

04/15/10
13:08:27

Lower Township
Bill List By Vendor Id

Page No: 2

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
10-00736	04/01/10	2010	PERSMART GRANT	Open	258.00	0.00		
10-00809	04/08/10	2010	PERSMART GRANT	Open	43.00	0.00		
10-00810	04/08/10		TNR AND SPAY/NEUTER PROGRAM	Open	265.00	0.00		
10-00836	04/14/10		SPAY/NEUTER PROGRAM	Open	595.00	0.00		
					----- 1,161.00			
00651			MUNICIPAL UTIL AUTH DUMP FEES					
10-00823	04/12/10		TIPPING FEES- MARCH 2010	Open	71,565.53	0.00		
00735			CATERINA SUPPLY, INC.*					
10-00254	02/04/10		TF-1 CHECK VALVE/BANDS-DPW	Open	4,795.00	0.00		
00739			CAPE MAY VETERINARY HOSPITAL					
10-00737	04/01/10		STRAY SPAY/NEUTER PROGRAM	Open	70.00	0.00		
10-00811	04/08/10		STRAY SPAY/NEUTER PROGRAM	Open	70.00	0.00		
10-00820	04/12/10		23010 RABIES CLINIC 4/10/10	Open	125.00	0.00		
					----- 265.00			
00775			CAPRIONI PORTABLE TOILETS, INC*					
10-00739	04/01/10		STANDARD AND HANDICAP TOILET	Open	280.00	0.00		
00784			CAPE MAY STAR & WAVE					
10-00703	03/26/10		LEGALS	Open	53.94	0.00		
10-00730	03/31/10		LEGALS	Open	70.06	0.00		
					----- 124.00			
00807			CDW-GOVERNMENT INC*					
10-00554	03/09/10		BATTERIES	Open	150.00	0.00		
00825			COMCAST*					
10-00813	04/12/10		MONTHLY INTERNET - TOWNHALL	Open	95.14	0.00		
00891			CITY SUPPLY CO, INC.*					
10-00563	03/10/10		CLEANING SUPPLIES	Open	731.01	0.00		
00928			CAPE MAY COUNTY CLERK					
10-00709	03/26/10		ONE-FEE TIDELAND LICENSES	Open	16.00	0.00		
01170			VERIZON WIRELESS* F/S					
10-00749	04/06/10		CELL SERVICE - FIRE SAFETY	Open	172.36	0.00		
01171			VERIZON WIRELESS - TOWNHALL					
10-00773	04/07/10		CELL SERVICE: APRIL, 2010	Open	1,407.90	0.00		
01200			DELTA DENTAL PLAN OF NJ					
10-00692	03/25/10		APRIL, 2010 DENTAL	Open	15,237.39	0.00		
01245			G & K SERVICES CO*					
10-00728	03/30/10		UNIFORM RENTALS-DPW	Open	572.67	0.00		

04/15/10
13:08:27

Lower Township
Bill List By Vendor Id

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01251 BRIAN DICKINSON								
	09-03586	04/12/10	CONTRACTUAL REIMBUESEMENT	Open	115.51	0.00		
	10-00816	04/12/10	CONTRACTUAL REIMBURSEMENT	Open	604.17	0.00		

					719.68			
01338 EAGLE CONSTRUCTION SVCS, INC*								
	09-02328	08/25/09	ADA TOWNSHIP IMPROVEMENTS	Open	63,354.78	0.00		B
	10-00605	03/15/10	CHANGE ORDER #2 - ADA TOWNHALL	Open	5,005.00	0.00		
	10-00606	03/15/10	CHANGE ORDER #3 - ADA TOWNHALL	Open	3,142.00	0.00		

					71,501.78			
01499 JOSEPH FAZZIO, INC*								
	10-00628	03/18/10	BOLTS FOR OUTFALL PROJECT/DPW	Open	390.00	0.00		
01512 J.P. SPORTS INC.*								
	10-00461	03/01/10	SOCCER EQUIPMENT	Open	400.60	0.00		
01577 MIKE FLINN**								
	10-00845	04/14/10	JUDO CLASSES	Open	1,505.00	0.00		
01582 FLAGHOUSE, INC.*								
	10-00337	02/11/10	ICE PACKS	Open	388.50	0.00		
	10-00696	03/25/10	SET SOFT UNBREAKABLE TABLE	Open	21.95	0.00		

					410.45			
01590 FORD, SCOTT & ASSOCIATES*								
	10-00752	04/06/10	PROFESSIONAL SERVICES	Open	11,000.00	0.00		
01602 THOMSON WEST*								
	10-00624	03/17/10	DISCIPLINARY BULLETIN 2010	Open	176.50	0.00		
01653 GENTILINI FORD*								
	10-00596	03/15/10	PARTS FOR LOADER - DPW	Open	662.15	0.00		
01690 GRANTURK EQUIPMENT CO*								
	10-00710	03/26/10	PARTS FOR TRASH TRUCK/DPW	Open	836.26	0.00		
01729 GLOBAL EQUIPMENT COMPANY INC*								
	10-00372	02/19/10	VIPER AUTO BATTERY SCRUBBER	Open	2,962.95	0.00		
01781 HATCH MOTT MACDONALD, LLC*								
	10-00585	03/15/10	ENGINEERING/HOLMES/FEMA	Open	716.06	0.00		B
	10-00629	03/18/10	BOARD AND LAMINATE	Open	310.73	0.00		
	10-00748	04/06/10	ESCROW BILLING	Open	645.50	0.00		

