

RESOLUTION #2022-98  
 Lower Township  
 Bill List By Vendor Id

March 3, 2022  
 09:48 AM

P.O. Type: All  
 Range: First to Last  
 Format: Condensed

Include Project Line Items: Yes

Open: N Paid: N Void: N  
 Rcvd: Y Held: Y Aprv: N  
 Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
00057	AL'S PLUMBING & HEATING INC					
22-00378	02/07/22 FREEMAN DOUGLASS PARK	Open	187.50	0.00		
00110	ANCO HOME CENTER*					
22-00360	02/03/22 MOONTH OF FEBRUARY	Open	52.38	0.00		
00153	ATLANTIC CITY ELECTRIC*					
22-00558	03/02/22 FEBRUARY 2022 ELECTRIC	Open	17,922.71	0.00		
00179	AVERY TEITLER*					
22-00291	01/28/22 PB SOLICITOR - FEBRUARY 2022	Open	625.00	0.00		
22-00502	02/17/22 PLANNING BOARD RESOLUTIONS	Open	300.00	0.00		
			925.00			
00301	BELMONT AND CRYSTAL SPRINGS*					
22-00472	02/17/22 BOTTLED WATER/DPW 1/10-1/31/22	Open	24.55	0.00		
22-00475	02/17/22 WATER OCT - DPS	Open	57.66	0.00		
22-00476	02/17/22 FS water 2.1.22	Open	19.43	0.00		
22-00484	02/17/22 MONTHLY-JAN	Open	16.02	0.00		
22-00510	02/22/22 COURT WATER DELIVERY 1/2022	Open	19.32	0.00		
			136.98			
00363	MARTIN J. BIERSBACH					
22-00550	03/01/22 CONTRACTUAL REIMBURSEMNT M	Open	141.16	0.00		
00651	MUNICIPAL UTIL AUTH DUMP FEES					
22-00471	02/17/22 TIPPING FEES/DPW JAN 2022	Open	60,573.73	0.00		
00784	CAPE MAY STAR & WAVE					
22-00464	02/17/22 2/2 & 2/9 LEGAL PUBLICATION	Open	143.00	0.00		
00825	COMCAST*					
22-00530	02/24/22 INTERNET(ALL) 2/15-3/14/22	Open	1,073.72	0.00		
00852	CHERRY VALLEY TRACTOR CO.*					
22-00386	02/07/22 WHEELS FOR COUNTY EQUIPMENT	Open	1,552.00	0.00		
00925	DONALD PAUL CLARK JR.					
22-00506	02/22/22 CONTRACTUAL REIMBURSEMNT V	Open	360.00	0.00		
00933	CAPE MAY CO. JUDGE ADMIN. ASSN.					
22-00390	02/07/22 2022 JUDGE MEMBERSHIP	Open	75.00	0.00		
00981	COLLINS IRON WORKS*					
21-03158	12/17/21 INSTALL FENCE @ BASEBALL FIELD	Open	1,150.00	0.00		
01075	COPIERS PLUS*					
22-00531	02/24/22 11/20 -2/19/22 COPIER OVERAGES	Open	381.28	0.00		

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PO #	PO Date Description					
01125	MARGARET CROMPTON					
22-00072	01/10/22 22 CONTRACTUAL REIMBURSEMENT M	Open	100.00	0.00		B
01200	DELTA DENTAL PLAN OF NJ					
22-00578	03/03/22 FEBRUARY 2022 DENTAL CLAIMS	Open	18,575.15	0.00		
22-00579	03/03/22 FEB 2022 DENTAL ADMIN	Open	<u>1,362.20</u>	0.00		
			19,937.35			
01201	DELL CORPORATION*					
22-00505	02/17/22 10 OFFICE 2021 MICROSOFT LIC	Open	2,902.90	0.00		
01390	EDMUNDS & ASSOCIATES, INC.*					
22-00577	03/03/22 1095 C FILING	Open	1,040.60	0.00		PCI
01653	GENTILINI FORD*					
22-00377	02/07/22 PARTS FOR TRUCKS/DPW/MARCH	Open	746.76	0.00		
01741	GENTILINI CHEVROLET, LLC*					
22-00114	01/11/22 PARTS FOR TRUCKS/JAN.	Open	529.39	0.00		
02025	HUNTER JERSEY PETERBILT*					
22-00382	02/07/22 PARTS FOR TRUCKS/DPW/MARCH	Open	1,327.40	0.00		
02108	KEEN COMPRESSED GAS CO*					
22-00125	01/11/22 BOTTLED GAS FOR GARAGE/DPW	Open	124.11	0.00		
02189	KNOX ASSOCIATES, INC*					
22-00278	01/26/22 Lock Box for Millman	Open	459.00	0.00		
02247	LAWSON PRODUCTS, INC.*					
22-00427	02/10/22 SUPPLIES FOR GARAGE/DPW	Open	699.71	0.00		
02538	MARSH & MCLENNAN AGENCY, LLC*					
22-00069	01/10/22 RES 2022-12 MONTHLY DNE\$43517.	Open	3,626.41	0.00		B
03026	NJ STATE HEALTH BENEFITS					
22-00514	02/22/22 MARCH 2022 ACTIVE	Open	212,274.36	0.00		
22-00515	02/22/22 MARCH 2022 NJSHBP RETIREE	Open	<u>106,473.69</u>	0.00		
			318,748.05			
03072	NJ STATE LEAGUE OF MUNICIPALITI*					
22-00501	02/17/22 CANNABIS WEBINAR	Open	75.00	0.00		
03104	NORTHEAST IND. & MARINE SUPPLY*					
22-00429	02/10/22 PARTS/RDS/ANT/RECY/DPW/MARCH	Open	571.98	0.00		
03160	OFFICE BASICS, INC*					
21-03199	12/22/21 CHAIRS	Open	1,890.88	0.00		
03296	PARISH OF ST. JOHN NEUMANN					
22-00507	02/22/22 SPECIAL ELECTION 1/25/22	Open	150.00	0.00		

