prohibits the further subdivision of the consolidated parcel; and

WHEREAS, N.J.S.A. 40:60-51.2 explicitly authorizes a municipality, by Resolution, to waive, release, modify, or subordinate any terms, covenants, conditions, limitations, or reverter imposed by it in any sorting or conveyance of lands, provided that a public hearing is held after due public notice is published online on the Legal Notices page of the municipal website for two consecutive weeks prior to the scheduled public hearing; and

WHEREAS, the Township Clerk has certified that notice of a public hearing concerning the proposed release of said restriction was conspicuously posted on the Legal Notices page of the official website of the Township of Upper for at least two consecutive weeks prior to the date hereof; and

WHEREAS, on Monday, November 9, 2026, at 5:30 PM, the Township Committee conducted a public hearing pursuant to N.J.S.A. 40:60-51.2, at which time all interested parties and members of the public were afforded an opportunity to be heard concerning the proposed release of the subdivision

restriction contained in Ordinance 05-2007; and

WHEREAS, the Township Committee has determined that the restriction prohibiting further subdivision is no longer necessary to serve the public interest of the Township of Upper and that releasing said restriction will not impair the vested or contractual rights of any third parties.

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

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

2. The Township Committee hereby formally waives, releases, terminates, and discharges the restrictive covenant originally authorized by Ordinance No. 005-2007 which is memorialized in the consolidation deed recorded in the Cape May County Clerk's Office in Deed Book D3329, Pages 115-120, strictly and solely to the extent that it prohibits the further subdivision of Block 625, Lot 9. All other terms and historical provisions of the conveyance not inconsistent herewith shall remain in full force and effect.

3. The Mayor and Municipal Clerk are hereby authorized to execute any, and all, documents, deemed necessary by the Cape May County Clerk's Office for recording purposes, in a form acceptable to the Municipal Attorney, to effectuate the intent of this Resolution.

4. The Applicant's legal counsel is hereby authorized to record a copy of this Resolution in the Office of the Cape May County Clerk in order to memorialize the passage hereof.

5. This Resolution shall take effect immediately upon adoption according to law.

Resolution No. 411-2026
Offered by: Casaccio Seconded by: Z. Palombo
Adopted: November 9, 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

25. 102 Prescott Avenue, LLC request to purchase Township owned land Block 816, Lot 1.02. **It was stated that the property is undersized, surrounded by wetlands, and not suitable for development. If the Committee wishes to proceed an appraisal would be required to determine the property's value. Motion by Tyler Casaccio, second by Victor Nappen, to move forward with the matter. During roll call vote all five Committee members voted in the affirmative.**

26. Authorizing the Historical Preservation Society of Upper Township, Santa Express Train Rides, to be held at the Tuckahoe Train Station on various dates in November and December 2026. **Motion by Victor Nappen, second by Zachary Palombo to approve the request. During roll call vote all five Committee members voted in the affirmative.**

UNFINISHED BUSINESS

PAYMENT OF BILLS

27. "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 two Committee members voted in the affirmative. Committeeman Casaccio abstained from voting on PO #26-00173 and voted in the affirmative on the remaining items. Committeeman Samuel Palombo abstained from voting on PO #26-01897 and vote in the affirmative on the remaining items. Committeeman Zachary Palombo abstained from voting on PO #26-01897 and vote in the affirmative on the remaining items.**

    Bills approved for payment: **$ 2,108,014.73**
    Payroll: **$ 237,851.77**

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

Alice March, Strathmere, asked for clarification as to whether the property was buildable. It was stated that 102 Prescott Avenue, LLC, was the name of the entity requesting to purchase the Township-owned property, which is located behind the trailer park and is not buildable.

Wayne Shelton, spoke regarding concerns about tree trimming performed by the Township without prior notification. Mayor Corson provided background on the Township's actions and advised that he had visited the property and discussed the matter with Public Works. Mr. Shelton then requested a copy of the ordinance addressing notification requirements. It was stated that a copy would be provided for Mr. Shelton's review.

Lou Barbuto, Petersburg, expressed concern about the increased traffic being diverted onto Tuckahoe Road and questioned whether the bridge had been inspected to ensure it could safely accommodate the additional traffic. He also raised a similar concern regarding the bridge on Tyler Road. It was stated that the County Engineer would have this information as they are County Roads.

