

WORK SESSION & REGULAR MEETING OF THE LOWER TOWNSHIP COUNCIL
July 2, 2018 - 7:00 P.M.

Meeting called to order

Opening Announcement
Pledge of Allegiance & Moment of Silence
Roll Call & Determination of Quorum

Work Session

Consent Agenda

Approval of Minutes - June 18, 2018
Approval of Closed Session Minutes - June 18, 2018
Res. #2018-218 Payment of Vouchers \$ 475,739.21
Res. #2018-219 Authorization for the Payout of Accumulated Compensatory Time (J.Felsing \$1,467.62)
Res. #2018-220 Authorization for the Payout of Accumulated Compensatory Time (D.Vanaman \$806.84)
Res. #2018-221 Resolution Authorizing the Execution of a Contract Renewing Membership in the Atlantic County Municipal Joint Insurance Fund (required every three years)
Res. #2018-222 Approval of Change Order #1 for Ford Scott and Associates – to Include Auditor Services Connected to the 2018 Bond Sale (\$8,490.)
Res. #2018-223 Renewal of Commercial Excavation (Gravel Pit) License (T.Brodesser)
Res. #2018-224 Renewal of Commercial Excavation (Gravel Pit) License (Cape Mining & Recycling P.Heun)
Res. #2018-225 Award of Negotiated Pool Concession for the Township of Lower Swimming Pool 2018/2019 with an Option of 2020 Season
Res. #2018-226 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on Govdeals Online Auction Website
Res. #2018-227 Re-appointment to the Planning Board (C.Vassar)
Res. #2018-228 A Resolution Authorizing and Approving the Execution of the New Jersey Interoperable Communications System User Agreement for the use of the New Jersey Interoperable Communications System
Ordinance #2018-12 An Ordinance Adopting A Redevelopment Plan for the Cape May County Airport Tech Village Area In Need of Redevelopment Identified as Block 410.01, Part of Lot 36, In the Township of Lower, New Jersey, and Amending the Zoning Map Accordingly. This is the first reading of this Ordinance. The second reading and public hearing has been scheduled for July 16, 2018.

Regular Agenda

Res. #2018-229 Resolution Providing for the Combination of Certain Issues and Determining the Form and Other Details of the Offering of \$8,490,000 General Obligation Bonds, Series 2018 of the Township of Lower, in the County of Cape May, State of New Jersey and Providing for the Sale of Such Bonds

Manager's Report

Administrative Reports

Finance Report

Council Comments

Call to the Public

Adjournment

COUNCIL MEETING MINUTES – June 18, 2018

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on June 18, 2018 at 7:00 p.m. in the meeting room of the Township Hall, 2600 Bayshore Road, Villas, New Jersey.

The Clerk announced that the meeting was being held in compliance with the Open Public Meetings Act and that adequate notice of the meeting had been provided according to law.

The following members of Council were present for roll call taken by the Clerk:

Councilmember Thomas Conrad
Councilmember David Perry
Councilmember Roland Roy, Jr.
Deputy Mayor Frank Sippel
Mayor Erik Simonsen

Also present: James Ridgway, Township Manager, David Stefankiewicz, Township Solicitor and Karen Fournier, Deputy Township Clerk

Work Session

Swearing in of Sergeant John Armbruster – Mayor Simonsen

Mayor Simonsen administered the Oath of Office to John Armbruster as Sergeant of the Lower Township Police Department. Sergeant Armbruster's wife Adrienne "AJ" held the Bible and pinned his badge.

Swearing in of new officers - Officer Thomas Shough & Officer William Omrod – Mayor Simonsen

Mayor Simonsen administered the Oath of Office to Patrolman William Omrod. Officer Omrod's daughter Leila held the Bible, and his uncle, Joseph Marchina, pinned his badge.

Mayor Simonsen administered the Oath of Office to Patrolman Thomas Shough. Officer Shough's daughter Kaylie held the Bible and his mother Lisa pinned his badge.

Certificate of Appreciation – Kevin Hoffman – Mayor Simonsen

Chief Mastriana commended the efforts of Kevin Hoffman for his quick and selfless response to a fire at Snug Harbor Marina. Mayor Simonsen, on behalf of Council, presented a Certificate of Appreciation to Mr. Hoffman for his courage and outstanding efforts.

Presentation - Louis Joyce, South Jersey Economic Development District

Jeff Lindsay, Cape May County Counsel, introduced Louis Joyce, Executive Director South Jersey Economic Development District, to explain the redevelopment plan at the Cape May County Airport.

Mr. Joyce addressed Council to present an overview of the redevelopment plan. He communicated the County's intent to apply for grant funding to construct the first building known as Cape May County Airport Tech Village. The presentation included site plans and the proposed architectural design, reflective of historic airport structures.

Mr. Lindsay informed about the size and cost of the buildings and the opportunities the plan will present, including year round employment. He reviewed the necessary steps to completion and anticipates it moving forward quickly.

Councilman Conrad voiced favor with the demolition of the Everlon building and redevelopment of that area.

Deputy Mayor Sippel inquired about the size of the proposed building relative to the Everlon building.

Mayor Simonsen thanked the County for their continued partnership and looks forward to more positive improvements for the community.

Consent Agenda

Approval of Minutes June 4, 2018

Res. #2018-204 Payment of Vouchers \$1,148,073.60

Res. #2018-205 Insertion of Special Item of Revenue Pursuant to N.J.S.A 40A:4-87, Chapter 159 (Alcohol Education & Rehabilitation \$1,025.25)

Res. #2018-206 Authorization for 2018 Incentive Award for Insurance Waiver (\$57,500 - 23 employees)

Res. #2018-207 Authorization for Refund of Taxes (2 payments \$1,803.95)

Res. #2018-208 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Clean Communities \$73,775.05)

Res. #2018-209 Annual Renewal of Liquor Licenses for the Year 2018-2019 (final 3 licenses)

- Res. #2018-210 Re-Appointment to the Planning Board (D.Senico)
- Res. #2018-211 Re-Appointment to the Zoning Board of Adjustment (E.Utsch, III)
- Res. #2018-212 Award of Professional Service Contract without Public Bidding to Wizards Festival of Fun for Various Events (Halloween Parade \$750/Ferry Merry \$5,750/New Year's Eve \$2,500)
- Res. #2018-213 Approving a Professional Service Contract with Engineering Design Associates, PA, for Professional Engineering Services for Schellinger Landing Safety Improvements & Identification Program (\$5,500)
- Res. #2018-214 Approving a Professional Service Contract with Mott MacDonald for Professional Engineering Services for the Beach Access Improvements Project (\$28,700)
- Res. #2018-215 A Resolution Authorizing and Directing the Lower Township Planning Board to Review and Report on the Cape May Airport Tech Village Redevelopment Plan (Block 410.01, Lot 36) Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1Et Seq.
- Res. #2018-216 Approval of Change Order #1 for Marcus Karavan, Esq. – Amending Scope of Service (adding specialized legal work)

Bill Greenfield inquired about Resolution #2018-214. Councilman Conrad communicated the plan for additional beach access paths and widening some of the existing paths. Mr. Greenfield made suggestions about specific streets. Manager Ridgway confirmed the same.

On the Consent:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD		X	X			
PERRY			X			
ROY			X			
SIPPEL	X		X			
SIMONSEN			X			

Regular Agenda

Ordinance #2018-08 Amending Chapter 583 – Streets and Sidewalks – of the Code of the Township of Lower; Article 1, Subsection 583-4 Excavation; Restoration and Refilling of Roads, Streets and Alleys ; Paragraph (8) Street Restoration; Adding New Sections (g), (h), & (i) – Five (5) Year Moratorium – 2nd reading and public hearing. This Ordinance has been published, posted and made available to the public

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD			X			
PERRY			X			
ROY	X		X			
SIPPEL			X			
SIMONSEN		X	X			

Ordinance #2018-10 An Ordinance Amending Chapter Seven, Entitled "Traffic" of the General Ordinances of the Township of Lower; Adding Section 7-3.5 (a) No Parking / No Stopping / No Standing 2nd reading and public hearing. This Ordinance has been published, posted and made available to the public

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD		X	X			
PERRY	X		X			
ROY			X			
SIPPEL			X			
SIMONSEN			X			

Ordinance #2018-11 Amending Chapter 7 – Traffic – of the Code of the Township of Lower; Adding Article II, Regulating the Use and Operation of Bicycles within the Township of Lower. 2nd reading

and public hearing. This Ordinance has been published, posted and made available to the public

Thomas Poussart, Villas, inquired about the rules for bicyclers. Councilman Conrad explained. Mayor Simonsen informed that revisions are made based upon the advice of the solicitor.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD			X			
PERRY	X		X			
ROY			X			
SIPPEL		X	X			
SIMONSEN			X			

Manager's Report

Manager Ridgway congratulated Karen Fournier on passing the NJ Registered Municipal Clerk's exam. He gave an update on several matters including police patrol, fireworks approval, progress of the public safety building, the purchase of police radios, additional school resource officer, code enforcement's monthly report, and the efforts to create an equitable tax program at the Cape May County Airport.

Engineer's Report

Mark Sray gave an update on the Roseann Avenue Project and the Beach Drive Pedestrian Safety Improvements Project. Manager Ridgway confirmed the punch list completion date with Mr. Sray.

Administrative Reports

Monthly Reports - Clerk, Construction, Dog, Police, Tax, Vital Statistics
Personnel Action Report

Council Comments

Councilman Conrad spoke briefly about code enforcement and vacant property registration, Escape the Cape triathlon, County road improvements, MUA fire hydrants, the Township's acceptance into the CRS program, and the Nathaniel Foster House.

Councilman Perry confirmed about benches along the Bayfront with Manager Ridgway and commented about dune vegetation and the preconstruction meeting for Roseann Ave.

Councilman Roy voiced favor with the proposed safety improvements to the Schellinger Landing area. He spoke about the MUA's plan for water and sewer in Erma Park and reminded to use caution as children are out of school for summer.

Deputy Mayor Sippel shared the news of WWII veteran Ed Weber's 100th birthday. He also spoke about the success of the Court Advocate and looks forward to another successful Youth Camp.

Mayor Simonsen spoke briefly about the DOT grant for Schellinger Landing, and the Safe Routes To School grant (SRTS) he intends to pursue. He congratulated all graduates and, on behalf of Delmo Sports, he thanked all volunteers for helping to make the triathlon a success. Lastly, he announced the summer concert series.

Call to the Public

Cozette Gaser, Bayshore Road, inquired about the NJ Transit bus route on Breakwater Road. Mayor Simonsen gave a brief update on the matter.

Ray Flickinger, Washington Blvd, thanked Gary Douglass and DPW for patching the area at Douglass Park. He voiced concern about the area at Lincoln Blvd and made a few suggestions regarding signage.

Closed Session

Res. #2018-217 A Resolution Providing for a Meeting Not Open to the Public in Accordance With The Provision of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 **Attorney/Client Privileged**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD		X	X			
PERRY	X		X			
ROY			X			
SIPPEL			X			
SIMONSEN			X			

Council adjourned to Closed Session at approximately 8:01 p.m.
 Council returned to Open Session at approximately 8:32 p.m.

Adjournment

There being no further business to address, motion to adjourn moved by Councilmember Perry, seconded by Deputy Mayor Sippel. Motion to adjourn was unanimous. Meeting adjourned at 8:33 p.m.

 Mayor

 Township Clerk

Approved:

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00807 CDW-GOVERNMENT INC*	18-01460	05/29/18	SERVER BATTERY BACK-UP	Open	1,329.52	0.00		
01106 DOROTHY CRAWFORD	18-01781	06/21/18	CONTRACTUAL REIMBURSEMENT M	Open	802.00	0.00		
01110 COLLEEN CRIPPEN	18-01773	06/20/18	SMALL CITIES WORKSHOP 6/18/18	Open	127.54	0.00		
01201 DELL CORPORATION*	18-01669	06/08/18	SERVER BACK-UP	Open	3,797.56	0.00		
01365 GARY DOUGLASS	18-01779	06/21/18	CONTRACTUAL REIMBURSEMENT V	Open	310.00	0.00		
01389 EDDIE'S AUTO BODY*	18-01425	05/23/18	PATROL UNIT REPAIR	Open	1,126.40	0.00		
01657 GOPHER SPORT*	18-01661	06/07/18	GYM WIPES	Open	404.50	0.00		
01826 WILLIAM HIENKEL	18-01774	06/20/18	CONTRACTUAL REIMBURSEMENT M	Open	850.21	0.00		
02065 S. VITALE PYROTECNICO IND CORP	18-01034	04/16/18	INDEPENENCE FIREWORKS SHOW	Open	46,500.00	0.00		
02140 KINDLE FORD LINC/MERC., INC.*	18-01211	05/02/18	PARTS FOR POLICE VEH/JUNE	Open	858.68	0.00		
	18-01320	05/14/18	PARTS FOR POLICE VEHICLES/CONT	Open	628.74	0.00		
					1,487.42			
02294 MARIE A. LOMONACO	18-00366	02/06/18	CONTRACTUAL REIMBURSEMENT	Open	44.16	0.00		B
02538 MARSH & MCLENNAN AGENCY, LLC*	18-00140	01/16/18	DNE \$26,664 RES 18-43 BROKER	Open	2,222.00	0.00		B
02902 J. BYRNE INSURANCE*	18-01660	06/07/18	GROUP ACCIDENT & HEALTH	Open	500.00	0.00		
02940 MUNICIPAL RECORD SERVICE*	18-01473	05/31/18		Open	364.00	0.00		
03003 NEW JERSEY DIVISION OF ABC	18-01648	06/06/18	2018-2019 LIQUOR LIC RENEWAL	Open	84.00	0.00		
03026 NJ STATE HEALTH BENEFITS	18-01807	06/26/18	JULY ACTIVE ID# 024700 MEDICAL	Open	182,324.92	0.00		
	18-01808	06/26/18	JULY 2018 HEALTH BENEFITS	Open	105,630.17	0.00		
					287,955.09			

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03172 OFFICE BUSINESS SYSTEMS INC*	18-01503	06/04/18	ANNUAL MAINT CONTRACT RENEWAL	Open	1,552.83	0.00		
03305 PEDRONI FUEL*	18-01787	06/22/18	NO LEAD GAS	Open	677.02	0.00		
03518 RIGGINS, INC.*	18-01748	06/18/18	OFF HIGHWAY DIESEL	Open	918.85	0.00		
	18-01786	06/22/18	OFF HIGHWAY DIESEL	Open	<u>378.81</u>	0.00		
					1,297.66			
03799 LINDA THOMAS	18-01771	06/20/18	REIMBURSEMENT FOR CLEAN UP	Open	35.03	0.00		
03969 VERIZON	18-01759	06/19/18	LANDLINES 6/13/18 TO 7/12/18	Open	242.03	0.00		
04089 WIZARD'S FESTIVAL OF FUN, INC*	18-01647	06/06/18	JULY 3RD FESTIVAL - RIDES	Open	14,500.00	0.00		
04504 MEDIA FIVE LTD*	18-01090	04/19/18	CONCERT-AMISH OUTLAWS 7/11/18	Open	2,500.00	0.00		
	18-01120	04/23/18	JULY 3RD - INDEPENDENCE BAND	Open	<u>600.00</u>	0.00		
					3,100.00			
05083 SJSHORE MARKETING LIMITED	18-01435	05/23/18	POOL PASSES AND GRAPHICS	Open	1,239.58	0.00		
	18-01438	05/24/18	CHILDREN'S FUND FLYER	Open	<u>289.18</u>	0.00		
					1,528.76			
5032 NORTH WILDWOOD \$ CREST SHIRT*	18-01649	06/06/18	LIFEGUARD & TICKET TAKER SHIRT	Open	315.00	0.00		
6054 ANDREA SHEPPARD	18-01747	06/18/18	LACROSSE OFFICIAL	Open	60.00	0.00		
6059 USABLE LIFE	18-01803	06/25/18	JULY 2018 LIFE INSURANCE	Open	559.54	0.00		
6063 CAPE MINING & RECYCLING, LLC*	18-01712	06/12/18	I-5 RECYCLED CONCRETE P/U	Open	312.40	0.00		
6071 UNITED UNIFORMS LIMITED LIAB*	17-03313	12/19/17	UNIFORMS	Open	335.00	0.00		
6075 PARKER MCCAY P.A. *	17-01016	04/13/17	SPEC COUNCIL FEMA LITIGATION	Open	67.50	0.00		B
7019 OCEAN VIEW VETERINARY*	18-01736	06/15/18	VET SERVICES 6/9/18	Open	130.00	0.00		
7098 SHORE VETERINARIAN ANIMAL *	18-00139	01/16/18	ANIMAL CNTRL DNE \$54K RES18-20	Open	4,500.00	0.00		B