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03427	POLAR BEAR MECHANICAL SERVICES								
		22-00288	01/28/22	REC. CENTER BOILER	Open	448.00	0.00		
		22-00363	02/03/22	WATER LEAK ON PIPE FROM BOLIER	Open	<u>1,143.30</u>	0.00		
						1,591.30			
03460	V.E. RALPH & SON, INC.*								
		22-00273	01/25/22	ONSITE AED REPLACEMENT PAD	Open	60.00	0.00		
03518	RIGGINS, INC.*								
		22-00551	03/02/22	OFF HIGHWAY DIESEL/DPW 2/8/22	Open	1,551.05	0.00		
03611	SERVICE TIRE TRUCK CENTERS*								
		22-00144	01/12/22	TIRES/RDS/SANT/RECY/DPW/FEB.	Open	4,637.03	0.00		
03692	SOUTH JERSEY GAS CO*								
		22-00534	02/24/22	1/20-2/15/22 NATURAL GAS	Open	10,094.68	0.00		
03820	MUNICIPAL UTILIL. AUTH ON CALL								
		22-00470	02/17/22	REIMBURSE HALF OF TOTAL BILL	Open	198.41	0.00		
03894	SHERWIN WILLIAMS COMPANY*								
		22-00435	02/10/22	TRAFFIC PAINT	Open	569.70	0.00		
03904	LOWE'S HOME CENTER INC*								
		22-00129	01/11/22	SUPPLIES FOR BUILDING/DPW/FEB	Open	303.82	0.00		
		22-00287	01/28/22	CALCIUM CHLORIDE & SHOVEL	Open	<u>121.49</u>	0.00		
						425.31			
03969	VERIZON								
		22-00533	02/24/22	LANDLINES 2/13/22-3/12/22	Open	42.66	0.00		
03985	VILLAS NAPA AUTO PARTS								
		22-00109	01/11/22	RDS/SANT/RECY/FEB	Open	2,208.78	0.00		
03992	VAL-U AUTO PARTS LLC*								
		22-00142	01/12/22	RDS/SANT/RECY/DOW/FEB	Open	2,814.90	0.00		
04075	BARBER CONSULTING SERVICES LLC								
		22-00532	02/24/22	8 PORT GIGABIT SWITCH BOCA	Open	49.99	0.00		
04266	NJ DEPT OF HEALTH&SENIOR SVCS								
		22-00473	02/17/22	JANUARY, 2022 DOG REPORT	Open	553.20	0.00		
04301	SEASHORE ASPHALT CORPORATION*								
		22-00431	02/10/22	SPHALT/PATCH/RDS/MARCH	Open	1,532.65	0.00		
5013	HARBOURTOWN MARINA								
		22-00383	02/07/22	RETURN OF UNUSED ESCROW	Open	464.14	0.00		
6056	PHYLLIS MULDOON								
		22-00478	02/17/22	FINGERPRINT/BACKGROUND CHECK	Open	57.38	0.00		

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PO #	PO Date Description					
6059	USABLE LIFE					
22-00516	02/22/22 MARCH 2022 LIFE INS	Open	760.10	0.00		
7079	SUBURBAN PROPANE L P*					
22-00488	02/17/22 PROPANE-FREEMAN DOUGLASS PARK	Open	995.44	0.00		
7098	SHORE VETERINARIAN ANIMAL *					
22-00071	01/10/22 RES #22-29 ANIMAL CONT DNE\$57K	Open	4,750.00	0.00		B
7115	LIFELINE TRAINING LP*					
22-00056	01/07/22 STREET SURVIVAL TRAINING 2-16	Open	1,313.91	0.00		
7119	ENGINEERING DESIGN ASSOC*					
21-00150	01/13/21 RES 21-49 SCHELLENGERS-TRAFFIC	Open	120.00	0.00		B
7196	LAUREN HUGGINS SUIT*					
22-00068	01/10/22 RES22-09 PUBLIC INFO DNE\$16280	Open	1,356.67	0.00		B
7199	STAPLES CREDIT PLAN-INSTORE PU					
22-00234	01/20/22 1/20/22 CASES OF PAPER TOWNHAL	Open	219.90	0.00		
22-00252	01/24/22 OFFICE SUPPLETS/DPW	Open	432.45	0.00		
22-00292	01/28/22 OFFICE SUPPLIES - CLERK	Open	<u>148.21</u>	0.00		
			800.56			
7354	FLEETPRIDE INC.*					
22-00554	03/02/22 PARTS FOR COUNTY TRUCKS/DPW	Open	73.70	0.00		
7475	SUZANNE M SCHEID					
22-00525	02/23/22 CONTRACTUAL REIMBURSEMENT M/V	Open	36.00	0.00		
7476	JOSEPH MCKENNA					
22-00482	02/17/22 REIMBURSEMENT-COACH	Open	45.38	0.00		
7507	STEFANKIEWICZ & BELASCO LLC*					
22-00062	01/10/22 RES 2022-01 DNE\$34K MONTHLY	Open	2,833.33	0.00		B
7636	MOTT MACDONALD LLC*					
22-00496	02/17/22 PLANNING BOARD ENGINEER	Open	1,008.65	0.00		
7696	UPPER TOWNSHIP WRESTLING ASSOC					
22-00465	02/17/22 REIMBURSEMENT FOR OFFICIALS	Open	243.00	0.00		
7743	SQUARE 1 DISIGN LLC*					
22-00474	02/17/22 WEB HOSTING / SITE LOCK	Open	355.00	0.00		
7820	DEBLASIO & ASSOCIATES, P.C.*					
22-00495	02/17/22 PLANNING BOARD ENGINEER	Open	680.00	0.00		
7929	AMAZON CAPITAL SERVICES, INC*					
22-00027	01/06/22 COURT OFFICE SUPPLIES	Open	39.74	0.00		
22-00493	02/17/22 SUPPLIES	Open	<u>685.46</u>	0.00		
			725.20			

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7989	GLORIA LUGO					
22-00477	02/17/22 FINGERPRINT/BACKGROUND CHECK	Open	57.38	0.00		
8049	KRYSTLE TABLER					
22-00541	02/24/22 REIMBURSEMENT- COACH	Open	50.38	0.00		
8063	JOHNNY BUILES					
22-00466	02/17/22 WRESTLING OFFICIAL	Open	120.00	0.00		
8064	DON MATOUSCH					
22-00467	02/17/22 WRESTLING OFFICIAL	Open	120.00	0.00		
8072	JOHNSONS CONTROL SERCURITY *					
22-00549	02/28/22 FINGERPRINT MAINT 03/1/22-3/23	Open	110.90	0.00		B
8183	JOSEPH K HART JR					
22-00543	02/28/22 RETURN OF UNUSED ESCROW	Open	310.00	0.00		
8424	RYAN SLANEY					
22-00481	02/17/22 REIMBURSEMENT- COACH	Open	70.38	0.00		
8443	MARIA EUGENIA FEHR LLC *					
22-00392	02/07/22 SPANISH COURT INTERPRETER	Open	150.00	0.00		
8448	STAR GENERAL CONTRACTING *					
22-00462	02/17/22 NATIONAL NIGHT OUT-CM FERRY	Open	110.00	0.00		
22-00503	02/17/22 SEPTIC PUMPING-FREEMAN DOUGLAS	Open	290.00	0.00		
			400.00			
8537	ASBURY PARK PRESS					
22-00513	02/22/22 2022 E-SUBSCRIPTION	Open	9.99	0.00		PC1
8686	SHELBY RAMBO					
22-00468	02/17/22 Sea Gear uniform reimbursement	Open	104.00	0.00		
8705	MCCROSSON & STANTON P.C.					
22-00066	01/10/22 RES 2022-05 DNE \$7500 OFFICER	Open	2,071.50	0.00		B
8706	GOLDENBERG, MACKLER & SAYEGH					
21-03118	12/13/21 RES#2021-371 TAX FORECLOSURES	Open	129.93	0.00		B
8707	PAUL J BALDINI P.A.					
22-00065	01/10/22 RES 2022-04 DNE\$7500 CONFLICT	Open	3,495.00	0.00		B
22-00538	02/24/22 Conflict Attorney RES 2021-370	Open	3,487.50	0.00		
			6,982.50			
8721	BLANEY, DONOHUE, & WEINBERG PC					
22-00067	01/10/22 RES 2022-06 PROSECUT DNE\$42500	Open	3,541.66	0.00		B
8742	LOUIS ALTOBELLI JR					
22-00384	02/07/22 RETURN OF UNUSED ESCROW	Open	264.25	0.00		