					1,672.29			
01806 ANTHONY J HARVATT, II, ESQ								
	10-00747	04/06/10	ESCROW RESOLUTIONS	Open	600.00	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01834 RICHARD HOOYMAN	10-00693	03/25/10	CONTRACTUAL REIMBURSEMENTS	Open	34.00	0.00		
01889 JOHN J HERMAN	10-00723	03/30/10	BASKETBALL OFFICIAL PAYMENT	Open	269.00	0.00		
01964 INTERNATIONAL ASSOC ARSON INVS	10-00297	02/08/10	2010 CHAPTER MEMBERSHIP RENEW	Open	35.00	0.00		
01971 IACP, TRAINING KEYS DIVISION*	10-00640	03/19/10	ANNUAL RENEWAL	Open	120.00	0.00		
02006 MEDIA PASSPORT*	10-00470	03/02/10	COMPUTER MAINT	Open	142.50	0.00		
02025 HUNTER JERSEY PETERBILT*	10-00466	03/01/10	PARTS FOR TRUCK 24-DPW	Open	418.67	0.00		
02109 KENNEDY CULVERT & SUPPLY CO.*	10-00253	02/04/10	DUCTILE IRON PIPE -DPW	Open	4,612.50	0.00		
02116 FRAN KENNEDY COFFEE CO.*	10-00808	04/08/10	COFFEE SUPPLIES	Open	48.84	0.00		
02134 THOMAS KEYWOOD	10-00704	03/26/10	TRAINING MEALS	Open	8.55	0.00		
02149 DOLORES KIRK	10-00777	04/07/10	CONTRACTUAL REIMBURSEMENT - V	Open	348.50	0.00		
02236 NIGP MEMBERSHIP DEPT*	10-00646	03/19/10	2010 MEMBERSHIP	Open	330.00	0.00		
02247 LAWSON PRODUCTS, INC.*	10-00518	03/04/10	SUPPLIES FOR GARAGE-DPW	Open	1,200.87	0.00		
02248 LAWMEN SUPPLY*	09-02841	10/27/09	FIRE ARMS -STATE CONT #A73992	Open	5,497.70	0.00		
02417 MAGELLAN HILL TECHNOLOGIES*	10-00757	04/06/10	PHONE SERVICE - MARCH	Open	3,077.60	0.00		
	10-00758	04/06/10	PHONE SERVICE - APRIL	Open	3,175.50	0.00		
					6,253.10			
02461 JOHN MAHER	10-00775	04/07/10	CONTRACTUAL REIMBURSEMENTS	Open	71.50	0.00		
02541 ROBERT D. MARTIN, JR	10-00780	04/07/10	CONTRACTUAL REIMBURSEMENTS	Open	77.00	0.00		
02626 FRED MCCLOSKEY	10-00818	04/12/10	CONTRACTUAL REIMBURSEMENT - V	Open	358.60	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02709 ANTHONY MONZO*	10-00742	04/01/10	LITIGATION FEBRUARY, 2010	Open	15,468.28	0.00		
02800 MURPHY FENCE COMPANY*	10-00474	03/02/10	MISC. REPAIRS TO DAMAGED	Open	1,457.24	0.00		
02940 MUNICIPAL RECORD SERVICE*	10-00619	03/17/10	SUPPLIES	Open	339.00	0.00		
02951 NATIONAL ASSOCIATES*	10-00659	03/23/10	BALANCE DUE TO REVISED	Open	281.00	0.00		
03022 PRICE CHOPPER, INC*	10-00611	03/15/10	POOL WRISTBANDS	Open	235.85	0.00		
03090 NJSACOP - ALUMNI ASSOC	10-00591	03/15/10	ANNUAL MEMBERSHIP DUES	Open	200.00	0.00		
03132 NEXTEL COMMUNICATIONS	10-00756	04/06/10	NEXTEL SVC 2/25/10-3/24/10	Open	703.88	0.00		
03177 OCEAN CREST PRINTING*	10-00621	03/17/10	ENVELOPES	Open	359.00	0.00		
03280 PARAMOUNT SANITARY SUPPLY*	10-00564	03/10/10	CLEANING SUPPLIES	Open	248.89	0.00		
03284 STEPHEN H. PARKER(REF FEES)	10-00726	03/30/10	BASKETBALL OFFICIAL PAYMENT	Open	748.00	0.00		
03290 PARKWAY VETERINARY HOSPITAL	10-00718	03/26/10	TNR PROGRAM	Open	80.00	0.00		
03293 BLAINE PAYNTER	10-00779	04/07/10	CONTRATUAL REIMBURSEMENTS	Open	58.00	0.00		
03305 PEDRONI FUEL*	10-00589	03/15/10	ANNEX BUILDING FUEL	Open	687.77	0.00		
	10-00783	04/07/10	FUEL OIL MILLMAN & REC. CENTER	Open	1,771.30	0.00		
	10-00794	04/08/10	NO LEAD GAS- DPW	Open	246.06	0.00		
					----- 2,705.13			
03366 AMERI-GAS*	10-00697	03/25/10	PROPANE FOR CONCESSION STAND	Open	533.75	0.00		
03387 POGUE INC. *	10-00660	03/23/10	PRE-EMPLOYMENT TEST -DPW	Open	133.00	0.00		
03414 WILLIAM PRIOLE	10-00732	03/31/10	TRAINING - MEALS	Open	36.07	0.00		

04/15/10
13:08:27

Lower Township
Bill List By Vendor Id

Page No: 6

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03465 R&R ELECTRONICS, INC.*	10-00637	03/19/10	RADAR MAINT. CONTRACT 2010	Open	3,510.21	0.00		
03478 RED THE UNIFORM TAILOR, INC.*	09-03439	12/22/09	UNIFORMS	Open	2,307.80	0.00		
03518 RIGGINS, INC.*	10-00792	04/08/10	OFF-HIGHWAY DIESEL-DPW	Open	790.80	0.00		
03652 FRANK SIPPLE	10-00722	03/30/10	BASKETBALL OFFICIAL PAYMENT	Open	86.00	0.00		
03692 SOUTH JERSEY GAS CO*	10-00694	03/25/10	MARCH, 2009	Open	5,175.65	0.00		
03717 DEPT OF COMMUNITY AFFAIRS	10-00635	03/19/10	NJ UNIFORM CONST CODE RE-NEW	Open	50.00	0.00		
03820 MUNICIPAL UTIIL. AUTH ON CALL	09-03585	03/26/10	ONE CALL MESSAGES NOV/DEC 09	Open	220.80	0.00		
	10-00713	03/26/10	ONE-CALL MESSAGES-DPW	Open	94.10	0.00		

					314.90			
03863 TREASURER, STATE OF NEW JERSEY	10-00807	04/08/10	1ST QTR'10 STATE SURCHARGE BOC	Open	3,149.00	0.00		
03917 STATE OF NJ DEPT OF CHILD/FAML	10-00754	04/06/10	QUARTERLY MARRIAGE LIC FEE	Open	525.00	0.00		
03953 VESPIA TIRE CENTERS, INC.*	10-00711	03/26/10	TIRES FOR DPS/POLICE	Open	1,562.86	0.00		
03969 VERIZON	10-00658	03/23/10	VERIZON - ANALOG SVC	Open	288.97	0.00		
	10-00755	04/06/10	PHONE SERVICE 3/20/10-4/19/10	Open	355.75	0.00		

					644.72			
03978 USPS TMS ACCT#48503619	10-00787	04/08/10	POSTAGE FOR METERS A/C48503619	Open	5,000.00	0.00		
03985 VILLAS NAPA AUTO PARTS	10-00557	03/09/10	PARTS FOR RDS/SANT/RECY/DPW	Open	2,706.77	0.00		
04059 THOMAS WILL	10-00825	04/12/10	CONTRACTUAL REIMBURSEMENT	Open	10.00	0.00		
	10-00846	04/14/10	CONTRACTUAL REIMBURSEMENT	Open	75.00	0.00		