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
7196 LAUREN HUGGINS SUIT*								
	18-00085	01/10/18	RES 18-09 DNE \$10,400	Open	866.67	0.00		B
7199 STAPLES CREDIT PLAN-INSTORE PU								
	18-01357	05/16/18	OFFICE SUPPLIES	Open	187.79	0.00		
	18-01474	05/31/18	OFFICE PAPER	Open	211.90	0.00		
	18-01517	06/05/18	HP COLOR PRINTER GARAGE	Open	289.25	0.00		
	18-01722	06/13/18	OFFICE SUPPLIES - CLERK	Open	<u>76.36</u>	0.00		
					765.30			
7216 THE ZONE GROUP, INC.								
	18-01078	04/18/18	BAND FOR INDEPENDENCE FESTIVAL	Open	800.00	0.00		
7362 NEOPOST USA INC.								
	18-01714	06/12/18	METER TAPES	Open	40.50	0.00		
7475 SUZANNE M SCHEID								
	18-01761	06/19/18	REIMBURSEMENT FOR NOTARY 5/31	Open	45.00	0.00		
7508 BLANEY & KARAVAN PC*								
	18-00131	01/11/18	RES# 18-05 PROSECUT DNE 37,500	Open	3,125.00	0.00		B
7578 SIGNALSCAPE INC*								
	18-01245	05/04/18	STAR WITNESS INTERVIEW SYSTEM	Open	17,499.00	0.00		
7603 OLD SCHOOL BAND								
	18-01096	04/19/18	INDEPENDENCE FESTIVAL BAND 7/3	Open	625.00	0.00		
7618 MEGONIGAL ELECTRIC LLC*								
	18-01668	06/08/18	SERVER ROOM ELECTRICAL WORK	Open	500.00	0.00		
7636 MOTT MACDONALD LLC*								
	18-01789	06/22/18	PROFESSIONAL ENGINEERING	Open	717.25	0.00		
	18-01790	06/22/18	PROFESSIONAL ENGINEERING	Open	345.30	0.00		
	18-01791	06/22/18	PROFESSIONAL ENGINEERING	Open	110.00	0.00		
	18-01792	06/22/18	PROFESSIONAL ENGINEERING	Open	401.50	0.00		
	18-01793	06/22/18	PROFESSIONAL ENGINEERING	Open	69.25	0.00		
	18-01794	06/22/18	PROFESSIONAL ENGINEERING	Open	63.55	0.00		
	18-01795	06/22/18	PROFESSIONAL ENGINEERING	Open	4,461.07	0.00		
	18-01796	06/22/18	PROFESSIONAL ENGINEERING	Open	138.50	0.00		
	18-01797	06/22/18	PROFESSIONAL ENGINEERING	Open	435.40	0.00		
	18-01798	06/22/18	PROFESSIONAL ENGINEERING	Open	<u>35.85</u>	0.00		
					6,777.67			
7751 HOFFMAN'S EXTERMINATING*								
	18-00724	03/19/18	2018 PEST CONTROL CONTRACT	Open	2,452.90	0.00		
	18-01744	06/15/18	SPRAY FOR MOSQUITOS-LT POOL	Open	<u>180.00</u>	0.00		
					2,632.90			
7756 LAN ASSOCIATES								
	18-01156	04/26/18	RES 18-146 C/O 1 AQUATIC	Open	2,299.52	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
7859 NICKERSON CORPORATION	18-00602	03/06/18	BASKETBALL BACKSTOPS	Open	15,599.00	0.00		
7929 AMAZON CAPITAL SERVICES, INC	18-01445	05/29/18	OFFICE SUPPLIES	Open	675.99	0.00		
	18-01681	06/08/18	SUPPLIES	Open	349.84	0.00		
	18-01745	06/15/18	EMPLOYEE PERSONNEL FILE	Open	36.40	0.00		
	18-01746	06/15/18	OFFICE SUPPLIES	Open	73.17	0.00		
	18-01783	06/21/18	OFFICE SUPPLIES	Open	36.88	0.00		
	18-01784	06/22/18	OFFICE SUPPLIES TREAS/MGR	Open	186.35	0.00		
					1,358.63			
7959 ALL PRO TEAM SPORTS	18-01529	06/05/18	FOOTBALL EQUIPMENT	Open	4,300.00	0.00		
7973 SOMERSET COUNTY POLICE ACADEMY	18-01673	06/08/18	TRAINING - MAY 1, 2018	Open	130.00	0.00		
7975 LILLISTON HONDA *	18-01677	06/08/18	KEY BLANKS FOR QUADS	Open	23.98	0.00		
7976 GUARDIAN MARINE INC	18-01752	06/19/18	REIMBURSEMENT MERCANTILE LIC	Open	50.00	0.00		
7977 JANIA BAILEY	18-01760	06/19/18	REIMBURSEMENT FOR NOTARY 5/31	Open	45.00	0.00		
7978 GABRIEL CROWLEY	18-01776	06/20/18	SPRING SOCCER OFFICAL	Open	95.00	0.00		
GRIFFI GRIFFIN AUTO-MANUAL SALES, INC*	18-01515	06/05/18	DIAGNOSTIC SCAN 2018-2019	Open	3,690.00	0.00		
Total Purchase Orders:		94	Total P.O. Line Items:	0	Total List Amount:	475,739.21	Total Void Amount:	0.00

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION # 2018-219

Title: AUTHORIZATION FOR THE PAYOUT OF ACCUMULATED COMPENSATORY TIME

WHEREAS, the employee listed below has accrued compensatory time due from the Township and has requested payment for this time; and

WHEREAS, it is necessary to obtain authorization for any salary and wage disbursement to a Township employee that is not specified in the salary ordinance; and

WHEREAS, it has been determined by the Township Treasurer as evidenced by her signature _____ that adequate funding is available for such payment in the current budget for Salaries and Wages.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Lower that payment to Jason Felsing in the amount of \$1,467.62 is authorized and chargeable to the 2018 Budget account 8-01-25-240-122.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held July 2, 2018.

Julie A Picard, Township Clerk

LOWER TOWNSHIP POLICE DEPARTMENT

SPECIAL REPORT

TO: Chief William Mastriana
THRU: Sgt. Ed Edwards
FROM: Patrolman Jason Felsing #202
DATE: 06/19/2018
SUBJECT: Comp Time Buy Out

Chief,

I am asking to submit this letter to payroll requesting a buy out of 60 hours accrued comp time. Thank you in advance for your attention to this request.

Respectfully Submitted,



Jason K. Felsing
Patrolman Badge 202

C File

Date	Officer	Comments
6/19/18	J.K.F.	Forwarded to Chief Mastriana
6/19/18	J.K.F.	Forwarded to township for approval

60 X
24-4603
1,467-618 *+

10
*+

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION # 2018-220

Title: AUTHORIZATION FOR THE PAYOUT OF ACCUMULATED COMPENSATORY TIME

WHEREAS, the employee listed below has accrued compensatory time due from the Township and has requested payment for this time; and

WHEREAS, it is necessary to obtain authorization for any salary and wage disbursement to a Township employee that is not specified in the salary ordinance; and

WHEREAS, it has been determined by the Township Treasurer as evidenced by her signature _____ that adequate funding is available for such payment in the current budget for Salaries and Wages.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Lower that payment to Donald Vanaman in the amount of \$806.84 is authorized and chargeable to the 2018 Budget account 8-01-25-240-120.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held July 2, 2018.

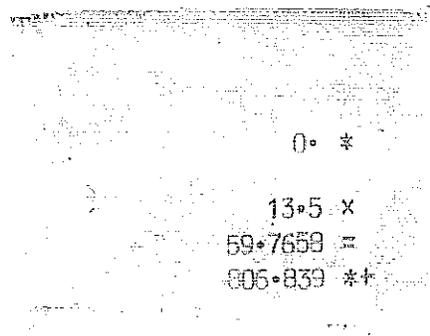
Julie A Picard, Township Clerk

Range: VANAD01 to VANAD01 Type: History
 Range of Dates: 10/02/17 to 06/20/18 Day: All Month: All
 Range of Attendance Codes: C to CE
 Regular: Y Overtime: Y Sick: Y Vacation: Y Holiday: Y Special: Y
 Admin: Y Other: Y Comp: Y None: Y Earning: Y Accrued Comp: Y
 Accrued Sick: Y Accrued Vacation: Y Accrued Admin: Y Accrued Other: Y

Emp Id	Name	Location	Dept	Supervisor	Union
Date	Att Code	Hrs	Pay Type	Description	Ref Num Ref Seq
VANAD01	VANAMAN, DONALD	POL	240-00	MASTW01	SUPERIOR OFFICE
10/02/17	MON CE	3.00	Accrued Comp	6253	318
10/18/17	WED CE	4.50	Accrued Comp	6254	321
01/04/18	THU CE	6.00	Accrued Comp	6299	173

Total Employees: 1
Attendance Code Totals:

CE	Accrued Comp	13.50
	Accrued Hrs:	13.50



TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2018-221

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

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

WHEREAS, the MUNICIPALITY'S membership terminates as of January 1, 2019 unless earlier renewed by a Contract between the MUNICIPALITY and the FUND; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, N.J.S.A. 40A:11-5(2) also provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the Contract is entered into with a municipality or any board, body, officer, agency or authority thereof; and

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

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

NOW THEREFORE, be it resolved by the governing body of the MUNICIPALITY as follows:

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

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

CONTRACT TO RENEW MEMBERSHIP WITH THE
ATLANTIC COUNTY MUNICIPAL JOINT INSURANCE FUND

WHEREAS, the Atlantic County Municipal Joint Insurance Fund (hereinafter the "FUND") is a duly chartered Municipal Joint Insurance Fund as authorized by NJSA 40A:10-36 et seq.; and

WHEREAS, the MUNICIPALITY is currently a member of said FUND; and

WHEREAS, effective January 1, 2019, said membership in the FUND will expire unless earlier renewed; and

WHEREAS, the Governing Body of the MUNICIPALITY has authorized the entry into this Contract to renew said membership through the adoption of a Resolution # 2018- 221 which details the reasons for renewing said membership with the FUND; and

WHEREAS, the FUND has agreed to offer renewal of membership of the MUNICIPALITY in the FUND.

NOW, THEREFORE, it is hereby contracted and agreed between the FUND and the MUNICIPALITY as follows:

1. The MUNICIPALITY hereby renews its membership in the FUND for a three (3) year term commencing on January 1, 2019 and ending on January 1, 2022 as authorized by Resolution #2018- 221.
2. The MUNICIPALITY hereby ratifies and reaffirms the Indemnity and Trust Agreement, the By-Laws and other organizational and operating documents of the FUND as are from time to time amended and altered by the FUND and/or the Department of Banking and Insurance in accordance with the applicable statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. The MUNICIPALITY shall be a participating member of the FUND for the three (3) year term of this Contract, and the MUNICIPALITY shall comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of MUNICIPALITY in the FUND, the FUND has agreed to the continuing membership of the MUNICIPALITY subject to the continuing approval of the Commissioner of Banking and Insurance, to accept the renewal application of the MUNICIPALITY.

This Contract was executed on this 2nd day of July, 2018 as the lawful and binding act and deed of the MUNICIPALITY and the FUND, and the execution of this Contract has been duly authorized by Resolution # 2018-221 of the governing body of the MUNICIPALITY.

MUNICIPALITY

Attest: _____

Julie Picard, CLERK

Erik Simonsen, MAYOR

FUND

Attest: _____

SECRETARY

CHAIRPERSON

CERTIFICATE OF A DESIGNATED OFFICIAL

In accordance with N.J.A.C. 5:34-2.3, I, *Lauren Read, Chief Financial Officer* am the designated official of the *Township of Lower* (hereinafter the "MUNICIPALITY"), and I am certifying to the governing body, in detail, why the Contract with the Atlantic County Municipal Joint Insurance Fund (hereinafter the "FUND"), meets the provisions of the statutes and the regulations and why the solicitation of competitive quotations is impracticable. The reasons are as follows:

- 1) The purchase of insurance coverage and insurance consultant services by the MUNICIPALITY requires a unique knowledge and understanding of the municipal exposures and risks associated with the operation of a municipal entity, and many insurance professionals are not qualified to assess these risks and exposures based upon their inherent complexity; and
- 2) Insurance coverage for municipal entities can vary greatly in the type, limits, and exceptions to coverage, and therefore particularized expertise in determining and obtaining the appropriate coverage is required to protect the MUNICIPALITY; and
- 3) It is the goal of the MUNICIPALITY to obtain a single integrated program to provide all types of insurance coverage with a plan to limit the MUNICIPALITIES exposure; and
- 4) The FUND has provided comprehensive insurance coverage to member municipalities since 1987; and
- 5) Since 1987, the Fund has continually refined all of the types of coverage that it provides to its members so that it offers comprehensive insurance coverage and limits to all members that is unique and cannot be purchased from a single entity in the commercial insurance market; and
- 6) The FUND has also developed and made available to its members Safety, Risk Management and Litigation Management programs that address the specific exposures and risks associated with municipal entities; and
- 7) The FUND provides the MUNICIPALITY with Fund Administration, Claims Review, Claims Processing, Claims Administration, Actuarial, and Legal services; and
- 8) The FUND is one of the most financially sound Municipal Joint Insurance Funds in New Jersey, and the FUND operates with strong fiscal controls, member oversight, and meets all of the requirements promulgated by the New Jersey Department of Community Affairs and the Department of Banking and Insurance; and
- 9) As an existing member of the FUND, the MUNICIPALITY would be renewing its membership in an organization with experienced and dedicated FUND Professionals who provide specialized services to the members; and
- 10) The membership of the FUND includes many neighboring municipalities that have uniquely similar exposures to the MUNICIPALITY, and with whom the MUNICIPALITY has existing inter-local arrangements; and

- 11) The FUND has been organized pursuant to N.J.S.A. 40A:10-36 et seq., and as such is an agency of the municipalities that created it; and
- 12) N.J.S.A. 40A:11-5(2) also provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the Contract is entered into with a municipality or any board, body, officer, agency or authority thereof; and
- 13) The FUND meets the definition of an agency as set forth in N.J.S.A. 40A:11-5(2); and
- 14) The coverage and services provided under the Contract with the Fund cannot be duplicated, accounted for, accurately detailed, or described in a manner that truly depicts the value of the MUNICIPALITY'S membership in the FUND; and
- 15) It is impracticable for the MUNICIPALITY to seek competitive quotations for a Contract to provide the procurement of insurance coverage and consultant services.

Signature of Designated Official:

Dated:

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION # 2018-222

Title: APPROVAL OF CHANGE ORDER #1 FOR FORD SCOTT AND ASSOCIATES
TO INCLUDE AUDITOR SERVICES CONNECTED TO THE 2018 BOND SALE

WHEREAS, on January 3, 2018 Township Council, by Resolution #2018-03, appointed Ford Scott and Associates as Auditors for the Township of Lower; and

WHEREAS, Resolution #2018-03 needs to include additional services connected to the 2018 Bond Sale for the amount of \$8,490.00 and will be considered as Change Order #1; and

WHEREAS, the CFO has determined sufficient funds will be available in the capital budget as follows:

Appropriation: C-04-55-415-910 Ord 14-10

Signature: _____
Lauren Read, CFO

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey, that Change Order #1 be approved for the amount of \$8,490.00 and the additional services be included with the contract, making the total amount of the contract not to exceed \$48,490.00

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk



FORD - SCOTT

& ASSOCIATES, L.L.C.