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PO #	PO Date Description					
8743	DAVID & DONNA BURKHARDT					
22-00420	02/10/22 RETURN OF UNUSED ESCROW	Open	703.64	0.00		
8747	WILLIAM CAMPBELL					
22-00439	02/14/22 RETURN OF UNUSED ESCROW	Open	20.00	0.00		
8748	CAPE ISLAND BUILDING					
22-00460	02/17/22 RELEASE OF DEMO BOND	Open	500.00	0.00		
8749	SELECT MODULAR HOMES INC					
22-00461	02/17/22 RELEASE OF DEMO BOND	Open	500.00	0.00		
8750	JENNIFER RIDGWAY					
22-00463	02/17/22 REIMBURSEMENT- LACROSSE	Open	20.00	0.00		
8751	DEBORAH HOPP					
22-00479	02/17/22 FINGERPRINT/BACKGROUND CHECK	Open	57.38	0.00		
8752	VALARIE CUEVAS					
22-00480	02/17/22 FINGERPRINT/BACKGROUND CHECK	Open	57.38	0.00		
8753	YASCARA SERRA					
22-00483	02/17/22 REIMBURSEMENT- BASKETBALL	Open	25.00	0.00		
8755	THOMAS SULLIVAN					
22-00527	02/24/22 WRESTLING OFFICIAL	Open	100.00	0.00		
8756	MICHAEL BAKUCKAS					
22-00528	02/24/22 WRESTLING OFFICIAL	Open	100.00	0.00		
8757	PAULINE PRINCE					
22-00529	02/24/22 REIMBURSEMENT-COACH	Open	45.38	0.00		
8758	ANTHONY & PATRICIA DORIA					
22-00542	02/28/22 B-499.01 L-30.15 DORIA	Open	1,799.16	0.00		
CARROT	CARROT-TOP INDUSTRIES, INC*					
21-03151	12/17/21 FLAGS	Open	105.32	0.00		
DOUGHERT	GEORGIA DOUGHERTY					
22-00576	03/03/22 CONTRACTUAL REIMBURSEMENT M	Open	450.30	0.00		
HOOVER	ROBERT HOOVER & SONS INC*					
22-00123	01/11/22 SUPPLIES FOR TRUCKS/DPW/JAN	Open	1,341.42	0.00		
SEAGE	SEAGEAR MARINE SUPPLY*					
22-00029	01/06/22 CLOTHING FOR MEN/DPW	Open	602.75	0.00		

Total Purchase Orders: 108 Total P.O. Line Items: 0 Total List Amount: 501,472.72 Total Void Amount: 0.00

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

RESOLUTION #2022-98

Title: AUTHORIZATION FOR THE PAYMENT OF VOUCHERS

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

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

RESOLUTION #2022-99

Title: A RESOLUTION REQUESTING RELEASE OF REVEGETATION AND RESTORATION GUARANTEE FOR DUNE SITE PLAN; BLOCK 287, LOT 3, ESCROW #P11-03-06

WHEREAS, Marzilli Construction, Inc. posted a bond for the revegetation and restoration of dune grass with the Township of Lower, in the amount of \$1,000.00; and

WHEREAS, the Township Planning Director recommends that the required restoration and revegetation of dune grass has been properly completed.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey, that the Guarantee be and hereby is released.

BE IT FURTHER RESOLVED that the Township Treasurer is granted permission to issue a check in the amount of \$1,000.00 plus any accrued interest for payment of the above released Guarantee.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

MEMORANDUM

TO: Mayor Frank Sippel &  
Council members

FROM: William J. Galestok, PP,AICP  
Director of Planning

DATE: February 28, 2022

RE: Release of Bond for Restoration  
and Revegetation of Dune Grass;  
Dune Board for  
Gary Luthé  
301 Woodland Avenue  
Villas, NJ 08251  
Block 287, Lot 3  
Escrow #P11-03-06  
Resolution #2022-99

Marzilli Construction, Inc. posted a bond for the restoration and revegetation of Dune grass, on May 7, 2019 per Planning Board Resolution #11-22. A site inspection by the Planning Director on February 22, 2022 revealed that all the required work was complete. Therefore, I recommend return of the above referenced bond for revegetation of dune grass by Township Council.

Thank you.

c: Julie Picard, Township Clerk

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

RESOLUTION # 2022-100

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 Lauren Reed that adequate funding is available for such payment in the current budget for Salaries and Wages.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that payment to Thomas Shough in the amount of \$4,233.85 is authorized and chargeable to the 2022 Budget account 1-01-25-240-121.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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Julie A Picard, Township Clerk

LOWER TOWNSHIP POLICE DEPARTMENT

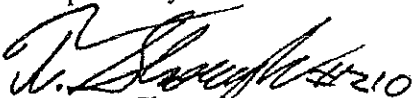
SPECIAL REPORT

TO: Chief Kevin Lewis  
FROM: Ptlm. Shough #210  
DATE: February 18, 2022  
SUBJECT: Comp Time Buyout

Chief Lewis,

I am asking to submit this letter to payroll requesting a buyout of 161 hours accrued comp time. Thank you in advance for your attention to this request.

Respectfully Submitted,

  
Thomas Shough  
Patrolman Badge 210

C	File	Officer	Comments
Date			
2-22-22		L. Shough #210	FWD TO Chief 181
2-22-22		161 (FEL)	FWD TO TOWNSHIP HALL

161 • x  
26 • 2972 =  
4,233 • 85 \*+

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

RESOLUTION # 2022-101

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 Lauren Reed that adequate funding is available for such payment in the current budget for Salaries and Wages.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that payment to Austin Parker in the amount of \$4,892.04 is authorized and chargeable to the 2022 Budget account 1-01-25-240-121.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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Julie A Picard, Township Clerk

LOWER TOWNSHIP POLICE DEPARTMENT

SPECIAL REPORT

TO: Chief Kevin Lewis  
FROM: Ptlm. Parker #215  
DATE: February 18, 2022  
SUBJECT: Comp Time Buyout

Chief Lewis,

I am writing to request a comp time buyout of 200 hours previously accrued. Thank you for your anticipated consideration in this matter.