Nathalie Neiss, Petersburg, expressed concerns regarding the proposed traffic detour for the Route 50 over Cedar Swamp Creek bridge project and its potential impact on Route 631. She also inquired about the traffic light installation, speed limits, and recent accidents in the area. It was stated that the Township had requested a speed limit reduction from the County but had not yet received a response.

CLOSED SESSION

There was no closed session.

RECONVENE PUBLIC PORTION OF MEETING

ADJOURNMENT

There being no further business this evening the meeting was adjourned at 6:09 P.M., with a motion by Zachary Palombo, second by Tyler Casaccio, and all five Committee members voting in the affirmative. The next regular Committee meeting is scheduled for November 23, 2026 at 5:30 P.M.

Minutes prepared by,

Joanne R. Herron, RMC
Township Clerk

Bill List

88422 11/09/26 A0018 ACTION SUPPLY INC. 329.46 3531
88423 11/09/26 A0025 ADVANTAGE RENTAL & SALES 0.00 11/09/26 VOID 0
88424 11/09/26 A0025 ADVANTAGE RENTAL & SALES 396.71 3531
88425 11/09/26 A0225 AUTOZONE NORTHEAST LLC 679.99 3531
88426 11/09/26 A0235 AMAZON CAPITAL SERVICES, INC. 1,737.74 3531
88427 11/09/26 A0248 AIRESPRING, INC. 1,259.75 3531
88428 11/09/26 A0251 ACT ENGINEERS, INC. 6,100.00 3531
88429 11/09/26 A0257 ACCURATE LANGUAGE SERVICES 300.00 3531
88430 11/09/26 A0260 AMENHAUSER, JOHN P. 7,500.00 3531
88431 11/09/26 A0268 ARTHEON, INC. 1,585.30 3531
88432 11/09/26 B0182 BRIGGS LAW OFFICE, P.C. 2,025.00 3531
88433 11/09/26 B0278 BUSINESS INFORMATION SYSTEMS 2,507.41 3531
88434 11/09/26 B0287 BIGLEAF NETWORKS, INC. 780.64 3531
88435 11/09/26 B0293 BURNS, ZACHARY 260.80 3531
88436 11/09/26 B0304 BLUE MOUNTAIN DISTRIBUTORS 51.94 3531
88437 11/09/26 B0306 BCHEX 603.25 3531
88438 11/09/26 C0019 CITY OF OCEAN CITY 71,309.25 3531
88439 11/09/26 C0052 CAPE MAY COUNTY TREASURER 1,788,067.09 3531
88440 11/09/26 C0068 COMCAST 265.30 3531
88441 11/09/26 C0223 CASA PAYROLL SERVICE 321.50 3531
88442 11/09/26 C0247 CMRS-FP 2,000.00 3531
88443 11/09/26 C0352 COLUMN SOFTWARE, PBC 2,750.24 3531
88444 11/09/26 C0362 CLINICAL DESIGN LLC 625.00 3531
88445 11/09/26 D0186 DOCUTREND IMAGING SOLUTIONS 5,300.55 3531
88446 11/09/26 D0252 DEBLASIO & ASSOCIATES PC 10,730.00 3531
88447 11/09/26 E0012 EHRLICH PEST CONTROL INC 170.00 3531
88448 11/09/26 G0016 GARDNER HARDWARE INC. 222.98 3531
88449 11/09/26 G0028 GENTILINI FORD, INC. 2,450.39 3531
88450 11/09/26 G0100 THE GUTTER GUYS 4,181.00 3531
88451 11/09/26 G0120 PATRICK F. MARTIN 2,083.33 3531
88452 11/09/26 G0147 GREATAMERICA FINANCIAL SVCS. 165.00 3531
88453 11/09/26 G0210 GLASS, GARY M. 3,000.00 3531
88454 11/09/26 H0142 HUB, THE 1,144.96 3531
88455 11/09/26 H0180 HD SUPPLY FACILITIES MANT 1,846.26 3531
88456 11/09/26 I0048 Image Matters Inc. 865.00 3531
88457 11/09/26 J0023 JED'S SHEDS, INC. 850.00 3531
88458 11/09/26 J0079 JAMES WYERS LANDSCAPING, LLC 400.00 3531
88459 11/09/26 K0038 KINDLE FORD LINCOLN, INC. 1,362.74 3531
88460 11/09/26 K0086 KD NATIONAL FORCE SECURITY 675.00 3531
88461 11/09/26 L0146 LAWSON PRODUCTS, INC. 662.14 3531
88462 11/09/26 M0188 MCCARTHY TIRE SERVICE OF PHILA 2,967.40 3531
88463 11/09/26 M0303 MALEY GIVENS, A PROF CORP 129.00 3531
88464 11/09/26 M0336 MATTS FAMILY TASTE OF LOVE LLC 363.00 3531
88465 11/09/26 M0345 MAJESTIC OIL 4,860.66 3531
88466 11/09/26 M0353 MARLIN CONSTRUCTION SERVICES 106,920.00 3531
88467 11/09/26 N0004 NJ-AMERICAN WATER CO. 25.59 3531
88468 11/09/26 O0034 OSPREY POINT CONDO ASSOC. 1,855.68 3531
88469 11/09/26 P0140 PIONEER MANUFACTURING CO, INC 1,992.45 3531
88470 11/09/26 P0195 PHOENIX ADVISORS, LLC 1,600.00 3531
88471 11/09/26 R0030 RIGGINS, INC. 0.00 11/09/26 VOID 0
88472 11/09/26 R0030 RIGGINS, INC. 12,346.61 3531
88473 11/09/26 R0092 RUTGERS, THE STATE UNIVERSITY 1,300.00 3531
88474 11/09/26 R0100 ROBERTS OXYGEN COMPANY, INC. 133.95 3531
88475 11/09/26 R0147 REVASCENT LLC 1,978.83 3531
88476 11/09/26 R0159 ROBBINS WATER SERVICE, INC. 2,617.87 3531
88477 11/09/26 S0018 SUBURBAN PROPANE, LP 166.40 3531
88478 11/09/26 S0056 SEASHORE ASPHALT CORPORATION 0.00 11/09/26 VOID 0
88479 11/09/26 S0056 SEASHORE ASPHALT CORPORATION 1,968.15 3531
88480 11/09/26 S0057 SERVICE TIRE TRUCK CENTERS 1,523.19 3531
88481 11/09/26 S0139 SOUTH JERSEY WATER COND SERV 274.16 3531
88482 11/09/26 S0254 SHOPRITE 39.96 3531
88483 11/09/26 S0423 SEAVILLE PIZZA LLC 2,250.00 3531
88484 11/09/26 T0047 W.E. TIMMERMAN CO., INC. 2,496.92 3531