CERTIFIED PUBLIC ACCOUNTANTS

1535 HAVEN AVENUE • OCEAN CITY, NJ • 08226

PHONE 609.399.6333 • FAX 609.399.3710

www.ford-scott.com

June 29, 2018

Mayor and Governing Body
and Chief Financial Officer
Township of Lower
2600 Bayshore Road
Villas, N.J. 08251

Members of the Governing Body & Administration:

We are pleased to confirm our understanding of the services we are to provide the Township of Lower for the proposed issuance of Bonds in the amount of \$8,490,000. We will:

- Participate in planning discussions with the Township, the Township's Bond Counsel, Financial Advisors and others as requested by the Township.
- Assist in the preparation, and read and evaluate the presentation, of the Preliminary Official Statement, Official Statement and other related offering documents as required.
- Assist the Township with, and participate in, communications and responses to inquiries from Rating Agencies.
- Participate in due diligence discussions with underwriters, placement agents, broker dealers or other financial intermediaries regarding the offering.
- Provide a letter of consent for the use of the Auditor's Report in the offering documents.

These non-audit services do not constitute an audit under Government Auditing Standards and such services will not be conducted in accordance with Government Auditing Standards. We will perform the services in accordance with applicable professional standards. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the debt offering, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed, (3) additional information that we may request for the purpose of the debt offering.

You agree to assume all management responsibilities relating to the debt offering and any other non-audit services we provide. You will be required to provide us with:

- (1) A Management Representation Letter updated from the previous date of audit.
- (2) Minutes of the Meetings of the Governing Body subsequent to the previous date of audit.
- (3) Interim Financial Statements and Reports as requested.

Further, you agree to oversee the non-audit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will provide all documentation we request and information required for the debt offering.

Leon P. Costello is the engagement partner and is responsible for supervising the engagement. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$9,300. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to the engagement. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed the engagement. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to the Township of Lower and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

FORD, SCOTT & ASSOCIATES, L.L.C.
CERTIFIED PUBLIC ACCOUNTANTS

Leon P. Costello
Leon P. Costello
Certified Public Accountant
Registered Municipal Accountant
No. 393

RESPONSE:

This letter correctly sets forth the understanding of the Township of Lower.

By: _____
Chief Financial Officer

Title: _____

Date: _____

By: _____
Mayor

Title: _____

Date: _____

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2018-223

Title: RENEWAL OF COMMERCIAL EXCAVATION (GRAVEL PIT) LICENSE

WHEREAS, Thomas F. Brodesser, Jr. has made application for renewal of commercial excavation (gravel pit) licenses; and

WHEREAS, the applicant has paid the appropriate fees and is currently in compliance with the regulations of the Cape Atlantic Conservation District.

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

1. That the renewal of the commercial excavation licenses for the following are hereby approved:

T. Brodesser	Block 410.01	Lots 30.01, 31 & 32
	Block 410.01	Lots 9.01, 11.01 & 18.01

2. That all such licenses shall remain in full force and effect through July 15, 2019.
3. That the renewal of such licenses shall be conditioned on there being no further commercial activity conducted on the licensed premises without first obtaining all required Township and/or State licenses and permits and that a violation of this condition shall be grounds for revocation of the license.
4. The issuance of the license is further conditioned on the licensee's compliance with all applicable Federal, State and local laws and that a conviction of any Federal, State or local law shall be grounds for revocation of the license.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2018-224

Title: RENEWAL OF COMMERCIAL EXCAVATION (GRAVEL PIT) LICENSE

WHEREAS, Phillip Heun, Jr, Cape Mining and Recycling LLC. has made application for renewal of commercial excavation (gravel pit) licenses; and

WHEREAS, the applicant has paid the appropriate fees and is currently in compliance with the regulations of the Cape Atlantic Conservation District.

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

- 1. That the renewal of the commercial excavation licenses for the following are hereby approved:

Phillip Heun, Jr. Cape Mining & Recycling, LLC Block 410.01 Lot 92
Block 410.01 Lots 89,93-98
Block 410.01 Lots 99.01 & 99.02

- 2. That all such licenses shall remain in full force and effect through July 15, 2019.
3. That the renewal of such licenses shall be conditioned on there being no further commercial activity conducted on the licensed premises without first obtaining all required Township and/or State licenses and permits and that a violation of this condition shall be grounds for revocation of the license.
4. The issuance of the license is further conditioned on the licensee's compliance with all applicable Federal, State and local laws and that a conviction of any Federal, State or local law shall be grounds for revocation of the license.

Table with 7 columns: MOTION, SECOND, AYE, NAY, ABSTAIN, ABSENT and rows for CONRAD, PERRY, ROY, SIPPEL, SIMONSEN.

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION # 2018-225

Title: AWARD OF NEGOTIATED POOL CONCESSION FOR THE TOWNSHIP OF LOWER SWIMMING POOL 2018/2019 WITH AN OPTION OF 2020 SEASON

WHEREAS, the Township of Lower has advertised for the Pool Concession on two separate occasions 3/23/2018 and 5/30/2018 with no bidders responding; therefore the Township has negotiated a Concession Lease for the 2018/2019 Season with an option of 2020 with Jose Rosario for \$10.00 per year; and

WHEREAS, Jose Rosario has provided a cash payment of \$10.00 for the 2018 Season and a copy of his insurance liability certificate listing the Township as an additionally insured.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that the Pool Concession is hereby awarded to Jose Rosario for the sum of \$10.00 for the 2018 & 2019 Season with an option of 2020 Season.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPLE						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION # 2018-226

Title: **AUTHORIZING THE SALE OF TOWNSHIP OF LOWER SURPLUS NO LONGER NEEDED FOR PUBLIC USE ON GOVDEALS ONLINE AUCTION WEBSITE**

WHEREAS, the Township of Lower has determined that the property described on Schedule A attached hereto is no longer needed for public use; and

WHEREAS, the Local Unit Technology Pilot Program and Study Act (P.L. 2001, c. 30) authorizes the sale of surplus personal property no longer needed for public use through the use of an online auction service; and

WHEREAS, the Township of Lower intends to utilize the online auction services of GovDeals located at www.govdeals.com and sell the Township surplus property.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey, that the Township of Lower is hereby authorized to utilize the online auction services of GovDeals located at www.govdeals.com and sell the surplus property as indicated on Schedule A, attached hereto, on an online auction website.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

GOV DEALS 2018- 226		
FIXED ASSET #	DESCRIPTION	DEPARTMENT
2491	OPTI PLEX 780	POLICE
NCIC	OPTIPLEX 755	POLICE
2401	OPTIPLEX 755	POLICE
2801	OPTI PLEX 2010	POLICE
2511	LINK	POLICE
2724	VIDEO SERVER	POLICE
N/A	FOG SERVER	POLICE
1299	IBM	POLICE
3456	5 SHELF BOOKCASE	POLICE
3427	5 SHELF BOOKCASE	POLICE
PALLET	MISC. 911 EQUIPMENT	911/ DISPATCH
1492	HP PRINTER	POLICE
3111	HP PRINTER	POLICE
2706	HP PRINTER	POLICE
N/A	2 PROJECTORS	POLICE
N/A	HP PRINTER	POLICE
N/A	BATTERIES	POLICE
3777	HP PRINTER	POLICE
3483	LEXMARK PRINTER	POLICE
N/A	5 BLACK BENCH OF CHAIRS	POLICE
3485	3 DRAWER FILE CABINET	POLICE
N/A	TYPEWRITER	POLICE
3496	SERVER TOWER	POLICE
N/A	VARIOUS BULLETINE BOARDS	POLICE
2549	DELL COMPUTER	POLICE
2548	DELL COMPUTER	POLICE
2508	DELL COMPUTER	POLICE
2495	DELL COMPUTER	POLICE
2551	DELL COMPUTER	POLICE
2797	DELL COMPUTER	POLICE
2492	DELL COMPUTER	POLICE
N/A	6 /DELL COMPUTER	POLICE
2800	DELL COMPUTER	POLICE
N/A	SMART UP	POLICE
N/A	DICTA PHONE	911/DISPATCH
N/A	2/BLACK CLOTHES RACK	POLICE
N/A	4 DRAWER BLACK FILING CABINET	POLICE
3376	2 DRAMER FILING CABINET	POLICE
3375	2 DRAWER FILING CABINET	POLICE
545	MAIL SORTER	POLICE
491	5 DRAWER VERTICAL FILING CABINET	POLICE
N/A	DA-LITE PROJECTION SCREEN	POLICE
N/A	VARIOUS MAPS & BRACKETS	BOCA
N/A	TYPEWRITER	BOCA
N/A	BROTHER PRINTER	BOCA
N/A	IBM LEXMARK WHEEL WRITER 1500	BOCA

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2018-227

Title: RE-APPOINTMENT TO THE PLANNING BOARD

WHEREAS, Christopher Vassar's term on the Planning Board expired on June 30, 2018, and he has requested re-appointment to the Board; and

WHEREAS, Council has reviewed the applications currently on file in the Clerk's office.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that the following re-appointment be made:

<u>NAME</u>	<u>TYPE</u>	<u>TERM EXP</u>
Christopher Vassar	Class IV Member	June 30, 2022

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018

Julie A Picard, Township Clerk

FOR TOWNSHIP USE ONLY

Res. # _____

Board/Comm./Auth. _____

Term Exp. _____

Replaced _____ or Reappointed

TOWNSHIP OF LOWER
CITIZEN LEADERSHIP FORM

RCVD JUN 29 '18

NAME Christopher Vassal

CITY AND STATE Lower Township, New Jersey

YEARS OF RESIDENCY IN TOWNSHIP 45 OCCUPATION Carpenter

Please number in order of preference which ones you wish to be considered for.

- Cable Television Advisory Board
- Environmental Commission
- Historic Preservation Commission
- Citizen Advisory Board

- Municipal Utilities Authority
- Planning Board
- Recreation Advisory Board
- Zoning Board of Adjustment

I hereby apply to perform public service on the following municipal authority, boards or commissions. List any education, prior volunteer experience or work related experience, or other civic involvement which could be of use to the authority, board or commission you have listed above.

Date: 6/29/18 Signature: [Signature] (VALID FOR ONE YEAR FROM DATE OF RECEIPT)

Return to: Clerk's Office, 2600 Bayshore Road, Villas, NJ 08251

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2018-228

Title: **A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF THE NEW JERSEY INTEROPERABLE COMMUNICATIONS SYSTEM USER AGREEMENT FOR THE USE OF THE NEW JERSEY INTEROPERABLE COMMUNICATIONS SYSTEM**

WHEREAS, The New Jersey Office of Information Technology (NJOIT) is responsible for administering the Public Safety Interoperable Communications (PSIC) Grant on behalf of local, county and state agencies; and

WHEREAS, NJOIT, with the cooperation of local, county and state agencies proposed as a project in the 2007 PISC Grant the construction of a 700 MHz, Land Mobile Radio System, based on the common air interface standard Project 25, referred to as P-25, adopted by the Association of Public-Safety Communications Officials (APCO), American National Standards Institute (ANSI), Telecommunications Industry Association (TIA); and

WHEREAS, the P-25 is a public safety communications standard dedicated to ensuring interoperability in communications. It is designed to ensure fast and secure communications between local, state and federal agencies when protecting the public's welfare; and

WHEREAS, NJOIT has deployed such a Statewide 700 MHz, P-25 Trunked Radio System, known as the New Jersey Interoperable Communications System (NJICS), to improve interoperable communications capabilities among first responders; and

WHEREAS, the NJICS is engineered to provide in-street coverage to 95% of the seven (7) counties of the Urban Area Strategic Initiative ("UASI") Region to a hand held portable radio as well as providing in-street coverage to 95% of areas outside the UASI Region from a mobile radio; and

WHEREAS, NJOIT has provided the Township of Lower with portable radios configured to operate on the Statewide 700 MHz, P-25 Trunked Radio System for the purposes of conducting testing by those agencies of the Township of Lower that may utilize the Statewide 700 MHz, P-25 Trunked Radio System and the Township finds the coverage acceptable; and

WHEREAS, The Township has conducted sufficient testing of the Statewide 700 Mhz. P-25 Trunked Radio System and has determined that the performance is acceptable to those agencies within the Township that will utilize the system; and

WHEREAS, NJOIT has developed this Agreement to identify the terms and conditions of local agency participation in the NJICS; and

WHEREAS, The Township has a desire to utilize the NJICS in order to better assist first responders in connection with emergency communications, and the Township sees it fit to enter into a NJICS User Agreement with the NJOIT.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Lower, in the County of Cape May, State of New Jersey, that the Mayor is hereby authorized to enter into a New Jersey Interoperable Communications System (NJICS) User Agreement with New Jersey Office of Information and Technology, 300 Riverview Plaza, PO Box 212, Trenton, New Jersey 08625-0212, for the purpose of providing the Township with access to the NJICS to improve interoperable communications capabilities among first responders.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE #2018-12

Title: **AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE CAPE MAY COUNTY AIRPORT TECH VILLAGE AREA IN NEED OF REDEVELOPMENT IDENTIFIED AS BLOCK 410.01, PART OF LOT 36 IN THE TOWNSHIP OF LOWER, NEW JERSEY AND AMENDING THE ZONING MAP ACCORDINGLY**

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by Township Ordinance, and said Redevelopment Plan must provide a framework for the planning, development, redevelopment or rehabilitation of the area in question; and

WHEREAS, on February 22, 2017 the Township Council of the Township of Lower adopted Resolution #2017-87 authorizing and directing the Lower Township Planning Board to conduct a preliminary investigation and to prepare a map of the area to determine whether the property located at Block 410.01, Lot 36, and known and identified as the Everlon Property bounded generally by Breakwater, Hornet, Ranger Roads and an unnamed road (hereinafter "the Property"), as depicted on **EXHIBIT A** which is attached hereto and made a part hereof, should be designated as an Area in Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.); and

WHEREAS, on June 15, 2017 the Lower Township Planning Board held a public hearing and adopted Resolution #17-22 recommending that the Property be designated as an Area in Need of Rehabilitation pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.); and

WHEREAS, on July 5, 2017, the Township Council of the Township of Lower adopted Resolution #2017-199 accepting and adopting the findings and recommendations of the Lower Township Planning Board and designated the Property as an Area in Need of Redevelopment; and

WHEREAS, on June 18, 2018, the Township Council of the Township of Lower adopted Resolution #2018-215 authorizing and directing the Lower Township Planning Board to Review and Report on the Cape May County Airport Tech Village Redevelopment Plan (Block 410.01, Lot 36) pursuant to the Local Redevelopment and Housing Law; and

WHEREAS, on June 21, 2018, the Lower Township Planning Board held a public hearing to review and consider the Cape May County Airport Tech Redevelopment Plan (hereinafter "Redevelopment Plan") prepared by Louis C. Joyce, PP, AICP, dated June 2018, which is attached hereto as **EXHIBIT B**, and the Board found the Redevelopment Plan to be consistent with the Township of Lower's Master Plan, and recommended to the Township Council of the Township of Lower, via Resolution #18-21, that the Township adopt the Redevelopment Plan for the Property; and

WHEREAS, the Township Council of the Township of Lower specifically finds that the Redevelopment Plan and the Property itself meet the requirements of N.J.S.A. 40:12A-1, et seq., and are consistent with the Township of Lower's Master Plan.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey as follows:

Section 1. The recitals set forth above are incorporated herein and made a part hereof as if set forth at length.

Section 2. The Township Council of the Township of Lower hereby approves and adopts the Redevelopment Plan, attached hereto as **Exhibit B**, for the property located at Block 410.01, part of Lot 36, and known and identified as the Cape May County Airport Tech Village Area in Need of Redevelopment.

In accordance with the provisions of the Cape May County Airport Tech Village Redevelopment Plan the Atlantic County Improvement Authority is hereby designated as the Redevelopment Entity.

Section 3. The above-referenced Redevelopment Plan shall constitute an overlay zone for the area contained within the plan. The Zoning Map of the Township of Lower is hereby amended to designate the area set forth within the plan as the "Cape May County Airport Tech Village Redevelopment Area."

Section 4. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

Section 5. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provision of this Ordinance are hereby declared to be severable.

Section 6. This Ordinance shall become effective 20 days after final passage and publication according to law.