Respectfully Submitted,

*Austin Parker #215*

Austin Parker  
Patrolman Badge 215

C	File		
Date		Officer	Comments
2/22/22	SFC #173	(P)	FORWARDED to Chief LEWIS
2-22-22		(P)	FOOD TO TOWNSHIP HALL

0 \* \*

200 \* X

21 \* 4602 =

4,892 \* 04 \* +

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

RESOLUTION #2022-102

Title: A RESOLUTION OF THE TOWNSHIP OF LOWER CANCELING CERTAIN TAXES  
PER AGREEMENT/RESOLUTION #2020-272

WHEREAS, the tax status of the DRBA is governed by the Delaware-New Jersey Compact, as set forth in N.J.S.A. 32:11E-1; and

WHEREAS, the Compact provides that one essential governmental function of the DRBA is to promote economic development; and

WHEREAS, by attempting to lease the Property to tenants the DRBA is promoting economic development; and;

WHEREAS, certain taxes became due on the properties listed below after the DRBA began attempting to lease the Property to tenants, and per Agreement and Resolution #2020-272, the DRBA is not responsible for said tax.

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 property tax be cancelled and the Tax Collector is hereby directed to cancel the following tax:

<u>Block</u>	<u>Lot</u>	<u>Reason</u>	<u>Amount</u>
410.01	36.16	Cancel Tax per DRBA Agreement Vacant 2/1/22	\$ 415.17
410.01	36.17	Cancel Tax per DRBA Agreement Vacant 2/1/22	\$ 806.83

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022

Julie A Picard, Township Clerk

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

RESOLUTION #2022-103

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](http://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](http://www.govdeals.com); and sell the surplus property as indicated on Schedule A on an online auction website.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

3/7/2022

GOV DEALS RES 2022-103

DEPARTMENT -LOCATION	DESCRIPTION /VEHICLE / VIN#	FA#
PD-DPW	2009 DODGE DURANGO- 1D8HB38P39F712915	2409
PD	KEURIG COFFEE MAKER	480

Revised had the last 2 numbers of vin wrong

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

RESOLUTION #2022-104

Title: **A RESOLUTION AMENDING RESOLUTIONS #2020-162 AND #2020-288 APPROVING A PROFESSIONAL SERVICE CONTRACT WITH MARCUS KARAVAN AS SPECIAL TAX COUNSEL FOR THE MORRELL & HANSEN TAX APPEAL CASE WITHOUT PUBLIC BIDDING**

**WHEREAS**, pursuant to Resolutions 2020-162 and 2020-288, the Township of Lower awarded a professional service contract to Marcus Karavan, Esquire of the law offices of Blaney & Karavan, P.C. to serve as Special Tax Counsel to the Township in connection with ongoing tax appeal cases captioned Ross E. Morrell and Rachel L. Hansen v. Lower Township (Docket Nos: 000587-2018, 011721-2018, 012150-2019, 011141-2020, 011324-2021); and

**WHEREAS**, in accordance with the aforementioned Resolutions, the professional service contract awarded to Marcus Karavan, Esquire provided that the matter would be billed at the rate of \$125.00 per hour, not to exceed \$15,000; and

**WHEREAS**, the Township of Lower has been advised that Marcus Karavan, Esquire is no longer employed with Blaney & Karavan, P.C. and is now employed with the Law Office of Karavan & Morris, P.C. and a substitution of attorney, a copy of which is annexed hereto, has been executed by the parties to allow Mr. Karavan to continue to represent the Township in connection with the referenced tax appeal cases; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Lower, County of Cape May, State of New Jersey, that the professional service contract without public bidding awarded to Marcus Karavan of Blaney & Karavan, P.C. as Special Tax Counsel for Morrell & Hansen Tax Appeal Case Trial at a fee of \$125.00 per hour with a not to exceed amount of \$15,000 is hereby amended to reflect that the professional service contract is awarded to Marcus Karavan, Esquire of the Law Office of Karavan & Morris, P.C.

**BE IT FURTHER RESOLVED** that a notice of Award of Professional Contract for the above award shall be published in the Township's Official paper.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

**KARAVAN & MORRIS, P.C.**  
3311 New Jersey Avenue  
P.O. Box 1310  
Wildwood, New Jersey 08260  
(609) 729-1700  
Attorneys for Defendant,  
Lower Township  
Attorney ID No. 000941983

---

**ROSS E. MORRELL AND RACHEL L.  
HANSEN**

Plaintiffs,

vs.

**LOWER TOWNSHIP**

Defendant.

---

**TAX COURT OF NEW JERSEY**  
DOCKET NO.s: 000587-2018  
011721-2018  
012150-2019  
011141-2020  
011324-2021

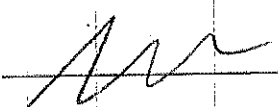
Block 500.01 Lot 43  
783 Tabernacle Road

*Civil Action*

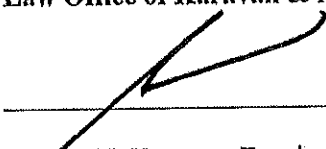
**SUBSTITUTION OF ATTORNEY**

It is hereby stipulated and consented that the Law Office of Karavan & Morris P.C., be substituted as attorney for Defendants, Lower Township in place of Blaney & Karavan for the above-captioned matter(s).

**Blaney & Karavan, P.C.**

  
William Blaney, Esquire  
Withdrawing Attorney(s)  
2123 Dune Drive, Suite 11  
Avalon, New Jersey 08202

**Law Office of Karavan & Morris P.C.**

  
Marcus H. Karavan, Esquire  
Superseding Attorney  
3311 New Jersey Avenue  
P.O. Box 1310  
Wildwood, New Jersey 08260

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

RESOLUTION #2022-105

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 is due.