					85.00			
04097 CINTAS FIRST AID AND SAFETY*	10-00516	03/04/10	FIRST AID KIT SUPPLIES/DPW	Open	175.25	0.00		

04/15/10
13:08:27

Lower Township
Bill List By Vendor Id

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
10-00812	04/12/10	FIRST AID SUPPLIES - TOWNHALL	Open	30.90	0.00			
					----- 206.15			
04266	NJ DEPT OF HEALTH&SENIOR SVCS							
10-00786	04/08/10	STATE DOG LICENSE MARCH, 2010	Open	364.80	0.00			
04300	W B MASON CO INC*							
09-03259	12/01/09	TRACEY CABINETS STATE#T0408	Open	6,327.00	0.00			
09-03260	12/01/09	BULLET PROOF GLASS	Open	13,101.00	0.00			
10-00444	02/26/10	COPY PAPER	Open	439.80	0.00			
10-00547	03/09/10	OFFICE SUPPLIES	Open	144.48	0.00			
10-00702	03/26/10	BATHROOM DOOR SIGN	Open	34.65	0.00			
					----- 20,046.93			
04301	SEASHORE ASPHALT CORPORATION*							
10-00613	03/16/10	PATCH FURNISHED AT PLANT-DPW	Open	817.00	0.00			
BOSNA	KAREN MANETTE BOSNA							
10-00734	03/31/10	YOGA INSTRUCTOR	Open	220.00	0.00			
CARROT	CARROT-TOP INDUSTRIES, INC*							
10-00535	03/08/10	60 FT. 5/16 WHITE CORD AG156	Open	63.04	0.00			
CELLA	MARTHA CELA							
10-00741	04/01/10	REFUND FOR SOCCER	Open	15.00	0.00			
FRAMEGEO	GEORGE FRAME							
10-00725	03/30/10	BASKETBALL OFFICIAL PAYMENT	Open	397.00	0.00			
G-MUA	LTMUA							
10-00714	03/26/10	RECY MONITORING FEE1/1-3/31/10	Open	2,282.50	0.00			
MASONH	HELENA MASON							
10-00774	04/07/10	REFUND 2ND QTR TAX PYMT	Open	1,983.70	0.00			
TILL	TILL PAINT CO CORP*							
10-00698	03/25/10	FIELD PAINT	Open	740.00	0.00			
<hr/>								
Total Purchase Orders:	125	Total P.O. Line Items:	285	Total List Amount:	313,619.62	Total Void Amount:		0.00
<hr/>								

Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	Project Total
	0-01	197,090.24	0.00	197,090.24	0.00	0.00
	0-12	489.80	0.00	489.80	0.00	0.00
	0-13	0.00	0.00	0.00	0.00	1,245.50
	0-16	0.00	0.00	0.00	0.00	1,825.98
Year Total:		197,580.04	0.00	197,580.04	0.00	3,071.48
	9-01	65,998.89	0.00	65,998.89	0.00	0.00
	c-04	46,969.21	0.00	46,969.21	0.00	0.00
Total Of All Funds:		310,548.14	0.00	310,548.14	0.00	3,071.48

Project Description	Project No.	Rcvd Total	Held Total	Project Total
9510 ASSOCIATES, INC	02-12-03	150.00	0.00	150.00
MITA, EUSTACE	03-12-06	132.00	0.00	132.00
CONIFER REALTY 3809 BAYSHORE	05-01-06	176.00	0.00	176.00
BAYSHORE HOLDING; 3729 BAYSHOR	08-04-01	150.00	0.00	150.00
EWING; 769-771-773 RT 9	10-01-01	487.50	0.00	487.50
BOERNER; 3304 BYBROOK DR	10-02-01	150.00	0.00	150.00
TRUST-JUDO	T JUDO	1,605.98	0.00	1,605.98
TRUST-MISC./COOKING	T MISC	220.00	0.00	220.00
Total of All Projects:		<u>3,071.48</u>	<u>0.00</u>	<u>3,071.48</u>

**Lower Township
Bill List
04/19/2010**

<u>Vendor</u>	<u>PO #</u>	<u>Description</u>	<u>Check #</u>	<u>Check Date</u>	<u>Amount</u>
NJ Div of Motor Vehicles	10-00483	Registration of Vehicle	42007	03/03/10	60.00
				Total Manual Checks	\$ 60.00
				Total brought forward from computer generated bill list	\$ 313,619.62
				TOTAL BILL LIST	<u>\$ 313,679.62</u>

I certify the foregoing to be a Resolution adopted by the Township Council on April 19,2010.



 Claudia R. Kammer, RMC, Township Clerk

	CONRAD	MAZUREK	DOUGLASS	LARE	BECK
MOTION			X		
SECOND	X				
AYES	X	X	X	X	X
NAYS					
ABSTAIN					
ABSENT					

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

RESOLUTION NO. 2010-112

**TITLE: RESOLUTION APPROVING SETTLEMENT OF TAX APPEAL LITIGATION
KNOWN AS JOANNE AND ROBERT PRESTON v. TOWNSHIP OF LOWER**

WHEREAS, the Township of Lower (the "Township") is the defendant in Tax Court litigation entitled Joanne and Robert Preston v. Township of Lower, Docket No. 12879-2009 (the "Litigation"); and

WHEREAS, the Township Tax Assessor and Township Solicitor have recommended that the litigation be settled in accordance with the proposed Stipulation of Settlement attached hereto as EXHIBIT A (the "Stipulation"); and

WHEREAS, the Township desires to settle the Litigation in accordance with the Stipulation.

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 Solicitor is hereby authorized and directed to settle the Litigation and to execute a Stipulation of Settlement in substantially the same form as is attached hereto as EXHIBIT A.

I hereby certify this is the original Resolution adopted by the Township Council at a meeting held on April 19, 2010.


Claudia R. Kammer, Township Clerk

	Conrad	Mazurek	Douglass	Lare	Beck
MOTION			X		
SECOND	X				
AYE	X	X	X	X	Y
NAY					
ABSTAIN					
ABSENT					

Anthony P. Monzo, Esquire
 MONZO CATANESE, P.C.
 Schoolhouse Office Park
 211 S. Main Street, Suite 104
 Cape May Court House, NJ 08210
 (609) 463-4601; Fax (609) 463-4606
Attorneys for Defendant, Township of Lower

JOANNE and ROBERT PRESTON,

 Plaintiffs,

 vs.

 TOWNSHIP OF LOWER,

 Defendant.

 Property Address: 1701 Holmes Ave.
Block: 632, Lot: 9

TAX COURT OF NEW JERSEY

 DOCKET NO.: 12879-2009

 Civil Action

 STIPULATION OF SETTLEMENT

1. It is hereby stipulated and agreed that the assessment of the following property be adjusted and a judgment be entered as follows:

- a) Block: 632
- Lot: 9
- Street Address: 1701 Holmes Avenue
 Lower Township, New Jersey
- Year : 2009

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
LAND:	\$375,200	\$375,200	\$296,800
BUILDING:	<u>\$ 82,000</u>	<u>\$ 82,000</u>	<u>\$ 74,100</u>
TOTAL	\$457,200	\$447,200	\$370,900

2. It is also the understanding and agreement of the parties that the agreed assessments for the requested Tax Court Judgment represent the fair assessable value of the properties in question for the tax year 2009.