Thomas Conrad, Councilmember

David Perry, Councilmember

Roland Roy, Jr., Councilmember

Frank Sippel, Deputy Mayor

Erik Simonsen, Mayor

First Reading: July 2, 2018

Adopted:

Attest: _____
Julie A Picard, Township Clerk

Cape May County Airport Tech Village REDEVELOPMENT PLAN

Prepared by:

South Jersey Economic Development District
for
The County of Cape May and the Township of Lower, New Jersey

June 2018

Approved Planning Board:
Resolution No.
Date:

Adopted by Township Committee:
Ordinance #
Date:

original signed and sealed

Louis C. Joyce, PP, AICP
NJ Planning License No. 02813

Lower Township Mayor and Council

Erik Simonsen, Mayor
Frank Sippel, Deputy Mayor
Thomas Conrad, Council Member Ward 1
David Perry, Council Member Ward 2
Roland Roy, Jr., Council Member Ward 3
Jim Ridgway, Township Manager
Julie Picard, Township Clerk

Lower Township Planning Board

Robert Crompton - Chairman
Andrew Bulakowski- Vice Chairman –
Erik Simonsen, Mayor
Jennifer Dowe
John McNulty
Chris McDuell
Roland Roy
Daniel J. Senico
Christopher Vassar
Michael Rosenberg - Mayor Designee

Lisa Schubert, Recording Secretary
Avery S. Teitler, Esq., Solicitor
William J. Galestok, P.P., Planning Director
Shawn Carr, P.E., Engineer

Township of Lower: Redevelopment Plan
Cape May County Airport Tech Village

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Appendices

- A. Prior Approvals of Area in Need of Redevelopment

I. Introduction

In 1992, the State of New Jersey empowered local municipalities to address conditions of deterioration and lack of proper use of lands by adopting the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq. and alternately referred to herein as the "Redevelopment Statute" or "Statute"). The purpose of the Redevelopment Statute is to provide municipalities with the tools and powers needed to plan or replan decayed, undeveloped and underdeveloped portions of a municipality and to actively redevelop said areas into productive assets for the community. These tools include the power to acquire, through negotiations, private property deemed necessary to effectuate redevelopment, to clear subject lands, to install infrastructure and/or other site improvements and to negotiate and enter into partnerships with public and private entities in order to accomplish the municipality's redevelopment goals and objectives

The Lower Township Council adopted Resolution #2017-199 on July 5, 2017 to declare a portion of the Cape May County Airport property as an Area in Need of Redevelopment (ANR). The area is identified as Block 410.10 parts of Lot 36 and generally bounded by Breakwater, Hornet and Ranger Roads and including the accessory structures located within a line approximately 100' west of Kersarge Road. The area is approximately 14 acres and generally consists of the lands formerly the site of the 'Everlon' building and surrounding lands and outlined on the aerial photograph below. The area contained an abandoned industrial structure and other adjoining buildings and adjacent lands.



CAPE MAY COUNTY AIRPORT

The Tech Village Redevelopment Plan proposes the initial construction of a 20,000 s.f. building with attendant parking and site improvements. The overall plan anticipates additional structures totaling 90,000 s.f. to provide for high tech industry facilities. The Plan provides permitted land uses and building requirements that are consistent with the Township Master Plan and the current zoning on the site, as well as design guidelines that reflect on the historic heritage of the Airport.

II. Definitions

Redevelopment plan" means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

"Redevelopment project" means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping, and administrative, community, health, recreational, educational, and welfare facilities.

III. Statutory Contents of a Redevelopment Plan

The Local Redevelopment and Housing Law N.J.S.A.40A:12A-7 details the requirements for the adoption of redevelopment plan. The Statute states:
N.J.S.A.40A:12A-7

a. No redevelopment project shall be undertaken or carried out except in accordance with are development plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79(C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.).

b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a

majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

P.L. 1992,c.79,s.7.

IV. Relationship to Definite Local Objectives

A review of the Lower Township Master Plan contained in the "General Reexamination of the Master Plan, Township of Lower, November 13, 2014" provides the following information to confirm that the proposed Redevelopment Plan can be found to be consistent with the Goals and Objectives of the Lower Township Master Plan and the stated purpose of the Industrial (I) Zone.

The Goals and Objectives of Current Plan that are considered relevant to the redevelopment of the Airport property are: (Letters correspond to assigned letter in Master Plan re-examination report.)

- b. To encourage municipal action to guide the appropriate use of development of all lands in this state, in a manner which will promote public health, safety, morals, and general welfare.
- g. To encourage and appropriate and efficient expenditure of public funds by coordination of public development with land use policies.
- h. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- j. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- n. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

The Re-examination Report provided an "Amended Objective for the Industrial Areas":

14 A. Recommended industrial acreage consists largely of lands in the immediate vicinity of the Cape May County Airport which are close enough to the runway approach and departure zones to be affected by noise and air and vehicular traffic related to the airport, but which would also benefit from proximity to the airport in terms of access. In view of the environmental constraints and the risks of high density development in close proximity to an airport* it is intended that densities in the Industrial District be kept relatively low. It is recommended that the Industrial Area in the vicinity of the airport be expanded. We want to encourage better transportation capability to and from the Airport Industrial Zone.

The Industrial District located at the Cape May Airport affords a special opportunity to absorb certain uses that may be considered unsettling to the general public if located in residential neighborhoods. We want to encourage these types of uses in the Cape May Airport section of the

Industrial District due to the fact that it is better policed, busier and physically separated from residential districts. Industrial uses require public sewer service for health, safety, and welfare of the general public as well as protection to the potable water supply and environment in general.

Additional uses recommended are General Business (GB), General Business (GB-I), Outdoor flea markets as a permitted use. Additional uses to be permitted on Block 410.01 Lots 36,37&37.01 in the Airport Hazard Zoning District. Site Plan approval should not be required on the "air side" of the Airport. (Regulated by the FAA). These changes have been made by Lower Township Council amendments to the Zoning Ordinance.

*As indicated in the Model Land Use and Zoning Ordinances for New Jersey Public Use Airports, prepared in 1977 by the New Jersey Department of Transportation

Redevelopment of the Everlon property is consistent with the Amended Objective by providing for the development of uses that are compliant with those permitted by zoning and as recommended in the Re-examination Report. In addition, the redevelopment of the property is in conjunction with the site improvements accomplished by Cape May County to the access roads and utility infrastructure. Redevelopment of the Everlon site will occur on lands that were the site of an obsolete and non-functional industrial structure and will provide for replacement uses that are consistent with the goals and objectives of the Lower Township Master Plan.

V. Proposed Land Uses and Building Requirements

The permitted land uses for the Redevelopment Project Area are consistent with the current zoning district regulations of Lower Township. Zoning Districts of the redevelopment area consist of the (AHZ) § 400-27 Airport hazard zones and the § 400-19 (I) Industrial designation (which includes uses permitted in the § 400-17 GB General Business) (Figure 1). The Industrial zoned land fronts primarily on Breakwater Road and encompasses the entire Airport property.

Township of Lower: Redevelopment Plan
Cape May County Airport Tech Village

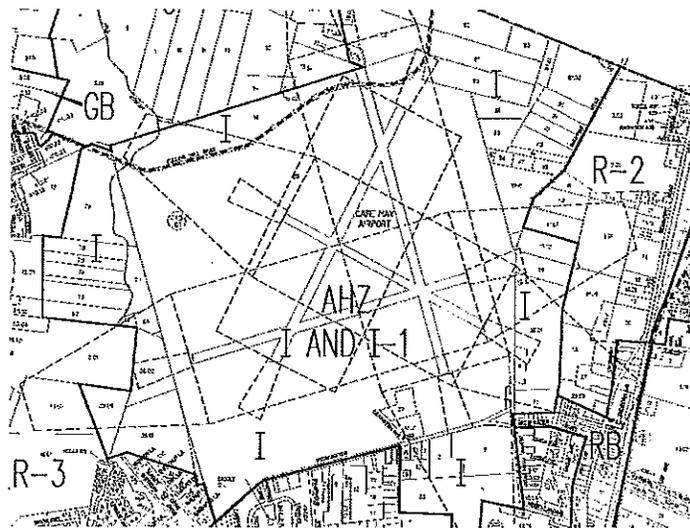


Figure 1: Zoning map

It is important to note that permitted uses within the Airport Hazard Zone (AHZ) include both (I) Industrial and the (GB) General Business principal and accessory land uses.

The Redevelopment Plan shall constitute an "Overlay Zoning District" within the Redevelopment Area in accordance with the provisions of the LRHL.

The following is a summary of the land uses that are permitted by the Redevelopment Plan:

- A. Principal permitted uses on the land and in buildings within Redevelopment Area:
- (1) Public purpose uses.
 - (2) Offices and office buildings.
 - (3) Restaurants without liquor licenses.
 - (4) Stores and shops for the conduct of any lawful retail business.
 - (5) Daycare when related to on-site uses
 - (6) Open space*
 - (7) Transportation*
 - (8) Industrial*
- *per AHZ §400-27
- B. Accessory uses permitted.
- (1) Off-street parking.
 - (2) Fences and walls
 - (3) Signs.

(4) Garages, storage buildings and toolsheds

C. Uses prohibited.

Refer to the prohibited uses enumerated in §400-19C

D. Maximum building height.

Maximum building height. No building shall exceed 45 feet and three (3) stories except as provided in § 400-57B of the Township Code.

E. Area and yard requirements.

Area and yard requirements within the Redevelopment Area are not applicable due to the overall Airport site ownership and configuration.

F. General Requirements

No merchandise, products, waste, equipment or similar material or objects shall be displayed or stored outside unless screened.

All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.

All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition.

G. Minimum off-street loading.

Each building shall provide for off-street loading and unloading with adequate ingress and egress from streets and with adequate space for maneuvering and shall provide such area at the side or rear of the building. There shall be no loading or unloading from the street.

H. Minimum off-street parking.

One space for every 1,000 square feet or fraction thereof of floor area used for inside storage and warehousing plus one space for every 400 square feet or fraction thereof of floor area used for manufacturing or research and testing plus one space for every 200 square feet or fraction thereof of floor area used for offices.

In addition, one space for every vehicle owned and/or operated by the use operating from that site shall be provided.

I. Signs.

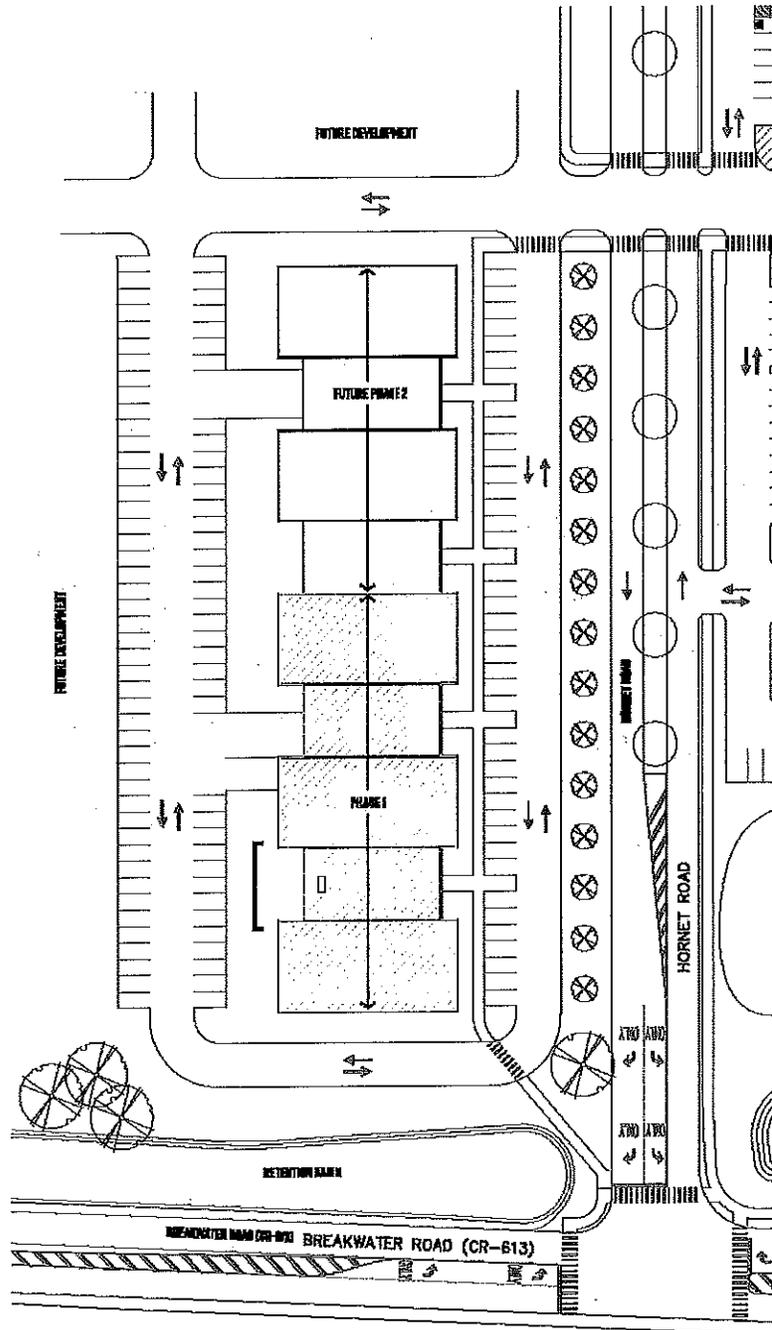
Each building may have two signs, either freestanding or attached, not exceeding an area equivalent to 5% of the front facade of the building, or 70 square feet, whichever is smaller. If freestanding, the sign shall be set back from all street and property lines a distance equivalent to one linear foot for each two square feet of sign area, provided the required setback shall in no case be less than 10 feet. Where an individual activity has direct access from the outside, a sign not exceeding four square feet, identifying the name of the activity, may be attached to the building at the entrance.

Where uses share a common walkway, each use served by the walkway may have one additional sign which shall be either attached flat against the building or be suspended in perpendicular fashion from the roof over the common walkway. Suspended signs shall be no closer than eight feet at their lowest point to the finished grade level below them. No such sign shall exceed 10 square feet in area.

Note: The design standards enumerated in § 400-34 and § 400-37 are provided for guidance in preparing design and site engineering but not for strict compliance as flexibility in design to suit the limitations of the site are to be considered.

VI. Tech Village site plan and proposed building elevation:

Figure 2: Partial Site Plan and Building layout



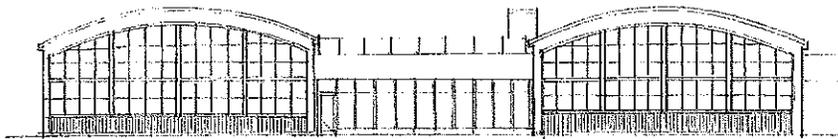


Figure 3: Building design elevation (reflective of historic airport structures)

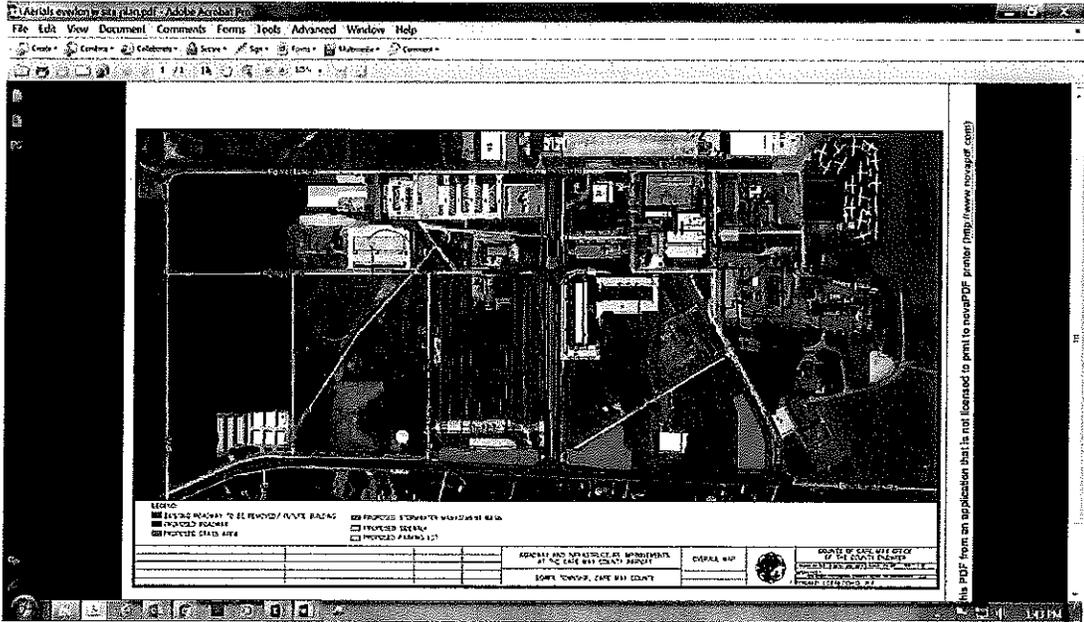


Figure 4: Overall Airport and Redevelopment Area Site Plan and Building Location Layout

VII. Relocation of Residents or Businesses

The site of the Area in Need of Redevelopment and subject of the proposed redevelopment activity is vacant, being demolished as part of the redevelopment process. No residents, residential properties or businesses are located on the project site. No relocation of residents or businesses is proposed or needed to implement the Redevelopment Plan.