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>
499.01	30.15	Anthony & Patricia Doria 19 Sheriff Taylor Blvd	Homeowner Pd Erroneously	\$ 1,799.16

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

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

RESOLUTION # 2022-106

Title: **BID ACCEPTANCE AND CONTRACT AWARD OF RECONSTRUCTION OF WILSON DRIVE, 1<sup>ST</sup> AVENUE, 2<sup>ND</sup> AVENUE AND 3<sup>RD</sup> AVENUE PROJECT (LT-C-014) TO FRED M. SCHIAVONE CONSTRUCTION, INC.**

**WHEREAS**, the Notice to Bidders for the Reconstruction of Wilson Drive, 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue project (LT-C-014) was advertised on February 9, 2022, and accepted on March 1, 2022 at 10:00 a.m. prevailing time; and

**WHEREAS**, two (2) sealed bid were submitted and reviewed by the QPA, Township Engineer and Public Works Superintendent, Gary Douglass; and

**WHEREAS**, Fred M. Schiavone Construction, Inc. was the lowest qualified bidder, complied with the specifications and supplied all required bid documents and the CFO has certified the availability of funds as evidenced by her signature below:

Appropriation: C-04-55-429-100

Signature: *Lauren Read*  
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 the following contract is hereby awarded:

**AWARD TO: FRED M. SCHIAVONE CONSTRUCTION INC.**  
**TOTAL: \$376,048.00**

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

# DEBLASIO & ASSOCIATES

CONSULTING ENGINEERS AND PLANNERS

4701 NEW JERSEY AVENUE • WILDWOOD, NJ 08260

PHONE: 609-854-3311 • FAX: 609-854-4323

March 1, 2022

VIA EMAIL

Julie Picard, Clerk  
Township of Lower  
2600 Bayshore Road  
Villas, NJ 08251

**Re: Township of Lower, Cape May County, NJ  
Reconstruction of Wilson Drive, 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue and Third Avenue  
D&A File #: LT-C-014**

Dear Ms. Picard:

We have tabulated the two (2) bids received on March 1, 2022 with reference to the above captioned project and find the low bidder to be Fred M. Schiavone Construction, Inc., P.O. Box 416, Malaga, NJ 08328, in the amount of \$376,048.00. A copy of the bid tabulation is enclosed for your review.

Therefore, in accordance with the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the contract should be awarded to the lowest responsible bidder, which appears to be Fred M. Schiavone Construction, Inc. The award should be contingent upon approval of the Township Purchasing Agent, Chief Financial Officer, Solicitor, New Jersey Department of Transportation and monies being available.

Should you have any questions or require any additional information, please do not hesitate to contact me at our office.

Very truly yours,  
DeBlasio & Associates, P.C.



Marc DeBlasio, P.E., P.P., C.M.E.

President

T: 609-854-3311

Marc@deblasioassoc.com

cc: Michael Laffey, Manager (via email w/encl.)  
Margaret Vitelli, Qualified Purchasing Agent (via email w/encl.)  
Gary Douglass, Public Works Superintendent (via email w/encl.)  
David Stefankiewicz, Solicitor (via email w/encl.)

## BID TABULATION

Project Name: Reconstruction of Wilson Drive, 1st, 2nd, and 3rd Avenues  
 D&A Project #: LT-C-014  
 Client: Township of Lower  
 Bid Opening Date: 03/01/2022

Fred Schiavone Construction, Inc.  
 P.O. Box 416  
 Malaga, NJ 08328

South State, Inc.  
 P.O. Box 68  
 Bridgeton, NJ 08302

Item #	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<b>N.J.D.O.T. NONPARTICIPATING ITEMS</b>							
1	TRAFFIC CONTROL	LUMP SUM	LUMP SUM	\$9,520.00	\$9,520.00	\$5,000.00	\$5,000.00
2	CLEARING SITE	LUMP SUM	LUMP SUM	\$54,545.00	\$54,545.00	\$3,251.16	\$3,251.16
3	NO ITEM	0	0	\$0.00	\$0.00	\$0.00	\$0.00
4	NO ITEM	0	0	\$0.00	\$0.00	\$0.00	\$0.00
5	HMA PROFILE MILLING, 0-2" DEPTH	1,330	S.Y.	\$5.90	\$7,847.00	\$4.00	\$5,320.00
6	HOT MIX ASPHALT BASE COURSE, MIX 19M64, 4" THICK	25	TON	\$106.40	\$2,660.00	\$125.00	\$3,125.00
7	HOT MIX ASPHALT SURFACE COURSE, MIX 9.5M64, 2" THICK	280	TON	\$106.40	\$29,792.00	\$125.00	\$35,000.00
8	CONCRETE DRIVEWAY, 6" THICK	10	S.Y.	\$168.00	\$1,680.00	\$100.00	\$1,000.00
9	HOT MIX ASPHALT DRIVEWAY, 2" THICK	90	S.Y.	\$39.20	\$3,528.00	\$50.00	\$4,500.00
10	RESET EXISTING STONE MULCHING	50	S.Y.	\$47.00	\$2,350.00	\$25.00	\$1,250.00
11	RESET EXISTING BRICK PAVERS	4	S.Y.	\$152.00	\$608.00	\$125.00	\$500.00
12	RESET EXISTING MANHOLE CASTINGS	3	UNIT	\$672.00	\$2,016.00	\$500.00	\$1,500.00
13	RESET WATER VALVE BOXES	6	UNIT	\$280.00	\$1,680.00	\$250.00	\$1,500.00
14	RESET EXISTING CLAM SHELL	20	S.Y.	\$45.00	\$900.00	\$35.00	\$700.00
15	TURF REPAIR STRIP	575	L.F.	\$9.00	\$5,175.00	\$1.00	\$575.00
16	TEST PITS	4	UNIT	\$225.00	\$900.00	\$0.02	\$0.08
17	INLET, TYPE "A"	2	UNIT	\$3,306.00	\$6,612.00	\$8,000.00	\$16,000.00
18	12" HIGH DENSITY POLYETHYLENE CULVERT PIPE	130	L.F.	\$60.00	\$7,800.00	\$150.00	\$19,500.00
19	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	75	S.Y.	\$20.00	\$1,500.00	\$15.00	\$1,125.00
20	SELECT FILL (IF & WHERE DIRECTED)	300	C.Y.	\$1.00	\$300.00	\$10.00	\$3,000.00
21	INLET FILTERS, TYPE 1	30	S.F.	\$34.00	\$1,020.00	\$0.02	\$0.60
22	TRAFFIC MARKINGS, LINES, LONG-LIFE, THERMOPLASTIC - 12" WIDE	50	L.F.	\$19.20	\$960.00	\$10.00	\$500.00
23	STORM MANHOLE, 4' DIAMETER	1	UNIT	\$3,850.00	\$3,850.00	\$9,500.00	\$9,500.00
24	INLINE CHECK VALVE	2	UNIT	\$3,640.00	\$7,280.00	\$9,500.00	\$19,000.00
<b>N.J.D.O.T. PARTICIPATING ITEMS</b>							
25	HMA PROFILE MILLING, 0-2" DEPTH	2,500	S.Y.	\$5.90	\$14,750.00	\$4.00	\$10,000.00
26	HOT MIX ASPHALT BASE COURSE, MIX 19M64, 4" THICK	60	TON	\$106.40	\$6,384.00	\$125.00	\$7,500.00
27	HOT MIX ASPHALT SURFACE COURSE, MIX 9.5M64, 2" THICK	600	TON	\$106.40	\$63,840.00	\$125.00	\$75,000.00
28	CONCRETE DRIVEWAY, 6" THICK	8	S.Y.	\$168.00	\$1,344.00	\$100.00	\$800.00
29	HOT MIX ASPHALT DRIVEWAY, 2" THICK	45	S.Y.	\$39.20	\$1,764.00	\$100.00	\$4,500.00
30	RESET EXISTING STONE MULCHING	350	S.Y.	\$47.00	\$16,450.00	\$25.00	\$8,750.00
31	RESET EXISTING BRICK PAVERS	140	S.Y.	\$152.00	\$21,280.00	\$125.00	\$17,500.00
32	RESET EXISTING MANHOLE CASTINGS	7	UNIT	\$672.00	\$4,704.00	\$500.00	\$3,500.00
33	RESET WATER VALVE BOXES	10	UNIT	\$280.00	\$2,800.00	\$250.00	\$2,500.00
34	RESET GRANITE BLOCK CURB	200	L.F.	\$58.25	\$11,650.00	\$35.00	\$7,000.00
35	RESET EXISTING CLAM SHELL	20	S.Y.	\$45.00	\$900.00	\$35.00	\$700.00
36	TURF REPAIR STRIP	575	L.F.	\$9.00	\$5,175.00	\$1.00	\$575.00
37	TEST PITS	8	UNIT	\$225.00	\$1,800.00	\$0.02	\$0.16
38	INLET, TYPE "A"	5	UNIT	\$3,306.00	\$16,530.00	\$8,000.00	\$40,000.00
39	RECONSTRUCTED INLET, TYPE "A", USING EXISTING CASTING	1	UNIT	\$1,680.00	\$1,680.00	\$2,500.00	\$2,500.00
40	12" HIGH DENSITY POLYETHYLENE CULVERT PIPE	455	L.F.	\$60.00	\$27,300.00	\$150.00	\$68,250.00
41	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	225	S.Y.	\$20.00	\$4,500.00	\$15.00	\$3,375.00
42	INLET, TYPE "E"	2	UNIT	\$3,628.00	\$7,256.00	\$12,500.00	\$25,000.00
43	BICYCLE SAFE GRATES	2	UNIT	\$890.00	\$1,780.00	\$250.00	\$500.00
44	INLET FILTERS, TYPE 1	150	S.F.	\$34.00	\$5,100.00	\$0.02	\$3.00
45	TRAFFIC MARKINGS, LINES, LONG-LIFE, THERMOPLASTIC - 12" WIDE	70	L.F.	\$19.20	\$1,344.00	\$10.00	\$700.00
46	STORM MANHOLE, 4' DIAMETER	1	UNIT	\$3,850.00	\$3,850.00	\$9,500.00	\$9,500.00
47	GROUT EXISTING STORM PIPE	2	C.Y.	\$672.00	\$1,344.00	\$500.00	\$1,000.00
					<b>\$376,048.00</b>		<b>\$421,000.00</b>