3. The undersigned have made such examination of the value and proper assessment of the properties and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the properties as they deem necessary and appropriate for the purpose of enabling them to enter into this Stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.

4. All refunds as a result of the settlement set forth herein are to be credited toward future taxes due.

5. Taxpayer agrees to waive prejudgment interest.

6. Based upon the foregoing, the undersigned represent to the Court that the above settlement will result in an assessment at the fair assessable value of the properties consistent with assessing practices generally applicable in the taxing district as required by law.

JOANNE PRESTON, *Pro Se* Plaintiff

Dated: _____

ROBERT PRESTON, *Pro Se* Plaintiff

MONZO CATANESE, P.C.
Attorneys for Defendant

Dated: _____

By: _____
Anthony P. Monzo, Esquire
For the Firm

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

RESOLUTION #2010-113

Title: Neighborhood Preservation Program Year II Work Program

WHEREAS, the Township of Lower by resolution authorized the Mayor to enter into an agreement with the State of New Jersey to obtain a Neighborhood Preservation Program grant from the Department of Community Affairs; and,

WHEREAS, as a condition of that grant the Department of Community Affairs requires the Township of Lower to develop a work program that will delineate the activities of the program and will describe the manner in which the grant funds are to be expended; and,

WHEREAS, approval of the governing body is required for final approval of the work program by the Department of Community Affairs; and,

WHEREAS, final approval of said work program and budget will permit the Neighborhood Preservation Office of the Township of Lower to proceed with the required activities to fulfill the stipulations of the Department of Community Affairs Neighborhood Preservation Program grant.

NOW THEREFORE, BE IT RESOLVED, by the Township of Lower Council that they reviewed the particulars of the work program of said grant; and,

BE IT FURTHER RESOLVED that the said work program is approved to be enacted by the Township Council of the Township of Lower, New Jersey.

I hereby certify the foregoing resolution was adopted by the Township Council at a meeting held on April 19, 2010


Claudia R. Kammer, Township Clerk

	CONRAD	MAZUREK	DOUGLASS	LARE	BECK
PRESENTED			X		
SECONDED	X				
AYE	X	X	X	X	X
NAY					
ABSTAIN					
ABSENT					

**LOWER TOWNSHIP
NEIGHBORHOOD PRESERVATION
PROGRAM**



Year II
Work Plan

Table of Contents

I. PROGRAM INTRODUCTION.....	3
A. Executive Summary.....	3
B. Mission Statement	3
C. Vision Statement.....	3
II. NEIGHBORHOOD INTRODUCTION	4
A. Neighborhood Description.....	4
1. Boundaries	4
2. History	4
3. Physical Description	5
4. Socio-Economic Description.....	6
5. Neighborhood Needs	7
B. Maps	8
1. Target Area	8
2. Lower Township.....	9
C. Available Resources	10
III. ACTION PLAN, OBJECTIVES AND ACTIVITIES.....	11
A. Long Range Program Goals: The Five Year Plan	11
B. Short Term Program Goals: Year II Plan	15
IV. PROGRAM SUMMARY	16
V. ADMINISTRATION	17
A. Job Descriptions.....	17
B. Location & Hours of Operation.....	18
VI. BUDGET	19
VII. ATTACHMENTS	20
A. Minutes of Public Hearing, Proof of Publication and Sign-In Sheet.....	20
B. Governing Body Resolution	20

I.

I. PROGRAM INTRODUCTION

A. Executive Summary

The target neighborhood is in the Villas section of Lower Township. It is comprised of nine streets containing 255 housing units and 15 commercial entities. The neighborhood also includes a large municipal park. It's boundaries are Clem Mulligan Field to the north; Star Avenue to the east; Fulling Mill Road to the south; Bayshore Road to the west. Streets include: East New York, East Virginia, Matthews, Weber, Langs, Bentz, Mowery, Franklin and Star.

According to the 2000 Census, (census tract 218.04, block group 3), the neighborhood population is 58% low/mod, the median family income is \$34,537 and the average family size is 3.1 persons. It is a stable community; forty percent of the residents have lived in their homes for over twenty years.

A windshield study of the target area indicated that 55% (140) of the homes fall within the poor to fair range. The Township's experience with this program foresees that 65 units will receive some type of assistance over the length of the program. Accordingly, this program will benefit an estimated 201 residents

B. Mission Statement

The mission of the Neighborhood Preservation Program is to instill pride in the community in which we live by providing needed resources and services for improvements, as well as encouraging the active participation of all residents to maintain that pride.

C. Vision Statement

A visible impact will be seen in the target area and the residents will have fostered a commitment to sustain the "vitality" of their neighborhood.

II. NEIGHBORHOOD INTRODUCTION

A. Neighborhood Description

1. Boundaries

The Lower Township Neighborhood Preservation Program Area, known as the “Northeast Villas”, is bounded by Caroline Avenue on the north, Fulling Mill on the south, Bayshore Road to the west and the wooded area to the east. It includes Caroline, New York, Virginia, Matthews, Weber, Langs, Bentz, and Fulling Mill, running east to west, and Princeton, Harvard, Franklin, Star, and Bayshore running north to south.

2. History

Lower Township was the earliest town of the southern-most peninsula of New Jersey. The Township is 29.8 square miles and is bounded on the east and south by the Atlantic Ocean, north by Middle Township and west by the Delaware Bay. It includes: North Cape May, Town Bank, Fishing Creek, Cold Springs, Erma and the Villas.

Fishing Creek and the Villas were originally one community, but separated in the 1920's. The economy and land use of this region can be divided into three areas set by time: fishing and whaling, farming and resort use.

Swedish agents purchased the area from the Kechemeche Indians in 1641. The first permanent settlers were English and Dutch from the New England area. They established a fishing center, whereas, whaling was the primary source of income.

The war of 1812 saw many skirmishes along the Fishing Creek beaches. The British frequently blockaded the Delaware Bay and raided the area. At first sight of a raiding party, settlers were warned by a musket shot. They hurriedly hid their cattle and valuables, then ran to the beach to fight off the intruders.

In the early 1900's the Villas beach was the center of Cape May's caviar industry, Each barrel of sturgeon eggs sold for \$140.00. Caviar was the most lucrative of the commercial fishing industry. But, because of overkill, it joined whaling into extinction. Today, there is no primary source of income in the area.