VIII. Identification of any Property to be Acquired

The property subject to be developed under the terms of this Redevelopment Plan is owned by the County of Cape May, therefore there will be no private property to be acquired to implement the Redevelopment Plan.

IX. Significant Relationship to Existing Master Plans

A. Relationship to the Master Plans of Contiguous Municipalities

Lower Township is contiguous with Middle Township, Borough of West Cape May and Borough of Wildwood Crest. The Cape May Airport Tech Village Redevelopment Area is not located contiguous with the adjoining municipalities to Lower Township.

The Redevelopment Area is sufficiently distant from West Cape May and Wildwood Crest, also separated physically by significant bodies of water that it can be asserted there is no significant impact or relationship to the Master Plans of those communities.

The Master Plan of Middle Township includes the provision of significant commercial development in the Rio Grande area, which is located 2+ miles from the Redevelopment Area. No new development pattern within Lower Township will result from the redevelopment of the Tech Village site, and no significant land use change is proposed. Therefore, the conclusion is asserted that there is not a significant impact or effect on the Master Plan of Middle Township.

B. Consistency with the Cape May County Comprehensive Plan

The Cape May County Comprehensive Plan, February 2005, has references to industrial development and land uses in the County. The Existing Land Use section states:

"In keeping with the County trend, industrial development in the mainland areas is sparse. Cape May County's location (distant from the urban population centers), and lack of adequate rail facilities contributes to this situation. However, small industrial parks can be found in Erma (Lower Township) at the County Airport and on Indian Trail (County Road 618) in Middle Township." (P. 10)

Contained in the section entitled ECONOMIC DEVELOPMENT the plan policy statement support in concept the type of redevelopment envisioned by the Everlon redevelopment plan.

The Policy states in part that: "A proper balance between the need for a project (jobs, income, etc.) must be addressed with regard to that project's impact on the environment, it's location (available transportation, utilities, etc.), and the overall County infrastructure and resort nature.

Not only will the Planning Board be involved with the evaluation of specific proposals, but also with the long-range planning (such as utilities location, costs, and transportation facilities) which is necessary for the establishment of a viable County Economic Development Plan."
(p. 12)

The redevelopment of the Everlon site maintains that balance between the need for jobs and the impact on the environment. The proposed redevelopment will improve the immediate environment at the site, will not create new environmental impacts and provide for the potential for economic development at an established business commercial and industry location. Transportation resources and appropriate utilities are currently in place, consistent with the goals of the County Plan Policy statement.

C. Relationship to State Development and Redevelopment Plan (SDRP)

The Cape May Airport Redevelopment Area is in the Fringe Planning Area (PA3) as identified in the New Jersey State Plan. The PA3 designation is not recognized as a "Smart Growth" area by the New Jersey Department of Community Affairs (NJDCA). Redevelopment areas are submitted to the Commissioner of NJDCA for approval as required by the Redevelopment Law. This Cape May Airport Redevelopment Area was submitted for approval to NJDCA and approved by the Commissioner on August 10, 2017. In addition, the area is uniquely exempted from the CAFRA regulations that overlay the rest of Cape May County.

The State Plan Policy provided that PA3 is the Fringe Planning Area: the stated policy is the area will:

"Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine programmed sewers and public water services to Centers."

The State Plan Policy objective for Redevelopment in PA3 states:

“Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile.”

Whereas a majority of Lower Township is mapped as PA4, Environmentally Sensitive, this airport area and environs are recognized for the ability to “revitalize cities and towns.” Although the Airport is not considered a city or town, the redevelopment of the Everlon site is intended to be a revitalizing force for the area, and is an activity consistent with the intent of the State Plan.

This site has been approved pursuant to N.J.S.A. 40A:12A-6b (5)(c) as an “Area in Need of Redevelopment by the Commissioner of NJDCA on August 10, 2017.

X. Designation of the Redevelopment Entity

The LRHL provides for the appointment of a Redevelopment Entity by the Township to carry out fulfill the Redevelopment Plan. The Township may act as the redevelopment entity or as permitted in N.J.S.A. 40A:12A-4c which states in part that “...A county improvement authority authorized to undertake redevelopment projects pursuant to the “county improvement authorities law,” P.L. 1960, c.183 (C.40:37A-44 et seq.) may also act as a redevelopment entity pursuant to this act.”

The Tech Village Redevelopment Project is a project of the County of Cape May on lands that it owns and controls. The County has entered into a shared services agreement with the Atlantic County Improvement Authority (ACIA) to be the project developer, and in that capacity the ACIA shall be designated as the “Redevelopment Entity” in the capacity to implement this Redevelopment Plan. Upon its designation as the redevelopment entity the ACIA may proceed “with the clearance, replanning, development and redevelopment of the area designated in the adopted redevelopment plan in accordance with N.J.S.A. 40A:12A-8.

XI. Appendices

A. Prior Approvals of Area in Need of Redevelopment

1. Township Resolution 2017-199 Designating the Area in Need of Redevelopment, July 5, 2017.
2. Approval Letter from NJ Department of Community Affairs, August 10, 2017.

**Township of Lower: Redevelopment Plan
Cape May County Airport Tech Village**

1.

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2817- 199

Title: A RESOLUTION DESIGNATING A PORTION OF THE CAPE MAY COUNTY AIRPORT (BLOCK 410.01, LOT 36) AN "AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, the County of Cape May (the "County") is the owner of the Cape May County Airport, Block 410.01, Lot 36 (the "Airport") which, among other uses, hosts a multiuse commercial and industrial park, and

WHEREAS, the County has partnered with the Delaware River and Bay Authority pursuant to an Acquisition Agreement and Ground Lease, under which the DRBA is responsible for the general maintenance and operation of the Airport; and

WHEREAS, both the DRBA, as manager, and the County, as owner, have committed significant monetary resources to and commenced construction of infrastructure and other improvements to the Airport as a part of a joint and collective effort to invigorate the complex, attract new commercial and industrial activity especially in high-tech aviation and developing industries, and create new jobs for County residents; and

WHEREAS, the Township of Lower, as the "host municipality" of the Airport, is a vital partner with the County and the DRBA in the plans for redevelopment and revitalization of the area; and

WHEREAS, the Township desires to facilitate redevelopment of areas in need within the Township and more specifically areas within the bounds of the Cape May County Airport; and

WHEREAS, the Township believes that parts of or the entirety of Block 410.10, Lots 36 bounded generally by Breakwater, Hornet, Ranger Roads and an unnamed road and inclusive of the former Eveiton property and as shown on the map attached hereto as Exhibit 'A' are in need of redevelopment ("the Area"), and

WHEREAS, Pursuant to Resolution 2017-87, the Township directed the Lower Township Planning Board to conduct a "Preliminary Investigation" and prepare a map of the Area, conduct a public hearing and make findings and recommendations that the Area meets the statutory requirement to be declared as an area in need of redevelopment as required by the New Jersey Local Redevelopment and Housing Law (the "LRHL"), N.J.S.A. 40A:12A-1 et seq. and

WHEREAS, Pursuant to Lower Township Planning Board Resolution 17-22, the Planning Board has completed its Preliminary Investigation and prepared a map of the proposed area of redevelopment, conducted a public hearing and made certain findings and has recommended that the Township designate the study area as an area in need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that Block 410.01, Lot 36 of the Cape May County Airport is hereby designated an Area in need of Redevelopment.

BE IT FURTHER RESOLVED, that a duly executed copy of this resolution will be delivered to the Planning Board and filed in the office of the Township Clerk.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD			/			
PERRY		X	/			
ROY	X		/			
SIPPEL			/			
SIMONSEN			/			

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 5, 2017

Julie A. Picard
Julie A. Picard, Township Clerk

Township of Lower: Redevelopment Plan
Cape May County Airport Tech Village

2..



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 800
TRENTON, NJ 08625-0800
(609) 292-6420

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICEMAN
Commissioner

August 10, 2017

RCVD AUG 14 '17

The Honorable Erik Simonsen
Mayor
Township of Lower
2600 Bayshore Road
Villas, New Jersey 08251-1399

RE: Review of Resolution No. 2017-199 determining a portion of Block 410.01, Lot 36 (Cape May County Airport) as an Area in Need of Redevelopment

Dear Mayor Simonsen:

The Department of Community Affairs (DCA) is in receipt of the above referenced resolution for review and approval. Pursuant to N.J.S.A. 40A:12A-6b(5)(c), a review of the delineated area has been conducted. Based on this review, the Township's determination is approved pursuant to N.J.S.A. 40A:12A-6b(5)(c).

The municipality or redeveloper may also find the New Jersey Business Action Center (BAC), located in the Department of State, helpful in identifying potential sources of State financing to facilitate the redevelopment of these properties. You may contact the BAC by calling (866) 534-7789.

This determination is a tribute to the work Lower Township has done. Please feel free to contact Robert Tessier at (609) 292-1547 or Tom Stanuikynas at (609) 984-4584 if you need any further assistance.

Sincerely,

Charles A. Richman
Commissioner

cc: Municipal Clerk
Gerard Scharfenberger, Office of Planning Advocacy
Sean Thompson, Local Planning Services



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TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

MEMORANDUM

TO: Jim Ridgway,
Twp. Manager

FROM: Bill Galestok, PP, AICP
Director of Planning
Planning Board Secretary

DATE: June 22, 2018

RE: CMC Airport Tech Village
Redevelopment Plan;
Resolution #18-21 Planning Board
recommendation

A handwritten signature in black ink, appearing to read "Bill Galestok", is written over the "FROM:" field of the memorandum.

Please find attached Planning Board Resolution #18-21 recommending that Lower Township Council approve and adopt the redevelopment plan for the CMC Tech Village.

Thank you.

WJG:las

att:1

cc: Julie Picard, Twp. Clerk, w/att.

**LOWER TOWNSHIP PLANNING BOARD
RESOLUTION REPORTING ON REVIEW AND REPORT ON THE
REDEVELOPMENT PLAN FOR BLOCK 410.01 Part of Lot 36**

RESOLUTION NO. 18-21

**RESOLUTION OF THE LOWER TOWNSHIP PLANNING BOARD
REPORT TO COUNCIL ON THE CAPE MAY COUNTY AIRPORT
TECH VILLAGE REDEVELOPMENT PLAN RESPECTING BLOCK
410.01, PART OF LOT 36 AND FINDING OF CONSISTENCY WITH
THE TOWNSHIP MASTER PLAN**

WHEREAS, the Lower Township Council has duly adopted Resolution #2018-215 "authorizing and directing" the Lower Township Planning Board to Review and Report on the Cape May County Airport Tech Village Redevelopment Plan ("Plan") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq*; and

WHEREAS, the property identified in The Redevelopment Plan is designated on the tax maps as Block 410.01, part of Lot 36, and known as and identified as the Everlon Redevelopment Area within the bounds of the Cape May County Airport; and

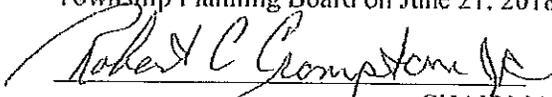
WHEREAS, a report of findings has been reviewed by the Planning Board at a meeting conducted on June 21, 2018 in compliance with N.J.S.A. 40A:12A-1 *et seq*, at which meeting the Board received testimony and report of its Planner the regarding the contents of the Plan, and received comments from the public; and

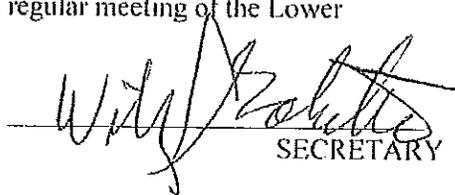
WHEREAS, at the conclusion of said meeting, and consistent with the reports and testimony in connection with this matter, the Board finds that the Plan meets the statutory criteria in N.J.S.A. 40A:12A-5b that it is consistent with the Township Master Plan and further that the Planning Board offers no comments or possible revisions to said Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Lower Township Planning Board that the Cape May County Airport Tech Village Redevelopment Plan prepared by Louis C. Joyce, PP, for the County of Cape May be and is found to be consistent with the Township Master Plan; and,

BE IT FURTHER RESOLVED, that the Planning Board recommends to the Township Council that it take appropriate action to approve and adopt the Redevelopment Plan as provided by N.J.S.A. 40A:12A-1 *et seq*.

This resolution memorializes action taken at a regular meeting of the Lower Township Planning Board on June 21, 2018.


CHAIRMAN


SECRETARY

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2018-229

Title: RESOLUTION PROVIDING FOR THE COMBINATION OF CERTAIN ISSUES AND DETERMINING THE FORM AND OTHER DETAILS OF THE OFFERING OF \$8,490,000 GENERAL OBLIGATION BONDS, SERIES 2018 OF THE TOWNSHIP OF LOWER, IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY AND PROVIDING FOR THE SALE OF SUCH BONDS

BE IT RESOLVED By the Township Council of the Township of Lower, in the County of Cape May, State of New Jersey, as follows:

Section 1. Pursuant to the provisions of N.J.S.A. 40A:2-26(f), the bonds of the Township, authorized pursuant to the bond ordinances of the Township heretofore adopted and described in Section 2 hereof, shall be combined into a single issue of General Obligation Bonds, Series 2018 in the aggregate principal amount of \$8,490,000 (the "Bonds" or "General Obligation Bonds").

Section 2. The principal amount of bonds authorized by each ordinance to be combined into a single issue as above provided, the bond ordinances authorizing the Bonds described by reference to the ordinance number, description and date of final adoption, amount of issue and average period of usefulness determined in each of the bond ordinances are respectively as follows:

<u>Ordinance Number</u>	<u>Description and Date of Final Adoption</u>	<u>Amount of Issue</u>	<u>Useful Life</u>
2016-04	Various 2016 Capital Improvements, Finally Adopted April 18, 2016	\$1,700,000	6.99 years
2017-08	Various 2017 Capital Improvements, Finally Adopted June 5, 2017	\$1,000,000	7.61 years
17-10	Various Roadway And Sidewalk Improvements To Beach Drive, Finally Adopted August 7, 2017	\$1,800,000	20 years
2015-10, as amended by, 2018-05	Drainage And Stormwater Management Improvements And Associated Road Work To Roseann Avenue And Bayshore Estates, Finally Adopted October 19, 2015 (2015-10) And March 19, 2018 (2018-05)	\$3,990,000	40 years
TOTALS		\$8,490,000	

Section 3. The following matters are hereby determined with respect to the combined issue of Bonds:

(a) The average period of usefulness, computed on the basis of the respective amounts of Bonds presently authorized to be issued pursuant to each of the bond ordinances and the respective periods or average periods of usefulness therein determined, is not more than 25.33 years.

(b) The Bonds of the combined issue shall be designated "General Obligation Bonds, Series 2018" and shall mature within the average period of usefulness hereinabove determined.

(c) The Bonds of the combined issue shall be sold and issued in accordance with the provisions of the Local Bond Law that are applicable to the sale and issuance of bonds authorized by a single bond ordinance and accordingly may be sold with other issues of bonds.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) None of the Bonds described in Section 2 hereof have been sold or issued heretofore, and the several bond ordinances described in Section 2 have not been rescinded heretofore and now remain in full force and effect as authorizations for the respective amounts of bonds set opposite the descriptions of the bond ordinances set forth in Section 2 hereof.