TOTAL AMOUNT BID BASED ON ESTIMATED QUANTITIES FOR BID ITEMS 1 - 47

Mathematical Error

*Marc DeBlasio*  
 Marc DeBlasio, P.E., P.P., C.M.E.

3/1/22  
 Date

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

RESOLUTION # 2022-107

Title: **BID ACCEPTANCE AND AWARD OF FERTILIZING SERVICES FOR VARIOUS LOCATIONS FOR 2022, OPTION FOR 2023, TO J&D SERVICES LLC, D/B/A SPRING GREEN**

WHEREAS, on March 1, 2021 Council awarded by Resolution #2021-98 the Fertilizing Services for Various Locations in the Township of Lower for 2021 and 2022 with an option for 2023; and

WHEREAS, the Recreation Director reviewed and approved attached locations and services to J & D Services LLC d/b/a Spring Green and supplied all required bid documents and the CFO has certified the availability of funds as evidenced by her signature below:

Appropriation: 2-01-28-370-298

Signature: Lauren Read  
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 the following contract is hereby awarded:

AWARD TO: J&D Services LLC d/b/a Spring Green  
TOTAL: \$26,420.00 FOR 2022  
Option for 2023 \$27,213.00

*Contracts will be awarded annually by Council*

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

Rev'd 3/22/2021

TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251

(609) 886-2005



NOTICE OF AWARD

TO: J&D Services LLC d/b/a Spring Green  
FROM: Margaret Vitelli, QPA  
DATE: March 1, 2021  
BID: Rebid #2021-98 Fertilizing Services for various locations in Township of Lower

The OWNER has considered the Sealed Bid submitted for the above-described WORK in response to its Advertisement for Bids dated January 13, 2021. Lower Township Mayor and Council has approved by Resolution # 2021-98 on March 1, 2021, your contract for Landscaping Services for the 2021 and 2022 years, with the option of 2023 as proposed in Rebid 2021-02 to be awarded annually via Resolution.

- 2021 Fertilizing Services for various locations in Township of Lower \$25,650.00
- 2022 Fertilizing Services for various locations in Township of Lower \$26,420.00
- 2023 Fertilizing Services for various locations in Township of Lower \$27,213.00

You are required to execute and furnish the Certificates of Insurance (with copies of the policies including all endorsements), within seven (7) calendar days from the date of this Notice of Award; Listing Township of Lower, Lower Township Board of Education as additional insured.

If you fail to execute the Contract and to furnish evidences of insurance within seven (7) calendar days from the date of this Notice of Award, or within such further time period as you and OWNER may in writing agree.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated March 1, 2021

OWNER: TOWNSHIP OF LOWER

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by: J+D Services LLC  
This 17 day of March, 2021.

By [Signature] Title Owner

**Bid #2020-10 Fertilizing Services for Township of Lower**

ID	Irrigation	Fertilize Option #3	Description	LOCATION	**TIER	Lawn Area Unit (Sq Ft)	*Include in base bid	
							Flower Bed Mulch	Base on 4" Mulch
1	Yes	Yes	Millman Center	209 Bayshore Road, Villas	1	26,300.0	yes	yes
2	No		Clem Mulligan	Caroline Avenue Villas	1	183,000.0	yes	
3	No		Fishing Creek School	2102 Bayshore Road Villas	2	40,170.0		
4A	Yes	yes	Municipal Complex	2600 Bayshore Road Villas/Includes Rec Dept and 2610 Bayshore Road	1	55,000.0	yes	
4B	No		Municipal Complex	2610 Bayshore Road Villas	1	22,000.0		
5	No		Tahoe Circle	Tahoe/Bybrook Drive Villas	3	3,968.0		
6	No		Mindy Park	Mindy Avenue, Villas	2	5,600.0		
7	No		Mayflower Circle	Mayflower Circle NCM	2	14,000.0		
8	No		Haverford Triangle	Haverford Avenue, NCM	2	2,993.0		
9	No		Pilgrim Circle	Washington Blvd Circle, NCM	2	14,500.0		
10	No		Rosehill Stripway	Rosehill Pkwy, NCM	2	17,370.0		
11	No		Pool	700 Winslow Avenue NCM	2	23,400.0	yes	
12	No		Canal Park	CANAL PARK Cape May Lewis Ferry	2	9,128.0	yes	
13A	Yes	yes	Jonathan Hoffmann	Jonathon Hoffmann Road NCM	1	118,000.0		
13B	Yes	*yes	*Jonathan Hoffmann	Soccer field measurement for Fertilizer Quote	1	25,200.0		
14	No		Tranquility Park	Nantucket Road/Captain NCM	2	55,756.0	yes	
15	Yes	yes	Public Works	771 Seashore Road	1	17,655.0	yes	
16	Yes	yes	Freeman Douglass Park	677 Route 9 North Erma	1	457,380.0	yes	
17	No		Duck Pond	Timber Lane/Carriage Lane, Villas	2	50,320.0		
18	No		Diamond Beach	Rochester & Pacific, Diamond Beach	2	17,955.0		
19	No		Bench Access	Emerson to Lincoln NCM Beach Benches	2			
20	No		Foster Houso	1649 Bayshore Road, Villas	2	8,000.0		
21	No		Mitnick School Fields	3 Fields and surrounding common areas	1			