Fishing Creek became the center of a very successful farming community. In the 1920's, Joseph Millman bought a farm there and sub-divided it. He promoted it as a modest bungalow development. Millman named his development the Wildwood Villas, in order to ride on the fame of the Wildwoods, (Wildwood was later dropped from the name in 1931). To sell his lots, he often set up a table on the Wildwood boardwalks and typified the Villas as a “county seashore resort”. This is still evident in the overall infrastructure, (narrow streets, lack of sidewalks and curbs).

Joseph Millman was an effective and generous developer. He provided the land and much of the funding for a recreation center and fire station. A senior citizen center on

Bayshore Road bears his name and his house is still on Millman Lane, located in the northwest section of the Villas.

The Villas became largely a retirement community. The cost of a home was modest and the financing terms were easy. Many of the original bungalows have been weatherized for year-round living. However, the original buildings were built with cheap materials and they have not aged gracefully. Nearly all of the newly built homes in Lower Township are for year-round residents. The growing population contributes heavily to Lower Townships' ranking as one of the fastest growing areas in New Jersey

3. Physical Description

The Northeast Villas Neighborhood is a residential neighborhood (97% of the properties) that supports commercial (2% of the properties) and mixed use (1% of the properties). Of the residential properties, 87% are single-family homes, 1% are duplexes, and 12% are vacant.

The homes were built prior to World War II as summer bungalows and many are without foundations. The homes were originally intended for seasonal use but have been winterized. They now have become a source for first time homebuyers, and the retirement population.

In the NPP Windshield Survey of Housing Conditions, 3% of the properties were found to be excellent, 57% good, 36% fair, and 4% poor, according to the evaluation and ranking standards established by the New Jersey Department of Community Affairs, Neighborhood Preservation Program.

On the surface the area infrastructure looks good. All street surfaces have been repaved within the past ten years and there are no curbs or sidewalks within the residential area of the Neighborhood. Sidewalks and curbs are located along Bayshore Road, the business district, and they are in good condition.

The underground infrastructure is the problem. The majority of water is supplied by wells and most residents do not drink the well water. The well water usually suffers from salt water intrusion, high magnesium and iron counts, and fecal coli form. The Township is working with the Lower Township Municipal Utilities Authority on creating a Villas Water Plan that will install water lines in the area within five years. Public water was provided to part of the area. The water installation was funded by the New Jersey Department of Environmental Protection because there were high concentrations of volatile non-organic chemicals in the wells that were tested. The lack of public water and/or the cost of the hookup are the major infrastructure problems in the area and is cited by the residents as such. The Township will continue to apply for Small Cities Public Facilities Grant funds to finance the Water Program.

The existing storm drain system is a French drain system. It takes the water down the street and dissipates it underground. Unfortunately, the drains have a tendency to clog.

According to the Road Department, they are in dire need of repair, and Lower Township has applied and received a Small Cities Public Facilities Grant to rebuild the outfall lines. New outfall lines will help alleviate any draining concerns.

There is a park located in the Northeast Villas Neighborhood. Mulligan Field is in good condition. The park is constantly being updated. It hosts a playground, two ball fields, a hockey rink, a walking/bike track and two basketball courts. The park is the center of many activities by the Mulligan Greens Resident Organization, (MGRO) and the residents feel it is an asset to their neighborhood.

Although it is not located in the neighborhood, the Cape May County Lower Branch Library receives high marks from the residents. Not one resident rated the library as poor. A majority of those who use the library stated that it was good and they use it often.

The commercial areas are located on the periphery of the target area. Most of the retail stores are located on Bayshore Road and cater to the local needs. These include: a florist, a deli, a bank, a jewelry store, a gymnasium, a hair salon, a nursery, and a 'collectible store'.

There are two private social clubs within the target area, and two churches

4. Socio-Economic Description

The neighborhood population is 58% low/mod, and the median family income is \$34,537. It is a stable community; forty percent of the residents have lived in their homes for over twenty years. The area is 99% Caucasian and the median age is 35.

The demographics of the area are changing. Historically, the area was mostly seniors and retirees. Within the last couple of years, there has been an influx of young families. Lower Township (and particularly the Villas) is one of the last affordable areas in Cape May County.

The neighborhood does not host any schools. The closest school is an elementary school located behind Lower Township Municipal Building. The Township operates four elementary schools and one high school. An overwhelming majority of the residents with children feel that the school system is a good one.

There are no senior centers located in the Northeast Villas Neighborhood. There is a Senior Center located next to the municipal complex which is approximately one mile from the target area. It is also a Cape May County Department of Aging nutrition site. The Department of Aging also offers a full range of senior citizen activities throughout Lower Township. Recreational, educational and social activities are available for any county resident over the age of 60 at its center five days a week from 8:30 am to 4:30 pm. Overall, the residents are very satisfied with the senior services that are provided.

Ninety percent of employed Township residents work outside of the Township and within twenty minutes of their homes. Most are in the service industry (which is akin to the area) and work in one of the barrier islands.

5. Neighborhood Needs

The number one problem cited by the residents is property maintenance. They are also concerned with juvenile delinquency, trash/litter, and the water. The Lower Township Neighborhood Preservation Program will address these needs with housing rehabilitation, clean ups, establishment of a neighborhood watch, scheduling of street cleanings through the Public Works Department and by working with the Lower Township Municipal Utilities Authority to expedite the installation of water lines in the area.

Lower Township



2. Lower Township

C. Available Resources

The Lower Township Neighborhood Preservation Program will be assisted by the following programs when needed:

- NHRP
- Small Cities
- USDA
- Township Revolving Loan Fund
- Clean Communities

Also, it should be noted that Lower Township does not draw all personnel funds allocated, and pays 80% of the coordinators salary and benefits through its own budget.

III. ACTION PLAN, OBJECTIVES AND ACTIVITIES

A. Long Range Program Goals: The Five Year Plan

NEIGHBORHOOD NEED #1	Upgrade the condition of owner-occupied single family properties.
---------------------------------	---

- OBJECTIVE: The NPP Windshield survey of Housing Conditions identifies 271 owner occupied units. Of the year-round residential properties, 119 were found to be in fair or poor condition. The survey projects that 81% of the residents will be interested in the Neighborhood Preservation.
- ACTIVITIES: Improve/bring up to code thirty (30) year-round, owner-occupied, residential properties over the five-year program. The program will address 30% of the identified need.
1. Low-income housing rehabilitation:
NPP is allocating \$250,000 to provide twenty-five (25) direct grants over the five year grant period; 5 each program year.
 2. Moderate-income housing rehabilitation:
NPP is allocating \$30,000 to provide five (5) matching grants over the five-year grant period; 1 each program year. The homeowner will be responsible for 40% of the total project cost.
 3. Any income:
NPP is allocating \$20,000 to provide twenty (20) material grants over the five-year program; 4 each program year.
 4. Refer homeowners to local lending institutions for Community Reinvestment Programs.

**NEIGHBORHOOD
NEED #2**

Upgrade the condition of renter-occupied single family properties.