88485 11/09/26 U0067 UT HEALTH REIMB. ACCOUNT 19,215.35 3531
88486 11/09/26 U0076 U.S.BANK NATIONAL ASSOCIATION 242.97 3531
88487 11/09/26 U0077 UNITED UNIFORMS LLC 470.00 3531
88488 11/09/26 U0079 UPPER TOWNSHIP CHIEF'S ASSN 2,983.11 3531
88489 11/09/26 U0778 UGI ENERGY SERVICES, LLC 92.91 3531
88490 11/09/26 V0013 VERIZON WIRELESS 262.72 3531
88491 11/09/26 V0025 V.E. RALPH & SON,INC. 625.45 3531
88492 11/09/26 V0052 VIKING TERMITE & PEST CONTROL 81.56 3531
88493 11/09/26 W0123 WIRELESS ELECTRONICS, INC. 870.00 3531
88494 11/09/26 W0131 WEX BANK 241.69 3531
88495 11/09/26 W0135 THE LAW OFFICE OF BRANDON D 1,048.46 3531
88496 11/09/26 W0137 WARWICK GROUP CONSULTANTS LLC 5,000.00 3531
88497 11/09/26 X0008 XEROX FINANCIAL SERVICES 1,169.33 3531
88498 11/09/26 Z0017 ZOLL DATA SYSTEMS, INC. 335.64 3531
Total: 2,108,014.73