TIER #1 includes 31 Cuts per season

TIER #2 includes 17 Cuts per season

**\*\*All Tiers will be subject to total cuts, which may include interchanging cuts within every tier at the Township's discretion.**

**SPECIFICATIONS****SCOPE OF WORK****Fertilizer/Slice Seed Applications for the Following locations:**

<b><u>Property ID</u></b>	<b><u>Location Address</u></b>
ID 1	Millman Center 209 Bayshore Road, Villas, NJ
ID 4A & 4B	Municipal Complex 2600 Bayshore Road, Villas, NJ
ID 13A	Jonathon Hoffmann Field Jonathon Hoffman Road, North Cape May, NJ
ID 15	Department of Public Works 771 Seashore Road, Erma, NJ
ID 16	Freeman Douglass Park 677 Route 9 North, Erma, NJ

**Application Description:**

Slice Soil Sample Prior to applications.

Seed Method

Seed: Lesco brand (or equivalent) Sports blend with 80% fescue and 20% rye Slice Seeding Application:

Slice seeding needs to be applied at 1 inch spacing to a minimum depth of ¼ inch.

Type of Aeration: Core Aeration

Core deep tine aeration shall be done with 7/8" side eject split tines at a 2.25" x 2.25" spacing to a minimum depth of

2.5 inches.

Solid tine aeration shall be done with 7/8" tines at 2"x2" spacing at a 2" depth

**Schedule for Fertilizing and Aerations in Five (5) Steps****Step #1 March Early Spring**

1. Core aeration
2. Slice Seed with Sports Blend
3. Starter Fertilizer as per manufacturer recommendation to promote root development and stress tolerance @ 180 lbs. per acre

**Step #2 March**

1. Fertilize with Slow Release and Pre-Emergent for the prevention of Crabgrass and broad leaf weed preventer – 200 lbs. per acre

**Step #3 Late Spring (Mid June)**

1. Fertilize with Slow Release for controlled feeding @ 200 lbs. per acre
2. No aeration

**Step #4 Summer (July)**

1. Fertilize with Slow Release for controlled feeding through the stressful summer heat and activities @ 200 lbs. per acre

**Step #5 Late Fall (October)**

1. Core aeration
2. Slice Seed with Sports Blend
3. Starter Fertilizer as per manufacturer recommendation 180 lbs. per acre

***The awarded contractor may not, without prior written approval from the Township of Lower, subcontract any portion or obligation under this agreement.***

END

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

RESOLUTION # 2022-108

Title: **BID ACCEPTANCE AND AWARD OF LANDSCAPING SERVICES FOR VARIOUS LOCATIONS FOR 2022, OPTION FOR 2023, TO BAYSHORE LANDSCAPING INC.**

**WHEREAS**, on March 1, 2021 Council Awarded by Resolution #2021-97 for Landscaping Services for Various Locations in Township of Lower for 2021 and 2022 with an option for 2023; and

**WHEREAS**, the Recreation Director reviewed and approved the services and contract for Bayshore Landscaping LLC and the CFO has certified the availability of funds as evidenced by her signature below:

Appropriation: 2-01-27-340-281

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 the following contract is hereby awarded:

**AWARD TO: BAYSHORE LANDSCAPING INC.**

**TOTAL: \$53,214.25 FOR 2022  
Option for 2023 \$53,214.25**

***Contracts will be awarded annually by Council***

**Exhibit A \*Price Sheet attached if additional cuts are needed throughout the year**

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

\_\_\_\_\_  
Julie A Picard, Township Clerk

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

RESOLUTION # 2021-97

Title: **BID ACCEPTANCE AND AWARD FOR LANDSCAPING SERVICES FOR VARIOUS LOCATIONS  
2021 AND 2022 OPTION FOR 2023**

WHEREAS, the Notice to Bidders #2021-02 for Landscaping Services for Various Locations in Township of Lower for 2021 and 2022 with an option for 2023 was advertised on January 13, 2021 and accepted on February 3, 2021 at 11:00 a.m. prevailing time; and

WHEREAS, Two (2) sealed bids were submitted and reviewed by the QPA, and the Recreation Superintendent; and

WHEREAS, Bayshore Landscaping LLC was the lowest qualified bidder, complied with the specifications and supplied all required bid documents and the CFO has certified the availability of funds as evidenced by her signature below:

Appropriation: 1-01-28-340-281

Signature: Lauren Read  
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 the following contract is hereby awarded:

AWARD TO: BAYSHORE LANDSCAPING INC.  
TOTAL: \$53,214.25 FOR 2021  
\$53,214.25 FOR 2022  
Option for 2023 \$53,214.25  
*Contracts will be awarded annually by Council*

Exhibit A \*Price Sheet attached if additional cuts are needed throughout the year

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD		X	X				
COOMBS			X				
ROY			X				
PERRY			X				
SIPPEL	X		X				

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 March 1, 2021.

  
Julie A. Picard, Township Clerk

**Bid #2020-09 PROPOSAL PAGE**  
**Landscaping Services for Various Locations in Township of Lower**  
**2021 and 2022 option for 2023**

The undersigned proposes to furnish and deliver the above goods/services pursuant to the contract bid specification and made part hereof:

The initial term of this contract shall be from March 1, 2021 and continuing through December 31, 2021. Providing that the performance under this contract is satisfactory and that the contractor complies with the requirements of the specifications, the contract may be extended for two (2) additional years, in one (1) year optional increments. The options to extend the contract shall be at the sole discretion of the Township of Lower and shall be enacted by a resolution of award by the Township Council.