The Survey of Housing Conditions identified 18% renter-occupied, single family properties in fair or poor condition.

OBJECTIVE:

Encourage single family property owners to bring their rental units up to code.

ACTIVITIES:

1. Encourage renters to take advantage of the incentive grants, (materials, paint, etc.) with the written permission of the property owner.
2. Encourage two rental property owners to apply for \$1000 match grant to make improvements on rental property.

**NEIGHBORHOOD
NEED #3**

Upgrade the conditions of commercial properties.

OBJECTIVE:

1. Improve general maintenance and upkeep of all commercial properties, and assist with physical improvements to five properties.

ACTIVITIES:

1. Provide two Commercial façade grants @ \$1000 on a dollar for dollar match.

**NEIGHBORHOOD
NEED #4**

Improve property maintenance in the neighborhood, educate the public on the applicable property code ordinances.

OBJECTIVE:

Encourage residents to pick up around their properties and to keep their yards free of debris. Encourage pride through contests, educate residents on basic home repair and maintenance, and develop a FYI brochure on Township Ordinances.

ACTIVITIES:

1. Develop a partnership with year-round residents and seasonal residents in which they care for each other's property.
2. NPP Resident Organization will hold several activities to clean-up vacant lots and other needed areas.
3. NPP will hold an annual "Trash Amnesty Day" in which residents can remove larger items from their yards without being charged a hauling fee.
4. Establish a committee to the Resident Organization to develop a contest/incentive program to implement in Year II.
5. Sponsor a training session for 15 students at Cape May County Technical School. Open to resident of target area for nominal \$25 fee. Includes stocked tool kit upon successful completion. Registration fee to go to the organization-operating fund.

**NEIGHBORHOOD
NEED #5**

Create a safe neighborhood environment.

According to those surveyed, vandalism (breaking and entering) was the main problem in the Northeast Villas Neighborhood.

OBJECTIVE:

Provide a safe, crime-free neighborhood.

ACTIVITIES:

1. Encourage residents to take an active interest in the welfare of their neighbor's properties.
2. Encourage seasonal residents to request a year-round resident to "oversee" their property during the off-season.
3. Provide residents with information on home security.
4. Request the Lower Township Police Department to routinely patrol the Northeast Villas Neighborhood.
5. Encourage residents to participate in the "Crime Watch" group in cooperation with the Lower Township Police Department.

**NEIGHBORHOOD
NEED #6**

Increase participation in the Mulligan Greens Resident Organization

A stronger commitment toward the neighborhood can be created through community participation. According to the NPP survey, 81% of the residents would like to participate in a resident's organization.

OBJECTIVE:

Support the Mulligan Greens Resident Organization.

ACTIVITY:

1. NPP will provide \$3000 for neighborhood events and activities, refreshments at monthly meetings, paid speakers, fundraising activities, clean-up days, etc.
2. The NPP Coordinator will publish a resident newsletter of upcoming events monthly. The secretary of the organization will be shown how to gather appropriate information and eventually assume the responsibility of the monthly newsletter.

**NEIGHBORHOOD
NEED # 7**

Improve the facilities at the local playground

Work together with the Township to provide a "child friendly" atmosphere in Mulligan Field Park.

OBJECTIVE:

To provide better equipment so that the residents make better use of the facility.

ACTIVITY:

1. NPP will coordinate with the Township to provide tables and benches, sports equipment, etc.
2. NPP will coordinate with the Township to provide landscaping to improve the appearance of the park and making it more appealing to the neighborhood.
3. NPP will continue to sponsor events in the park.

B. Short Term Program Goals: Year II Plan

Physical Goals

- Assist 10 homeowners with rehabilitation through the Neighborhood Housing Rehabilitation Program and other grant funds.
- Provide lead inspection and clearance inspection services.

Social Goals/Amenities

- Improvements to Mulligan Field
 - ADA approved rubber mat ground covering
 - New playground equipment.
- Address the issue of trash/litter through several Clean Communities sponsored clean-ups.
- Address the issue of noise.
- Address the problem of juvenile delinquency/decrease crime.
- Develop sense of neighborhood
- Utilize Mulligan Field as host of community events.

Mulligan Greens Resident Organization Goals

- At least 75% membership of all residents
- Working as an entity for its own benefit
- Full functioning nonprofit
- Able to act as a model for additional resident organizations within the Township.

IV. PROGRAM SUMMARY

**NPP HOUSING REHABILITATION ASSISTANCE
THE FIVE-YEAR PLAN**

INCOME GROUP	YEAR I COST	YEAR II COST	YEAR III COST	YEAR IV COST	YEAR V COST
<u>50% - 80%</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>
<u>81% - 100%</u>	<u>6,000</u>	<u>0</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>
<u>101% - 120%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Material</u>	<u>4,000</u>	<u>0</u>	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>
<u>Rental</u>	<u>2,000</u>	<u>0</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>
<u>Commercial</u>	<u>2,000</u>	<u>0</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>
TOTALS	64,000	0	64,000	64,000	64,000

INFRASTRUCTURE IMPROVEMENTS

	Year I	Year II	Year III	Year IV	Year V
Mulligan's Field	3,300	65,500	3,300	3,300	3,300
Improvements:					
<input type="checkbox"/> Landscaping					
<input type="checkbox"/> Picnic Tables					
<input type="checkbox"/> Park Benches					
<input type="checkbox"/> Lighting					
<input type="checkbox"/> Playground Equipment					

To be used as supplementary funds in conjunction with the Townships' plans to improve Mulligan Field.

V. ADMINISTRATION

A. Job Descriptions

NPP Coordinator/Coordinator for Federal and Sate Aid – Colleen Crippen

Has direct responsibility for all grant related activities within the Northeast Villas Neighborhood. Responsible for planning, implementation, coordination, and analysis of the Neighborhood Preservation Program. Preparation of reports to NJDCA, set up and maintain client files and records, monitoring of construction phase and homeowner-contractor relations, develop and distribute brochures, mailings and other public relation materials. Acts as the liaison between the resident organization and the Township. Facilitator in the development of public/private/resident partnership.

Responsible for administrative oversight of all Lower Township Grant Programs, including Small Cities Program, Economic Development, Revolving Loan Program, Clean Communities, and DEDR. Also responsible for preparation of requests for funding. Reports to Mayor and Council on progress of all programs.

Housing Inspector/Cost Estimator – Michael Reardon

Inspects interiors and exteriors, prepares write-up (specifications), performs interim and final inspections for compliance with work write-up. Lower Township construction code enforcer inspects properties for compliance.