(b) The several purposes or improvements authorized by the respective bond ordinances described in Section 2 hereof are purposes for which bonds may be issued lawfully pursuant to the Local Bond Law and some of such improvements or purposes, if applicable and permitted by law, a deduction may be taken in any annual or supplemental debt statement.

Section 5. The Bonds shall mature in the principal amounts on July 15 in each of the years as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
2019	\$470,000	2025	\$710,000
2020	500,000	2026	800,000
2021	540,000	2027	850,000
2022	580,000	2028	900,000
2023	620,000	2029	920,000
2024	660,000	2030	940,000

The Bonds of this issue maturing prior to July 15, 2026 are not subject to redemption prior to their stated maturities. The Bonds of this issue maturing on or after July 15, 2026 are subject to redemption at the option of the Township, in whole or in part, on any date on or after July 15, 2025 in accordance with the terms provided in the Notice of Sale authorized herein and attached hereto as Exhibit B (the "Notice of Sale"). The Bonds shall be twelve (12) in number, unless the purchaser shall structure a portion of the serial maturities as one or more term bonds in accordance with the Local Bond Law and the Notice of Sale, with one bond certificate being issued for each year of maturity, and shall be designated and numbered GO-1 to GO-12, inclusive.

Section 6. The General Obligation Bonds are sometimes referred to hereinafter as the "Bonds".

Section 7. The Bonds will be issued in fully registered book-entry only form, without coupons. One certificate shall be issued for the aggregate principal amount of the Bonds maturing in each year. Both principal of and interest on the Bonds will be payable in lawful money of the United States of America. Each certificate will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as Securities Depository (the "Securities Depository") for the Bonds. The certificates will be on deposit with DTC. DTC will be responsible for maintaining a book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants will be responsible for maintaining records recording the beneficial ownership interests in the Bonds on behalf of individual purchasers. Individual purchases of the Bonds may be made in the principal amount of in \$5,000 or any integral multiple thereof, through book entries made on the books and records of DTC and its participants. The Bonds will be dated the date of delivery and shall bear interest from the date of delivery, which interest shall be payable semiannually on the fifteenth (15th) day of January and July of each year (each an "Interest Payment Date"), until maturity, or prior redemption, as applicable, commencing January 15, 2019, at such rate or rates of interest per annum as proposed by the successful bidder in accordance with the Notice of Sale authorized herein. The principal of and the interest on the Bonds will be paid to the Securities Depository by the Township, or some other paying agent as the Township may designate and appoint, on the maturity dates and due dates and will be credited on the maturity dates and due dates to the participants of DTC as listed on the records of DTC as of each January 1 and July 1 preceding an Interest Payment Date (the "Record Dates"). The Bonds shall be executed by the manual or facsimile signatures of the Mayor or Acting Mayor (the "Mayor") and Chief Financial Officer or Acting Chief Financial Officer (the "Chief Financial Officer") or Manager (the "Manager") of the Township under the official seal (or facsimile thereof) affixed, printed, engraved or reproduced thereon and attested to by the manual

signature of the Clerk of the Township (the "Clerk" or "Township Clerk". The following matters are hereby determined with respect to the Bonds:

Date of Bonds	Date of Delivery
Principal Payment Dates:	July 15, 2019 and each July 15 thereafter until maturity, or prior redemption, as applicable
Interest Payment Dates:	Semiannually on each January 15 and July 15 until maturity, or prior redemption, as applicable, commencing January 15, 2019
Place of Payment:	Cede & Co., New York, New York

Section 8. The Bonds shall be substantially in the form set forth in Exhibit A attached hereto with such additions, deletions and omissions as may be necessary for the Township to market the Bonds in accordance with the requirements of DTC, upon advice of Bond Counsel (as hereinafter defined).

Section 9. The Bonds shall be sold upon receipt of electronic proposals on Thursday, July 19, 2018 at 11:00 a.m. by the Mayor, Manager or Chief Financial Officer of the Township via Grant Street Group's MuniAuction website ("MuniAuction") in accordance with the Notice of Sale authorized herein. The use of the services provided by MuniAuction and the fees associated therewith are hereby approved. Archer & Greiner P.C. ("Bond Counsel"), on behalf of the Township Clerk, is hereby authorized and directed, to arrange for (i) the publication of a summary of such Notice of Sale to be published not less than seven (7) days prior to the date of sale in The Bond Buyer, a financial newspaper published and circulating in the Township of New York, New York, (ii) the publication of the full text of such Notice of Sale in the Press of Atlantic City and/or the Cape May Star and Wave, such Notice of Sale to be published not less than seven (7) days prior to the date of sale, and (iii) the posting of the full text of the Notice of Sale on the website provided by or for MuniAuction, and any of the aforesaid actions of Bond Counsel undertaken heretofore are hereby ratified and confirmed. Pursuant to N.J.S.A. 40A:2-34, the Township hereby designates the Mayor, Manager or Chief Financial Officer of the Township as the financial officer authorized to sell and to award the Bonds in accordance with the Notice of Sale authorized herein, and such financial officer shall report in writing the results of the sale to the Township Council at its regularly scheduled meeting thereafter. The Mayor, Manager or Chief Financial Officer is hereby further authorized and directed to do and accomplish all matters and things necessary or desirable to effectuate the offering and sale of the Bonds. Bond counsel is hereby authorized and directed to close the Bonds with DTC.

Section 10. The Notice of Sale shall be substantially in the form set forth in Exhibit B attached hereto with such additions, deletions and omissions as may be necessary for the Mayor, Manager or Chief Financial Officer to market the Bonds, upon advice of Bond Counsel to the Township.

Section 11. The Bonds shall have affixed thereto a copy of the written opinion with respect to such Bonds that is to be rendered by Bond Counsel. The Clerk of the Township is hereby authorized and directed to file a signed duplicate of such written opinion in the office of the Clerk of the Township.

Section 12. Bond Counsel is hereby authorized and directed, as applicable, to arrange for the printing of the Bonds and for the printing and electronic posting of the Preliminary Official Statement (as hereinafter defined) and the Official Statement (as hereinafter defined), and any and all fees associated therewith, and any such actions undertaken heretofore are hereby ratified and confirmed. The Preliminary Official Statement and the Official Statement are hereby authorized to be prepared by Bond Counsel, Ford-Scott Associates, L.L.C., Ocean City, New Jersey, auditor to the Township (the "Auditor") and other Township officials and professionals, and any such actions undertaken heretofore are hereby ratified and confirmed. Bond Counsel is also authorized and directed to arrange for the distribution of the Preliminary Official Statement on behalf of the Township to those financial institutions that customarily submit bids for such Bonds, and any such actions undertaken heretofore are hereby ratified and confirmed. The Mayor and the Chief Financial Officer are each authorized and directed to execute and deliver any certificates necessary in connection with the distribution of the Preliminary Official Statement and the Official Statement. Bond Counsel and the Auditor are further authorized and directed to obtain ratings on the Bonds and to prepare and submit financial and other information on the Township to each rating agency and the preparation and submission of any such application is hereby ratified and confirmed.

Section 13. The Township hereby covenants that it will comply with any conditions subsequently imposed by the Internal Revenue Code of 1986, as amended (the "Code"), to preserve the exemption from taxation of interest on the Bonds, including the requirement to rebate all net investment earnings on the gross proceeds above the yield on the Bonds, if necessary.

Section 14. The Township is hereby authorized to make representations and warranties, to enter into agreements and to make all arrangements with DTC, as may be necessary to provide that the Bonds will be eligible for deposit with DTC and to satisfy any obligation undertaken in connection therewith.

Section 15. In the event DTC may determine to discontinue providing its services with respect to the Bonds or is removed by the Township and if no successor Securities Depository is appointed, the Bonds which were previously issued in book-entry form shall be converted to Registered Bonds (the "Registered Bonds") in denominations of \$5,000 or any integral multiple thereof. The beneficial owner under the book-entry system, upon registration of the Bonds held in the beneficial owner's name, will become the registered owner of the respective Registered Bonds. The Township shall be obligated to provide for the execution and delivery of the respective Registered Bonds in certified form.

Section 16. The Chief Financial Officer or Manager are each hereby authorized and directed to "deem final" the Official Statement (the "Official Statement") prepared with respect to the issuance of the Bonds and pursuant to the provisions of the Rule (as hereinafter defined) and to execute a certificate regarding same, and any such actions undertaken heretofore are hereby ratified and confirmed. The Chief Financial Officer or Manager are each hereby authorized and directed to authorize and approve the use and distribution of the Official Statement in preliminary form (the "Preliminary Official Statement") in connection with the offering and sale of the Bonds, and any such actions undertaken heretofore are hereby ratified and confirmed. Upon the sale of the Bonds, the Preliminary Official Statement shall be modified, in consultation with Bond Counsel, to reflect the effect of the sale of the Bonds and said modified Preliminary Official Statement shall constitute the final Official Statement (the "Final Official Statement"). The Chief Financial Officer or Manager are each hereby authorized and directed to execute and deliver the Final Official Statement to the purchaser of the Bonds in accordance with the provisions of the Rule, for its use in the sale, resale and distribution of the Bonds, where and if applicable.

Section 17. The final Official Statement to be dated on or about July 19, 2018 (the "Final Official Statement"), prepared with respect to the issuance of the Bonds, is hereby authorized to be executed on behalf of the Township by the Chief Financial Officer or Manager of the Township, and delivered to the purchaser of the Bonds or for its in connection with the sale, resale and distribution of the Bonds, where and if applicable. The Mayor, Manager or Chief Financial Officer of the Township are each hereby further authorized and directed to deliver any certificates necessary in connection with the distribution of the Official Statement.

Section 18. The Township hereby covenants and agrees that it will comply with and carry out all of the provisions of the respective Continuing Disclosure Certificate (the "Certificate") which will set forth the obligation of the Township to file, as applicable, budgetary, financial and operating data on an annual basis and notices of certain enumerated events deemed material in accordance with the provisions of Rule 15c2-12, as amended and supplemented (the "Rule"), promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended and supplemented. The Mayor, Manager or Chief Financial Officer of the Township are each hereby authorized and directed to execute and deliver the Certificate to the purchaser of the Bonds, evidencing the Township's undertaking with respect to the Rule. Notwithstanding the foregoing, failure of the Township to comply with the Certificate shall not be considered a default on the Bonds, as applicable; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance, to cause the Township to comply with its obligations hereunder and thereunder.

Section 19. The Mayor, Manager or Chief Financial Officer of the Township are each hereby authorized and directed to sell the aforesaid Bonds and to determine all matters in connection with the Bonds (including adjusting the maturity schedule or any other matters set forth in this resolution that are deemed necessary and advisable to change by the Mayor, Manager or Chief Financial Officer of the Township prior to the sale or closing of the Bonds, all in consultation with Bond Counsel and the Auditor), and the manual or facsimile signature of the Mayor, Manager or Chief Financial Officer of the Township upon any documents shall be conclusive as to all such determinations. The Mayor, Manager, Chief Financial Officer, Clerk of the Township and any other Township Official or professional, including but not limited to Bond Counsel, the Auditor, the Township Engineer and the Township Attorney

(collectively, the "Township Officials"), are each hereby authorized and directed to execute and deliver such documents as are necessary to consummate the sale and closing of the Bonds, and to take such actions or refrain from such actions as are necessary for the issuance of the Bonds and all such actions or inactions taken by the aforesaid Township Officials heretofore are hereby ratified and confirmed.

Section 20. The Bonds will be designated as "qualified tax-exempt obligations" for purposes of section 265(b)(3)(B)(ii) of the Code.

Section 21. This resolution shall take effect immediately.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
PERRY						
ROY						
SIPPEL						
SIMONSEN						

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on July 2, 2018.

Julie A Picard, Township Clerk

EXHIBIT A

**UNITED STATES OF AMERICA
STATE OF NEW JERSEY
COUNTY OF CAPE MAY
TOWNSHIP OF LOWER**

GENERAL OBLIGATION BOND, SERIES 2018

NUMBER GO- _____

<u>DATE OF ORIGINAL ISSUE</u>	<u>MATURITY DATE</u>	<u>RATE OF INTEREST PER ANNUM</u>	<u>CUSIP NUMBER</u>
August 3, 2018	July 15, _____	_____ %	_____

REGISTERED OWNER: Cede & Co.

PRINCIPAL SUM: _____ Dollars
(\$ _____)

The TOWNSHIP OF LOWER, a body politic and corporate of the State of New Jersey (the "Township"), hereby acknowledges itself indebted and for value received promises to pay to CEDE & CO., as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as Securities Depository (the "Securities Depository"), on the Maturity Date specified above, the Principal Sum specified above, and to pay interest on such sum from the Date of Original Issue of this Bond at the Rate of Interest Per Annum specified above semiannually on the fifteenth day of January and July (each an "Interest Payment Date") in each year until maturity, or prior redemption, as applicable, commencing January 15, 2019. Principal of and interest on this Bond will be paid to the Securities Depository by the Township, or a duly designated paying agent, and will be credited to the participants of DTC as listed on the records of DTC as of the first day of January and July preceding each Interest Payment Date (the "Record Dates" for such payments).

This Bond is not transferable as to principal or interest except to an authorized nominee of DTC. DTC shall be responsible for maintaining the book-entry system for recording the interests of its participants or the transfers of the interests among its participants. The participants are responsible for maintaining records regarding the beneficial ownership interests in the Bonds on behalf of individual purchasers.

The Bonds of this issue maturing prior to July 15, 2026 are not subject to redemption prior to their stated maturities. The Bonds of this issue maturing on or after

July 15, 2026 are subject to redemption at the option of the Township, in whole or in part, on any date on or after July 15, 2025, upon notice as required herein at one hundred percent (100%) of the principal amount being redeemed (the "Redemption Price"), plus accrued interest to the date fixed for redemption.

Notice of redemption ("Notice of Redemption") shall be given by mailing such notice at least thirty (30) days but not more than sixty (60) days before the date fixed for redemption by first class mail in a sealed envelope with postage prepaid to the registered owners of such Bonds at their respective addresses as they last appear on the registration books kept for that purpose by the Township or a duly appointed Bond Registrar. So long as DTC (or any successor thereto) acts as Securities Depository for the Bonds, Notice of Redemption shall be sent to such Securities Depository and shall not be sent to the beneficial owners of the Bonds. Any failure of the Securities Depository to advise any of its participants or any failure of any participant to notify any beneficial owner of any Notice of Redemption shall not affect the validity of the redemption proceedings. If the Township determines to redeem a portion of the Bonds prior to maturity, such Bonds shall be selected by the Township; the Bonds to be redeemed having the same maturity shall be selected by the Securities Depository in accordance with its regulations.

If Notice of Redemption has been given as provided herein, the Bonds or the portion thereof called for redemption shall be due and payable on the date fixed for redemption at the Redemption Price, together with accrued interest to the date fixed for redemption. Interest shall cease to accrue on the Bonds after the date fixed for redemption.

This Bond is one of an authorized issue of Bonds issued pursuant to the provisions of the Local Bond Law (N.J.S.A. 40A:2-1 et seq.), as amended and supplemented, a resolution duly adopted by the Township Council of the Township of Lower on July 2, 2018, entitled, "RESOLUTION PROVIDING FOR THE COMBINATION OF CERTAIN ISSUES AND DETERMINING THE FORM AND OTHER DETAILS OF THE OFFERING OF \$8,490,000 GENERAL OBLIGATION BONDS, SERIES 2018 OF THE TOWNSHIP OF LOWER, IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY AND PROVIDING FOR THE SALE OF SUCH BONDS", and the various bond ordinances referred to therein, all such ordinances being published as required by law.

The full faith and credit of the Township are hereby irrevocably pledged for the punctual payment of the principal of and the interest on this Bond according to its terms.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or the statutes of the State of New Jersey to exist, to have happened or to have been performed precedent to or in the issuance of this Bond exist, have happened and have been performed and that the issue of Bonds of which this is one, together with all other indebtedness of the Township, is within every debt and other limit prescribed by such Constitution or statutes.

IN WITNESS WHEREOF, the Township of Lower, in the County of Cape May, State of New Jersey has caused this Bond to be executed in its name by the manual or facsimile signatures of its Mayor or Acting Mayor and its Chief Financial Officer, its corporate seal to be hereunto imprinted or affixed, this Bond and the seal to be attested to by the manual signature of its Clerk, and this Bond to be dated the Date of Original Issue as specified above.