Lead Evaluation Inspector - Cyrus Environmental Consultants

Performs X-Ray Fluorescence (XRF) testing and prepare a report of XRF test findings to be furnished to the NHRP coordinator, homeowner and to the contractors bidding upon the housing rehabilitation project. Upon the conclusion of housing rehabilitation activity the lead inspector will collect dust wipe samples from the worksite for laboratory analysis. Upon receipt of a laboratory report indicating the unit has passed lead analysis they will furnish the NHRP coordinator with lead clearance certification. The lead inspector shall prepare a Lead Maintenance plan, as necessary; to be provide to the NHRP coordinator and the homeowner

Chief Financial Officer - Lauren Read

Coordinates the financial activity of the Township. All funds received and paid out go through the treasurer's office for verification.

B. Location & Hours of Operation

Location: Grants Office
Lower Township Municipal Building
2600 Bayshore Rd.
Villas, NJ 08251

Hours of Operation: Monday – Friday, 8:30 AM to 4:30 PM

Telephone: (609) 886-2005 x134

Fax: (609) 886-1694

E-mail: ccrippen@townshipoflower.org

VI. BUDGET

Northeast Neighborhood Preservation Program Year Two Budget

PROGRAM ACTIVITY EXPENSES	NPP SHARE	NonNPP SHARE
<u>Rehabilitation</u>		
5 Direct Grants @ \$10,000		\$180,000
1 Partial Grants @ \$6,000 requires 40% match		4,000
4 Material Grants @ \$1000		
2 Rental Grants @ \$1000 (Match dollar for dollar)		2,000
2 Commercial Grants @ \$1,000 (Match dollar for dollar)	_____	<u>2,000</u>
Total		188,000
<u>Inspections</u>		
10 Inspections @ \$300	\$ 3,000	
10 Lead Inspections @ \$1000	<u>7,000</u>	
	10,000	
<u>Infrastructure</u>		
Mulligan Field	65,500	36,490
Drainage & Street Maintenance	<u>0</u>	<u>74,600</u>
Total	65,500	111,090
<u>Organization</u>		
Activities	<u>3,000</u>	<u>1,200</u>
Total Program Activity	\$78,500	\$300,290
ADMINISTRATIVE EXPENSES		
Personnel (Salary plus fringe)	\$20,000	70,000
Travel	500	300
Project Cost (Space, Supplies, Postage, Phone, etc.)	<u>1,000</u>	<u>5,000</u>
Total Administrative	\$21,500	\$75,300
Total NPP Investment	\$100,000	\$375,590

VII. ATTACHMENTS

A. Minutes of Public Hearing, Proof of Publication and Sign-In Sheet

The Public Hearing will be held Wednesday, March 31, 2010.

B. Governing Body Resolution

Resolution will be on the April 19th Agenda.

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

RESOLUTION #2010-114

TITLE: AUTHORIZATION FOR REFUND OF TAXES

WHEREAS, the Township Tax Collector has certified an overpayment due to the reasons listed below:
and

WHEREAS, a refund has been requested.

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that the CFO/Treasurer be and the same is authorized and directed to refund the overpayments according to the Tax Collector's certification on file with the CFO/Treasurer.

<u>Block</u>	<u>Lot</u>	<u>Refund To</u>	<u>Reason</u>	<u>Tax</u>
746	2.06	Helene Mason	paid by mortgage co	1,983.70

I hereby certify the foregoing to be a resolution adopted by the governing body at a meeting held on April 19, 2010.


Claudia R. Kammer, Township Clerk

	Conrad	Mazurek	Douglass	Lare	Beck
Motion			X		
Second	X				
Aye	X	X	X	X	X
Nay					
Abstain					
Absent					

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

RESOLUTION #2010-115

TITLE: RESOLUTION REQUESTING CAPE MAY COUNTY INVESTIGATE THE FISHING CREEK WATERSHED TO DETERMINE ITS EFFECT ON LOCAL FLOODING IN LOWER TOWNSHIP

WHEREAS, our residents have experienced an unusual and significant amount of flooding and subsequent water related damage to their property; and

WHEREAS, we have received conflicting information concerning the impact of Fishing Creek Meadow on the flooding problem in Lower Township; and

WHEREAS, the management of this area is the responsibility of the County of Cape May;

NOW, THEREFORE, BE IT RESOLVED the Lower Township Council requests that the County of Cape May Mosquito Department and the County Engineer's Office investigate the flooding situation faced by our residents and determine through an engineering report whether this problem is in any way connected to the management of the Fishing Creek Watershed and if necessary take immediate steps to correct the problem.

I hereby certify the foregoing to be a resolution adopted by the Township Council at a meeting held on April 19, 2010.


Claudia R. Kammer, Township Clerk

	CONRAD	MAZUREK	DOUGLASS	LARE	BECK
MOTION			X		
SECOND	X				
AYE	X	X	X	X	X
NAY					
ABSTAIN					
ABSENT					

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

RESOLUTION #2010-116

TITLE: ISSUANCE ICE CREAM PEDDLING LICENSES FOR THE YEAR 2010 TO SUMMER DAZE ICE CREAM

WHEREAS, John W. Frame and Donna Vaughan t/a Summer Daze have submitted an application for an Ice Cream Peddling licenses for the year 2010 and have also submitted Ice Cream Salesman's Applications, and

WHEREAS, the applicants have paid the required fees, and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower that the Clerk be authorized to issue the following licenses for the year 2009 pending approval of the licenses and inspection of the vehicles by the Lower Township Police.

Ice Cream Peddling Salesman License

Donna Vaughan - Summer Daze
 John W. Frame - Summer Daze
 Steven R. Lerch - Summer Daze
 Michael J. Flannery - Summer Daze

Ice Cream Peddling Business License

1990 Ford E350 Vin# 2-1FDKE37G4LHB08833 - Summer Daze
 1992 GMC G-3500 Vin# 4-2GDHG31K6N4521973 - Summer Daze

FURTHER, RESOLVED, that anyone selling in conjunction with this license will do so only upon proper application and license approval by the Township.

I hereby certify the foregoing to be a resolution adopted by the Township Council at a meeting held on April 19, 2010

Claudia R. Kammer
 Claudia R. Kammer, Township Clerk

	CONRAD	MAZUREK	DOUGLASS	LARE	BECK
MOTION			X		
SECOND	X				
AYE	X	X	X	X	X
NAY					
ABSTAIN					
ABSENT					

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

RESOLUTION #2010-117

TITLE: AWARD OF BID & ACCEPTANCE OF CONTRACT FOR THE 2010 FIELD MAINTENANCE CONTRACT FOR THE FREEMAN DOUGLASS MEMORIAL PARK

WHEREAS, proposals were solicited via the Township's website posting of March 12, 2010 for the 2010 Field Maintenance Contract for the Freeman Douglass Memorial Park and due by March 24, 2010 at 10:00 a.m., and

WHEREAS, two (2) bids were received and reviewed by the QPA and the Recreation Director, and

WHEREAS, the CFO has certified by her signature that sufficient funds are available in the Budget as follows:

Budget & Account: Recreation CE 0-01-28-370-298

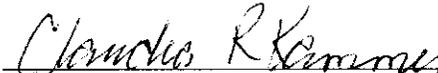
Signature 

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that the contract is hereby awarded to the lowest qualified responsible bidder as follows:

AWARD TO: CLARKTON, LLC
AMOUNT: \$12,100.00

BE IT FURTHER RESOLVED, that properly executed Purchase Orders will serve as the contract for the items.

I hereby certify the foregoing resolution was adopted by the Township Council at a meeting held on April 19, 2010.


Claudia R. Kammer, Township Clerk

	CONRAD	MAZUREK	DOUGLASS	LARE	BECK
MOTION			X		
SECOND	X				
AYE	X	X	X	X	X
NAY					
ABSTAIN					
ABSENT					

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

RESOLUTION #2010-118

TITLE: RENEWAL OF 2010 CAMPGROUND LICENSES

WHEREAS, Seashore Campsites, Inc., Beachcomber Campground, Inc., Robbro, LLC, Doug/Ted McPherson, Lake Laurie Inc. and Robert Lepor have applied for renewal of their Campground Licenses, and

WHEREAS, the applicants have paid the required license fees.

NOW, THEREFORE, BE IT RESOLVED by the Township Council the governing body of the Township of Lower that the Campground Licenses for the following are hereby renewed for the period of April 1, 2010 through March 31, 2011 subject to all real estate taxes being current.

Seashore Campsites, Inc.
Beachcomber Campground Inc.
Robbro LLC
Doug/Ted McPherson
Robert Lepor
Lake Laurie Inc.

t/a Seashore Campsites Inc.
t/a Beachcomber Campground
t/a Holly Shores Campground
t/a Cold Spring Campground, Inc.
t/a Cape Island Campground
t/a Lake Laurie

I hereby certify this is the original resolution adopted by the Township Council at the meeting of April 19, 2010.


Claudia R. Kammer, Township Clerk

	CONRAD	MAZUREK	DOUGLASS	LARE	BECK
MOTION			X		
SECOND	X				
AYE	X	X	X	X	X
NAY					
ABSTAIN					
ABSENT					

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

RESOLUTION #2010-119

TITLE: RESOLUTION AMENDING RESOLUTION #2010-107, ANNUAL APPOINTMENT OF EMERGENCY MANAGEMENT COUNCIL AND APPOINTING DEP. EMERGENCY MANAGEMENT COORDINATOR

WHEREAS, the Township is required to annually appoint the Emergency Management Council, and

WHEREAS, Resolution #2010- 107 adopted at the reorganization meeting designated the officials and categories for 2010, and

WHEREAS, changes have occurred since the initial appointments.

NOW, THEREFORE BE IT RESOLVED by the Township Council, the governing body thereof, that the following constitutes the 2010 Emergency Management Council.

NAME	CATEGORY	NAME	CATEGORY
Michael Beck	1	Wayne Mazurek	1
Art Treon	1 & 2	Joan Koeck	2 & 4
Tom Conrad	2	Carol Kapurelos	2
Richard Harron, Jr.	2	Lou McGonigal	2
Dave Lepor	2	Mike Demarcantonio	1 & 5
Edward Donohue	2	Dave Perry	2
Brian Marker	2 & 3	Richard Harron, Sr.	2

FURTHER RESOLVED, that Richard Harron Sr. shall also be appointed Deputy Emergency Management Coordinator.

I hereby certify this resolution was adopted by the Township Council at their meeting of April 19, 2010


 Claudia R. Kammer, Township Clerk

	CONRAD	MAZUREK	DOUGLASS	LARE	BECK
MOTION			X		
SECOND	X				
AYE	X	X	X	X	X
NAY					
ABSTAIN					
ABSENT					

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

RESOLUTION #2010-120

TITLE: RESOLUTION OPPOSING LEGISLATION AMENDING THE TIME OF DECISION RULE

WHEREAS, S-82 and A-437 are intended to modify the "time of decision" rule, which currently allows municipalities to change the zoning regulations during the pendency of an application for development; and

WHEREAS, the bills would deem as complete the ordinances in effect at the time of an application and shall govern the review of that application, and any decision made following upon that review;

WHEREAS, "the time of decision rule" is a judicially recognized principal that decisions are to be made on the basis of laws, ordinances and regulations in effect at the time the decision is rendered not upon application; and

WHEREAS, courts have applied the "time of decision rule" to correct errors in zoning ordinances, thus giving local legislators the opportunity to correct legislative policy that had been found to be imperfectly expressed; and

WHEREAS, the "time of decision rule" has permitted a municipality to give additional legislative consideration to serious and substantial land use planning concerns that, for whatever reason, had not been previously addressed in the ordinance; and

WHEREAS, application and zoning changes require public discussion and hearings, and S-82/A-437 would permit developers to "beat the clock" by filing applications and freezing the ability of local officials to act.

NOW, THEREFORE, BE IT RESOLVED the Township Council of the Township of Lower, County of Cape May, State of New Jersey, hereby opposes and urges Governor Chris Christie to veto A-4 and S-82 and any other legislation which would eliminate the "time of decision" rule at the local level; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Office of the Governor and the New Jersey State League of Municipalities.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Township Council at a meeting held on April 19, 2010.

Claudia R. Kammer
Claudia R. Kammer, Township Clerk

	Conrad	Mazurek	Douglass	Lare	Beck
Motion			X		
Second	X				
Aye	X	X	X	X	X
Nay					
Abstain					
Absent					

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

RESOLUTION # 2010- 120

TITLE: A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12."

WHEREAS, the Township Council of the Township of Lower is subject to certain requirements of the Open Public Meetings Act, N.J.S.A 10:4-6, et seq., and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Township Council of the Township of Lower to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

- (1) Matters Required by Law to be Confidential: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- (2) Matters Where the Release of Information Would Impair the Right to Receive Funds: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
- (3) Matters Involving Individual Privacy: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information, relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
- (4) Matters Relating to Collective Bargaining Agreement: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body. (AFSCME, Teamsters, PBA, Superior Officers & Supervisors)
- (5) Matters Relating to the Purchase, Lease of Acquisition of Real Property or the Investment of Public Funds: Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.
- (6) Matters relating to Public Safety and Property: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations of possible violations of the law.
- (7) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

- X (8) Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.
- _____ (9) Matters Relating to the Potential Imposition of a Penalty: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE, BE IT RESOLVED by the Township council of the Township of Lower, assembled in public session on Apr. 19, 2010 that an Executive Session closed to the public shall be held on this date at approximately 9:10 P.M. in the Conference Room of the Township Hall, 2600 Bayshore Road, Villas for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Council that the public interest will no longer be served by such confidentiality.

I hereby certify the foregoing to be a resolution adopted by the Township Council on Apr. 19, 2010.



Claudia R. Kammer, Township Clerk