ATTEST:

TOWNSHIP OF LOWER

(SEAL)

By: _____
JULIE PICARD,
Township Clerk

By: _____
ERIK SIMONSEN,
Mayor

By: _____
LAUREN READ,
Chief Financial Officer

EXHIBIT B

**TOWNSHIP OF LOWER
IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY
NOTICE OF SALE**

**\$8,490,000 GENERAL OBLIGATION BONDS, SERIES 2018
(BANK QUALIFIED) (BOOK-ENTRY ONLY) (CALLABLE)**

SUMMARY

ISSUER: Township of Lower, in the County of Cape May, State of New Jersey (the "Township")

PAR AMOUNT: \$8,490,000 General Obligation Bonds, Series 2018 (the "Bonds")

SECURITY: General Obligations of the Township as to all Bonds

TAX EXEMPT: Yes

RATING: Standard & Poor's – Expected

INSURANCE: The Winning Bidder of the Bonds may, at its sole option and expense, purchase a policy of municipal bond insurance

TYPE OF SALE: Electronic Auction with Two Minute Rule (See Bidding Details Item (8) herein)

AUCTION AGENT: MuniAuction

BID/AWARD DATE: July 19, 2018 at 11:00 a.m. to 11:15 a.m. with the Two Minute Rule applicable. Award by 2:00 p.m.

DATED DATE: Date of Delivery

DELIVERY DATE: On or about August 3, 2018

INTEREST PAYMENT DATES: January 15 and July 15, commencing January 15, 2019

CALL DATE: July 15, 2025

MINIMUM BID: \$8,490,000 (Par); the Bonds will be sold on the basis of the maturity schedule set forth herein

MAXIMUM BID: Bidders may bid to purchase Bonds from the Township with a premium not to exceed \$254,700, representing a maximum bid price of \$8,744,700 (103%).

BID SECURITY: Good Faith Check or Wire Transfer in the amount of \$169,800 received by the Township prior to bidding as provided in this Notice

BASIS OF AWARD: True Interest Cost

OFFERING STATEMENT: Preliminary Official Statement available at www.GrantStreet.com.

NOTICE

NOTICE IS HEREBY GIVEN that bids will be received by the Township of Lower, in the County of Cape May, State of New Jersey (the "Township") for the purchase of the Township's \$8,490,000 aggregate principal amount of General Obligation Bonds, Series 2018 (the "General Obligation Bonds" or the "Bonds"). **All Bids (as defined below) must be submitted in their entirety on Grant Street Group's MuniAuction website ("MuniAuction") prior to 11:15 a.m., prevailing New Jersey time, on July 19, 2018, unless otherwise extended by the two-minute rule described herein (see "Bidding Details").** The auction will begin at 11:00 a.m., prevailing New Jersey time, on July 19, 2018 (the "Bid Date"). To bid via MuniAuction, Bidders (as defined below) must have: (1) completed the registration form on either the MuniAuction or Grant Street Group website (parent of MuniAuction, herein referred to as "Grant Street"), (2) requested and received admission to the Township's auction, as described herein (see "Registration and Admission to Bid") and (3) submitted a good faith check or wire transfer payable to the Township in the amount of \$169,800 prior to the Bid Date (see "Bidding Details" below). The use of MuniAuction shall be at the Bidder's risk and expense, and the Township shall have no liability with respect thereto.

Preliminary and Final Official Statement

The Township's Preliminary Official Statement (the "POS" or "Preliminary Official Statement") is available for viewing in electronic format on MuniAuction. The MuniAuction address is www.GrantStreet.com. In addition, broker dealers registered with the National Association of Securities Dealers (the "NASD") and dealer banks with The Depository Trust Company, New York, New York ("DTC") clearing arrangements may either: (a) print out a copy of the POS on their own printer, or (b) at any time prior to July 19, 2018, elect to receive a copy of the POS in the mail by requesting it on MuniAuction or by contacting the Township's bond counsel, Archer & Greiner P.C., 10 Highway 35, Red Bank, New Jersey 07701. Calls should be directed to John M. Cantalupo, Esq. at 732.268.8009 and emails should be directed to jcantalupo@archerlaw.com. In order to print a copy or request a photocopy of the POS from MuniAuction, click the "View POS" button on the MuniAuction Selections Page and follow the instructions. All Bidders must review the POS and certify that they have done so prior to participating in the bidding.

The POS is deemed by the Township to be final as of its date, for purposes of Rule 15c2-12 (the "Rule") promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended and supplemented, except for the omission of information concerning the offering price(s), interest rate(s), selling compensation, aggregate principal amount of the Bonds and any other terms or provisions to be determined from the successful Bid(s) or depending on such matters, and the identity of the underwriter(s). The POS is, however, subject to such further revisions, amendments and completion in a Final Official Statement (the "Official Statement"), as may be necessary.

The Township at its expense, will make available to the Winning Bidder (as defined herein) a reasonable number of Official Statements within seven (7) business days following the date of acceptance of the Bid.

Types of Bids Allowed

Subject to the Bid requirements described below, Bids for the Bonds must be submitted on an "All-or-None" ("AON") basis for the entire amount of \$8,490,000. First, a Bidder must submit a conforming Bid for the entire issue, and if such Bid is accepted by the Township, the Bidder will be required to purchase the entire issue in accordance with such Bid.

Insurance

If the Bonds qualify for the issuance of any policy of municipal bond insurance, the Bidder of the Bonds may, at its sole option and expense, purchase such insurance. The insurance premium, if any, will be paid by the Bidder. Any failure of the Bonds to be so insured shall not in any way relieve the Winning Bidder of its contractual obligations arising from the acceptance of its proposal for the purchase of the Bonds.

Interest Payment Dates; Description of the Bonds

The Bonds will be dated their date of delivery and will bear interest from such date payable semiannually on each January 15 and July 15 (each an "Interest Payment Date"), commencing January 15, 2019, in each year until maturity, or prior redemption, as applicable, by payment of money to DTC or its authorized nominee. DTC will credit payments of principal of and interest on the Bonds to the Participants of DTC as listed on the records of DTC as of each January 1 and July 1 preceding each Interest Payment Date for the Bonds (the "Record Dates").

Principal Amortization

The Bonds will consist of one series of serial bonds maturing on July 15 in each year, commencing July 15, 2019, as indicated in the maturity schedule set forth below, subject to the applicable limitations set forth herein under "Term Bond Option".

\$8,490,000 General Obligation Bonds, Series 2018

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
2019	\$470,000	2025	\$710,000
2020	500,000	2026	800,000
2021	540,000	2027	850,000
2022	580,000	2028	900,000
2023	620,000	2029	920,000
2024	660,000	2030	940,000

Book-Entry Only

The Bonds will be issued in book-entry only form, and each certificate will be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. The Bonds will be issued in the form of one certificate for the aggregate principal amount of the Bonds maturing in each year and will be payable as to both principal and interest in lawful money of the United States of America. The certificates will be on deposit with DTC. DTC will be responsible for maintaining a book-entry system for recording the interests of its Participants or the transfers of the interests among its Participants. The Participants will be responsible for maintaining records regarding the beneficial ownership interests in the Bonds on behalf of the individual purchasers. The Winning Bidder will not receive certificates representing its interests in the Bonds. Individual purchases may be made in the principal amount of \$5,000 or any integral multiple thereof, through book entries made on the books and records of DTC and its participants. Payments of principal, interest and redemption premium, if any, will be made by the Township or a designated paying agent to DTC for subsequent disbursement to Participants to then be remitted to the Beneficial Owners of the Bonds. It shall be the obligation of the Winning Bidder to furnish to DTC an underwriter's questionnaire and the denominations of the Bonds not less than seventy-two (72) hours prior to the delivery of the Bonds.

Redemption Provisions

The Bonds of this issue maturing prior to July 15, 2026 are not subject to redemption prior to their stated maturities. The Bonds of this issue maturing on or after July 15, 2026 are subject to redemption at the option of the Township, in whole or in part, on any date on or after July 15, 2025, upon notice as required herein at one hundred percent (100%) of the principal amount being redeemed (the "Redemption Price"), plus accrued interest to the date fixed for redemption.

Notice of redemption ("Notice of Redemption") shall be given by mailing such notice at least thirty (30) days but not more than sixty (60) days before the date fixed for redemption by first class mail in a sealed envelope with postage prepaid to the registered owners of such Bonds at their respective addresses as they last appear on the registration books kept for that purpose by the Township or a duly appointed Bond Registrar. So long as DTC (or any successor thereto) acts as Securities Depository for the Bonds, Notice of Redemption shall be sent to such Securities Depository and shall not be sent to the beneficial owners of the Bonds. Any failure of the Securities Depository to advise any of its participants or any failure of any participant to notify any beneficial owner of any Notice of Redemption shall not affect the validity of the redemption proceedings. If the Township determines to redeem a portion of the Bonds prior to maturity, such Bonds shall be selected by the Township; the Bonds to be redeemed having the same maturity shall be selected by the Securities Depository in accordance with its regulations.

If Notice of Redemption has been given as provided herein, the Bonds or the portion thereof called for redemption shall be due and payable on the date fixed for redemption at the Redemption Price, together with accrued interest to the date fixed for redemption. Interest shall cease to accrue on the Bonds after the date fixed for redemption.

Term Bond Option

Bidders may elect to structure the issue to include term bonds (the "Term Bond Option"), which term bonds, if selected by the Bidder, will be subject to mandatory redemption prior to maturity, in the years and amounts shown above as serial maturities, upon payment of one hundred percent (100%) of the principal amount of the Bonds to be redeemed, together with accrued interest to the date fixed for such mandatory redemption of such amounts. Bidders must designate the Bonds that are to be term bonds at the time of their bid. If the Bonds are awarded and no term bonds are designated in the Winning Bid (as defined herein), the Bonds will mature serially as shown in the preceding maturity schedule.

Registration and Admission to Bid

To bid by MuniAuction, Bidders must first visit MuniAuction where, if they have never registered with either MuniAuction or Grant Street, they can register and then request admission to bid on the Bonds. Bidders will be notified prior to the scheduled bidding time of their eligibility to bid. Only NASD registered broker-dealers or dealer banks with DTC clearing arrangements will be eligible to bid. Bidders who have previously registered with MuniAuction may call MuniAuction at (412) 391-5555 (ext. 370 Auction Support) for their ID Number or password. Rules governing the sale and the rules applicable to MuniAuction are available in the full Notice of Sale at www.muniauction.com.

Bidding Details

Bidders should be aware of the following bidding details associated with the sale of the Bonds:

- (1) **THE BONDS ARE BEING SOLD ON THE BASIS OF THE MATURITY SCHEDULE SET FORTH ABOVE. ALL BIDDERS SUBMITTING PROPOSALS MUST BID ON ALL OF THE BONDS.**

- (2) **BIDDERS MUST SUBMIT EITHER A GOOD FAITH CHECK OR WIRE IN THE AMOUNT OF \$169,800 PAYABLE TO THE TOWNSHIP PRIOR TO THE TIME FOR SUBMISSION OF BIDS AT THE FOLLOWING ADDRESS:**

Lauren Read
Chief Financial Officer
Township of Lower
2600 Bayshore Road
Villas, New Jersey 08251

BIDDERS SUBMITTING GOOD FAITH CHECKS SHOULD ALSO ENCLOSE A RETURN ENVELOPE FOR USE BY THE TOWNSHIP. TO OBTAIN WIRE TRANSFER INSTRUCTIONS PLEASE CONTACT THE TOWNSHIP'S BOND COUNSEL, JOHN M. CANTALUPO, ESQ., ARCHER & GREINER P.C., 10 HIGHWAY 35, RED BANK, NEW JERSEY 07701, OR BY TELEPHONE AT (732) 268-8009 OR BY EMAIL AT JCANTALUPO@ARCHERLAW.COM.

- (3) All Bids must be submitted on the MuniAuction website at www.GrantStreet.com. **No telephone, telefax, telegraph or personal delivery Bids will be accepted.**
- (4) All Bids for the Bonds must be submitted on an AON basis.
- (5) Bidders may bid to purchase Bonds from the Township with a bid premium payable to the Township not to exceed \$254,700, representing a maximum price of \$8,744,700. No Bid shall be considered that offers to pay an amount less than the total principal amount of Bonds offered for sale or under which the total loan is made at an interest cost higher than the lowest True Interest Cost to the Township under any legally acceptable Bid.
- (6) Bidders must specify a rate of interest for each maturity of the Bonds which rate of interest must be expressed in multiples of one-eighth (1/8) or one-twentieth (1/20) of one percent (1%). If more than one rate of interest is named, no interest rate named for any maturity may exceed a subsequent interest rate by more than one percent (1%) per annum and not more than one rate of interest may be named for the Bonds of the same maturity. There is no limitation on the number of rates of interest that may be named.
- (7) Bidders are only permitted to submit Bids for the Bonds during the bidding period.
- (8) If any Bid on the auction becomes a leading Bid two (2) minutes, or less, prior to the end of the auction, then the auction will be automatically extended by two (2) minutes from the time such Bid was received by MuniAuction. The auction end time will continue to be extended, indefinitely, until a single leading Bid remains the leading Bid for at least two (2) minutes.

- (9) Bidders may change and submit Bids as many times as they like during the bidding time period; provided however, each and any Bid submitted subsequent to a Bidder's initial Bid must result in a lower True Interest Cost (as defined herein and referred to as "TIC") when compared to the immediately preceding Bid of such Bidder. In the event that the revised Bid does not produce a lower TIC, the prior Bid will remain valid.
- (10) The last Bid submitted by a Bidder before the end of the bidding time period will be compared to all other final Bids submitted by others to determine the Winning Bidder or Bidders.
- (11) During the bidding, no Bidder will see any other Bidder's Bid, but Bidders will be able to see the ranking of their Bid relative to other Bids (i.e., "Leader", "Cover", "3rd", etc.).
- (12) Additionally, the Winning Bidder shall be obligated to furnish to the Township within forty-eight (48) hours of the Bid Date (i) the public offering prices and reoffering yields for each maturity of the Bonds, and (ii) the arbitrage yield for the Bonds, and provide an initial issue price certificate as of the date of closing with regard to same.

Rules of MuniAuction

The rules of MuniAuction (the "Rules") can be viewed on MuniAuction and are incorporated herein by reference. Bidders must comply with the Rules in addition to the requirements of this Notice of Sale for the Township's Bonds (the "Notice of Sale"). To the extent there is a conflict between the Rules and this Notice of Sale, this Notice of Sale shall control.

Rules

- (1) A Bidder submitting a Winning Bid is irrevocably obligated to purchase the Bonds at the rates and prices of the Winning Bid, if acceptable to the Township, as set forth in this Notice of Sale. **Winning Bids are not officially awarded to the Bidder until formally accepted by the Township.**
- (2) Neither the Township, the Bond Counsel, nor MuniAuction (the "Auction Administrator") are responsible for technical difficulties that result in a loss of the Bidder's internet connection with MuniAuction, slowness in transmission of Bids, or other technical problems.
- (3) If for any reason a Bidder is disconnected from MuniAuction's Auction Page during the auction after having submitted a Winning Bid, such Bid is valid and binding upon the Bidder, unless the Township exercises its right to reject Bids, as set forth herein.

- (4) Bids which generate error messages are not accepted until the error is corrected and the Bid is received prior to the deadline.
- (5) Bidders accept and agree to abide by all terms and conditions specified in this Notice of Sale (including amendments, if any) related to each auction.
- (6) Neither the Township, the Bond Counsel, nor the Auction Administrator is responsible to any Bidder for any defect or inaccuracy in this Notice of Sale, amendments, or the POS as they appear on MuniAuction.
- (7) Only Bidders who requested and received admission to an auction and who have submitted a good faith check or wire transfer as required by the terms of this Notice of Sale may submit Bids. The Bond Counsel and the Auction Administrator reserve the right to deny access to MuniAuction to any Bidder, whether registered or not, at any time and for any reason whatsoever, in their sole and absolute discretion.
- (8) None of the Township, the Bond Counsel or the Auction Administrator is responsible for protecting the confidentiality of a Bidder's MuniAuction password.
- (9) If two (2) Bids are submitted in the auction by the same or two or more different Bidders and result in the same TIC, the first confirmed Bid received by MuniAuction prevails. Any change to a submitted Bid constitutes a new Bid, regardless of whether there is a corresponding change in TIC.
- (10) Bidders must compare their final Bids to those shown on the Observation Pages immediately after the bidding time period ends, and if they disagree with the final results shown on the Observation Pages they must report them to MuniAuction within fifteen (15) minutes after the bidding time period ends. Regardless of the final results reported by MuniAuction, bonds are definitively awarded to Winning Bidders only upon official award by the Township. If, for any reason, the Township fails to: (i) award bonds to the Winning Bidder reported by MuniAuction, or (ii) deliver bonds to the Winning Bidder at settlement, neither the Bond Counsel nor the Auction Administrator will be liable for damages.

Definitions

"Bid" any confirmed purchase offer received by MuniAuction on or before the auction deadline.

"Bidder" any firm registered with either MuniAuction or Grant Street and approved for participation in auctions.

"True Interest Cost" computed by determining the interest rate, compounded semiannually, necessary to discount the debt service payments to the date of the bonds and to the price bid, excluding accrued interest to the delivery date. The True Interest Cost serves as the basis for awarding bonds to Winning Bidders.

"Winning Bid" any purchase offer made by a Bidder by clicking the "Submit Bid" button and received by MuniAuction which, at the end of the bidding time period, results in the lowest TIC which is acceptable to the Township.

Bid Procedure and Basis of Award

Subject to the right reserved by the Township to reject any or all Bids, the Bonds will be sold to the Bidder whose Bid produces the lowest TIC for the Township and otherwise complies with this Notice of Sale.

Bids must remain valid until at least 2:00 p.m., prevailing New Jersey time, on the date of the sale, and if accepted by the Township, prior to such time, shall be irrevocable except as otherwise provided in this Notice of Sale. Upon selection of the Winning Bidder, the Township will execute an award certificate to award the Bonds and will promptly communicate with the Winning Bidder by telephone, e-mail or fax.

Bid Security and Method of Payment for Bonds

A Good Faith Deposit ("Deposit") in the form of a certified or cashier's or treasurer's check or wire transfer in the amount of \$169,800, payable to the order of the Township, is required for each Bid to be considered. Wire instructions may be obtained by contacting the Township's Bond Counsel, John M. Cantalupo, Esq., Archer & Greiner P.C., 10 Highway 35, Red Bank, New Jersey 07701, or by telephone at (732) 268-8009 or by email at jcantalupo@archerlaw.com, prior to 10:30 A.M., prevailing New Jersey time on the date of Sale, and such wire must be received and confirmed by the Township prior to the time for bids to be submitted. If a check is used, it must be a certified or cashier's or treasurer's check and must be provided to the Township prior to the time for Bids to be submitted. Each Bidder accepts responsibility for delivering such check or wire on time and the Township is not responsible for any check or wire that is not received on time. No interest on the Deposit will accrue to the Winning Bidder. The Deposit will be applied to the purchase price of the Bonds. In the event the Winning Bidder fails to honor its accepted Bid or fails (other than for reasons permitted under this Notice) to accept delivery of and pay for the Bonds on the closing date, the Deposit shall be retained by the Township as and for full liquidated damages to secure the Township from any loss resulting from such failure by the Winning Bidder. Award of the Bonds to the Winning Bidder or rejection of all Bids is expected to be made within two hours after opening of the

Bids, but such Winning Bidder may not withdraw its proposal until after 2:00 p.m. of the day for receipt of such Bids and then only if such award has not been made prior to the withdrawal. The balance of the purchase price shall be paid in Federal Funds by wire transfer to the Township on or about August 3, 2018.

Right to Reject Bids; Waive Irregularities

The Township reserves the right to reject any and all Bids and to the extent permitted by law to waive any irregularity or informality in any Bid.

Delivery of the Bonds

The Bonds will be delivered on or about August 3, 2018 (UNLESS A NOTICE OF A CHANGE IN THE DELIVERY DATE IS PUBLISHED ON MUNIAUCTION NOT LATER THAN TWO (2) HOURS PRIOR TO ANY ANNOUNCED DATE FOR RECEIPT OF BIDS) in New York, New York at the offices of DTC against payment of the purchase price therefor (less the amount of the good faith deposit). PAYMENT FOR THE BONDS AT THE TIME OF ORIGINAL ISSUANCE AND DELIVERY SHALL BE BY WIRE TRANSFER OF IMMEDIATELY AVAILABLE FUNDS.

There will also be furnished the usual closing papers, including (1) a certificate, in form and tenor satisfactory to Bond Counsel and dated as of the date of such delivery of the Bonds, to the effect that there is no litigation pending or (to the knowledge of the signer or signers thereof) threatened affecting the validity of the Bonds, (2) certificates in form satisfactory to Bond Counsel evidencing the proper execution and delivery of the Bonds, the receipt of payment therefor and compliance with the requirements of the Code necessary to preserve tax exemption, (3) a certificate signed by the Township relating to the Official Statement, and (4) a Continuing Disclosure Certificate evidencing compliance with SEC Rule 15c2-12 and the undertaking of the Township with respect thereto.

Establishment of Issue Price for the Bonds

In the event the Township receives at least three (3) bids for the Bonds, then the Issue Price for the Bonds shall be established based on the reasonably expected initial offering prices of the Bonds as of the Bid Date (the "Expected Offering Prices"). The Expected Offering Prices shall consist of the prices for each maturity of the Bonds used by the winning bidder in formulating its bid to purchase the Bonds. The winning bidder shall be required to deliver on the Delivery Date a certificate to such effect, and provide to the Township, in writing, the Expected Offering Prices as of the Bid Date.

In the event the Township receives fewer than three (3) bids for the Bonds, then the Issue Price for the Bonds shall be established based on the first price at which at least 10% of each maturity of the Bonds was sold to the Public (as defined below). The winning bidder shall be required to deliver on the Delivery Date a certificate to such effect, and provide to the Township, in writing, evidence satisfactory to Bond Counsel to the Township of such sales prices for each maturity of the Bonds. In the event that the

winning bidder has not sold at least 10% of each maturity of the Bonds to the Public as of the Delivery Date (each, an "Unsold Maturity"), the winning bidder shall (i) provide to the Township, in writing, on the Delivery Date, the Expected Offering Prices for each Unsold Maturity and a certificate regarding same and (ii) have a continuing obligation to provide to the Township, in writing, evidence satisfactory to Bond Counsel to the Township of the first price at which at least 10% of each Unsold Maturity is sold to the Public, contemporaneous with each such sale, until at least 10% of all such Unsold Maturities have been sold to the Public.

Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter (as defined herein) or a related party to an Underwriter. The term "related party" generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly. Underwriter means (i) any person that agrees pursuant to a written contract with the Township (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

CUSIP Identification Numbers

CUSIP Identification Numbers will be applied for with respect to the Bonds. Obtaining such CUSIP Identification Numbers and the CUSIP Service Bureau charge for the assignment of the numbers shall be the responsibility of and shall be paid for by the Winning Bidder of the Bonds. The Township will assume no obligation for the assignment or printing of such numbers on the Bonds or for the correctness of such numbers, and neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Winning Bidder thereof to accept delivery of and make payment for the Bonds.

Legal Opinion

The approving opinion of Archer & Greiner P.C., Red Bank, New Jersey, Bond Counsel to the Township, will be furnished without cost to the Winning Bidder, such opinion to be substantially in the form set forth in the Official Statement distributed in preliminary form in connection with the sale of the Bonds, to the effect that the Bonds are valid and legally binding obligations of the Township, unless paid from other sources, that all the taxable property therein will be subject to the levy of *ad valorem* taxes to pay the Bonds and the interest thereon without limitation as to rate or amount and that interest on the Bonds is not includable as gross income under current law if the Township complies with all conditions subsequent contained in the Code, except to the extent that interest on the Bonds held by certain corporate holders of the Bonds indirectly may be subject to the federal alternative minimum tax, and that interest on the Bonds and any gain on the sale

thereof is not includable as gross income under the existing New Jersey Gross Income Tax Act.

Postponement

The Township reserves the right to postpone, from time to time, the date and time established for receipt of Bids. **ANY SUCH POSTPONEMENT WILL BE PUBLISHED ON MUNIAUCTION, BEFORE 11:00 A.M. ON THE DAY OF THE SALE.** If any date fixed for the receipt of Bids and the sale of the Bonds is postponed, an alternative sale date will be announced via MuniAuction at least forty-eight (48) hours prior to such alternative sale date. On any such alternative sale date, any Bidder may submit a Bid for the purchase of the Bonds in conformity in all respects with the provisions of this Notice of Sale, except for the date of sale and except for the changes announced on MuniAuction at the time the sale date and time are announced.

Termination

The Winning Bidder at its option may refuse to accept the Bonds if prior to their delivery any change in any income tax law of the United States of America, shall provide that the interest thereon is includable or shall be includable in gross income at a future date for Federal income tax purposes. In such case, the deposit made by such Winning Bidder shall be returned and such bidder will be relieved of its contractual obligations arising from the acceptance of its Winning Bid.

Clarification of Notice of Sale Terms

The Township may, in its sole discretion and prior to the electronic receipt of proposals, clarify any term hereof, including, without limitation, its decision to discontinue use of electronic bidding via MuniAuction, by publishing the clarification on MuniAuction, or any other available means, no later than 3:00 p.m., prevailing New Jersey time, on the last business day prior to the Bid Date.

Bank Qualification

The Bonds will be designated "qualified tax-exempt obligations" of the Township for the purposes of section 265(b)(3)(B)(ii) of the Code and the Township will represent that it reasonably expects that neither it nor its subordinate entities will issue in the aggregate more than \$10,000,000 of tax-exempt obligations, other than obligations described in section 265(b)(3)(C)(ii) of the Code, in the current calendar year (2018).

Maturity Schedule Adjustment By The Township

The Chief Financial Officer of the Township may, up to 24 hours prior to the date of advertised sale of and within 4 hours after the award of the Bonds, adjust the maturity schedule of the Bonds in increments of \$5,000, provided, however, that after the award of the Bonds (i) no maturity schedule adjustment shall exceed 10% upward or downward of the principal for any maturity as specified herein (or as adjusted prior to the date of advertised sale) and (ii) the aggregate adjustment to the maturity schedule shall not exceed 10% upward or downward of the aggregate principal amount of bonds as specified herein (or as adjusted prior to the date of advertised sale) and as adjusted will not exceed the amount authorized by the ordinance(s) authorizing the issuance of the Bonds. NOTICE OF ANY ADJUSTMENT TO THE MATURITY SCHEDULE OF THE BONDS PRIOR TO THE DATE OF THE ADVERTISED SALE SHALL BE GIVEN BY CAUSING A NOTICE THEREOF TO BE PUBLISHED VIA TM3. The dollar amount bid by the successful bidder shall be adjusted to reflect any adjustments in the aggregate principal amount of bonds to be issued. The adjusted bid price will reflect changes in the dollar amount of the underwriter's discount and the original issue premium or discount, but will not change the per bond underwriter's discount as calculated from the bid and the Initial Public Offering Prices required to be delivered to the Township as stated herein. The Township shall notify the successful bidder of the final maturity schedule and the resulting adjusted purchase price no later than 5:00 p.m., New Jersey time, on the day of the sale and award of the Bonds. The interest rate or rates specified by the successful bidder for each maturity will not be altered.

Successful Bidder ELEC Filing

The successful bidder is advised of its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission ("ELEC") pursuant to N.J.S.A. 19:44A-20.13 (P.L. 2005, c.271, s.3) if the successful bidder enters into agreements or contracts, such as its agreement to purchase the Bonds, with a public entity, such as the Township and receives compensation or fees in excess of \$50,000 in the aggregate from public entities, such as the Township, in a calendar year. It is the successful bidder's responsibility to determine if filing is necessary. Failure to do so can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

Additional Information

For further information relating to the Bonds, reference is made to the POS prepared for and authorized by the Township. This Notice of Sale and the POS may be viewed on MuniAuction. However, the Township makes no assurance or representation with respect to the form of this Notice of Sale and the POS on MuniAuction, and no investment decision should be made in reliance thereon. Printed copies of the POS and this Notice of Sale may be obtained from the Bond Counsel at the address and phone number stated below. Additional information relating to the auction or a private bidding

tutorial may be obtained by calling the Auction Administrator at (412) 391-5555 (ext. 370 Auction Support). Additional information relating to the financing of the Township can be obtained by contacting Lauren Read, Chief Financial Officer, 2600 Bayshore Road, Villas, New Jersey 08251, or by telephone at (609) 886-2005 or by email at lread@townshipoflower.org; or John M. Cantalupo, Esq., Archer & Greiner P.C., 10 Highway 35, Red Bank, New Jersey 07701, or by telephone at (732) 268-8009 or by email at jcantalupo@archerlaw.com.

/s/ Lauren Read

Lauren Read
Chief Financial Officer
Township of Lower
County of Cape May
State of New Jersey

Dated: July 11, 2018

	Total	Jan	Feb	Mar	Apr	May
BEG. BAL. JAN. 1, 2018	12,051,931.00	12,051,931.00	15,309,506.05	13,657,465.47	7,847,669.82	10,113,661.05
RECEIPTS:						
Per Revenue Status	29,950,777.59	8,182,142.22	5,762,854.53	1,427,253.54	8,402,649.47	6,175,877.83
less: post cash surplus	0.00					
Interest due from Capital	(8,698.68)	(1,783.94)	(1,612.83)	(1,786.07)	(1,728.88)	(1,786.96)
Interest due from Escrow	(627.43)	(127.50)	(113.78)	(128.37)	(129.13)	(128.65)
	29,941,451.48	8,180,230.78	5,761,127.92	1,425,339.10	8,400,791.46	6,173,962.22
Grants Received:						
FEMA	75,000.00	75,000.00				
Coastal Resiliency \$ Recd	27,762.55	7,262.50	15,442.50		5,057.55	
JIF \$ Recd	1,925.77	1,225.77				700.00
EMAA \$ RECD	9,400.00		9,400.00			
BODY ARMOR \$ RECD	156.00			156.00		
NJDOT BEACH DRIVE \$ REC	133,500.00		133,500.00			
247,744.32						
TOTAL RECEIPTS:	30,189,195.80	8,263,719.05	5,919,470.42	1,425,495.10	8,405,849.01	6,174,662.22
DISBURSEMENTS:						
2017 Reserves	629,311.85	367,125.19	152,167.12	70,442.47	39,382.03	195.04
2018 Current	32,847,701.19	4,538,948.79	7,308,747.66	7,224,157.79	5,678,746.27	8,097,100.68
2018 Capital	1,756,803.94	160,350.19	142,197.58	273,886.34	460,269.34	720,100.49
less: Due capital	(250,000.00)			(250,000.00)		
TOTAL DISBURSEMENTS	34,701,527.87	5,006,144.00	7,571,511.00	7,235,290.75	6,139,857.78	8,748,724.34
END. BAL. DEC. 31, 2018	7,539,598.93	15,309,506.05	13,657,465.47	7,847,669.82	10,113,661.05	7,539,598.93
Total Appropriation Refunds	(282,289.11)	(60,280.17)	(31,601.36)	(83,195.85)	(38,539.86)	(68,671.87)
Bank Balance						
Checking		14,665,185.44	13,063,776.60	8,219,038.22	10,794,710.71	7,068,137.66
Online Payment Acct		221,875.14	632,945.51	242,273.88	203,820.07	420,721.00
Total Bank Balance		14,887,060.58	13,696,722.11	8,461,312.10	10,998,530.78	7,488,858.66
ADD: Deposits in Transit		490,609.54	44,884.82	96,793.61	681,940.26	80,853.89
LESS: Outstanding Checks		(68,164.07)	(84,141.46)	(710,435.89)	(1,566,809.99)	(30,113.62)
Adjusted Bank Balance		15,309,506.05	13,657,465.47	7,847,669.82	10,113,661.05	7,539,598.93
		0.00	0.00	0.00	0.00	0.00
Monthly Interest Received-Current Fund	23,881.02	4,967.86	5,575.79	4,933.57	3,713.64	4,690.16
Interest Rate		0.30%	0.30%	0.30%	0.30%	0.30%