*The awarded contractor may not, without prior written approval from the Township of Lower, subcontract any portion or obligation under this agreement.*

**Item 1: 2021 YEAR Total Price Proposal for Grounds and Park Bid Maintenance**

\$ 53,214.25  
fifty three thousand two hundred fourteen <sup>25</sup>/<sub>100</sub>  
*Amount in words*

**Item 2: 2022 YEAR Total Price Proposal for Grounds and Park Bid Maintenance**

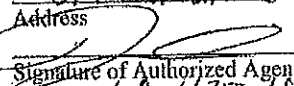
\$ 53,214.25  
fifty three thousand two hundred fourteen <sup>25</sup>/<sub>100</sub>  
*Amount in words*

**Item 3: 2023 YEAR Total Price Proposal for Grounds and Park Bid Maintenance**

\$ 53,214.25  
fifty three thousand two hundred fourteen <sup>25</sup>/<sub>100</sub>  
*Amount in words*

**Item 4: Individual Price list for additional cuts if needed Complete Exhibit A**  
**Must be submitted with bid proposal page**

The undersigned proposes to furnish and deliver the above goods/services pursuant to the Bid specification and made part hereof:

Bayshore Landscaping Inc 22-3020150  
Company Name Federal I.D. # or Social Security  
319 Suzanne Ave. N. Cape May, NJ 08204  
Address  
 John McNulty  
Signature of Authorized Agent Type or Print Name  
1069-425-1852 12/28/20  
Telephone Number Date

**Bid #2020-09 Landscape Bid Property Locations**

Location ID	Impervious Surface	Included in Base Bid	Description	LOCATION ADDRESS	TIER	Lawn Area (sq. ft.)	Flower Bed Width (ft.)	Exhibit A
								Price Per Cut
1	Yes	Yes	Millman Center	201 Bayshore Road, Villas	1	26,620.00	Yes	\$11.50
2	No	No	Clem Vulliamy	Caroline Avenue Villas	1	123,000.00	Yes	200.00
3	No	No	Fishing Creek School	2102 Bayshore Road, Villas	2	40,620.00		50.00
4A	Yes	Yes	Municipal Complex	2400 Bayshore Road, Villas/Includes Rec Dept	1	50,000.00	Yes	100.00
4B	No	No	Municipal Complex	2410 Bayshore Road, Villas	1	22,000.00		80.00
5	No	No	Tabco Circle	Tabco/Book Drive Villas	2	5,955.00		31.25
6	No	No	Mindy Park	Mindy Avenue Villas	2	5,560.00		31.25
7	No	No	Marydowr Circle	Marydowr Circle, NCM	2	4,000.00		31.25
8	No	No	Haverford Triangle	Haverford Avenue, NCM	2	2,992.00		31.25
9	No	No	Plymouth Circle	Washington Blvd Circle, NCM	2	14,500.00		31.25
10	No	No	Rossbill Stripway	Washington Blvd Circle, NCM	2	14,500.00		31.25
11	No	No	Lower Typ Public Pool	Rossbill Pkwy, NCM	2	22,172.50		31.25
12	No	No	Canal Park	700 Windsor Avenue, NCM	1 & 2	22,400.00	Yes	50.00
13A	Yes	Yes	Jonathan Hoffman	CANAL PARK Cape May Lewis Ferry	2	9,124.00	Yes	85.00
13B	Yes	Yes	*Jonathan Hoffman	Southern Heights Road, NCM	1	148,000.00		150.25
14	No	No	Imperial Park	Soccer field measurement for Pavilion Queue	1	22,500.00		50.25
15	Yes	Yes	Public Works	771 Sandstone Road	2	55,000.00	Yes	30.25
16	Yes	Yes	Princeton Donaghy Park	677 Route 9 North Barn	1	45,000.00	Yes	50.25
17	No	No	Duck Pond	17655	1	17,655.00	Yes	201.00
18	No	No	Diamond Beach	1 Timber Lane/Cranes Lane, Villas	2	303,200.00		50.25
19	No	No	Bayfront Estates	Roadside & Pacific, Diamond Beach	2	17,655.00		40.00
20	No	No	Postar House	1 Inwood Avenue through Phoenicia Avenue permanent Enclosures	2	17,655.00		40.00
21	No	No	Marine Club School Bridge	1469 Bayshore Road, Villas	2	5,000.00		40.00
22	No	No	Pump Station	905 Seashore Road, Cape May Inlets 3 Fields and common area	1	5,000.00		250.00
				Bed of Reovassar Avenue, NCM	2			45.00

**TIER #1 (Weekly) Includes 34 Cuts per season**  
**TIER #2 (Bi-Weekly) Includes 17 Cuts per season**

**\*\* All Tiers will be subject to total cuts, which may include interchanging cuts within every tier at the Township's discretion.**

The undersigned proposes to furnish and deliver the above goods/services pursuant to the Bid specification and made part hereof.

Company Name: BAYSHORE LANDSCAPING INC.  
 Address: 319-Suzanne Ave N. Cape May, NJ 08204  
 Signature of Authorized Agent: [Signature]  
 Telephone Number: 609-485-0809  
 Federal ID # or Social Security: 22-3080150  
 Type or Print Name: John McNulty  
 Date: 12/28/20

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

RESOLUTION #2022-109

Title: RESOLUTION TO ACCEPT 335 E PACIFIC AVENUE; BLOCK 409, LOT 24.04 AS SUITABLY IMPROVED FOR DEVELOPMENT

WHEREAS, the Township of Lower has received a request from the owner of the property 335 E Pacific Avenue, more specifically known as Block 409 Lot 24.04 for the Township to accept this property to certify such as suitably improved for development pursuant to N.J.S.A. 40:55D-35; and

WHEREAS, the Township of Lower Director of Planning, Zoning and Code Enforcement has also determined that such unimproved property satisfies the conditions for development set forth in N.J.S.A. 40:55D-35; and

WHEREAS, the Township Council of the Township of Lower therefore desires to certify the property as being suitably improved to its satisfaction as adequate in respect to the public health, safety and general welfare in accordance with N.J.S.A. 55D-35.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey, that the property known as 335 E Pacific Avenue B 409 L 24.04 is hereby certified as being suitably improved and adequate in respect to public health, safety and general welfare in accordance with N.J.S.A. 40:55D-35.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk

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

RESOLUTION # 2022-110

Title: AUTHORIZING THE APPLICATION TO THE NJ CLEAN ENERGY PROGRAM; COMMUNITY ENERGY PLANNING GRANT PROGRAM

WHEREAS, a sustainable community seeks to ensure that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Lower Township strives to assure clean land, air and water for current and future generations; and

WHEREAS, New Jersey's Energy Master Plan: Pathway to 2050 ("EMP") established that community-level action is necessary to achieve the state's goal of 100% clean energy by 2050; and

WHEREAS, the New Jersey Board of Public Utilities has created a Community Energy Plan Grant program for municipalities to develop a community energy plan to meet the goals of the state's Energy Master Plan; and

WHEREAS, Lower Township is invested in developing a community energy plan to help the state achieve the goal of 100% clean energy by 2050; and

WHEREAS, the Community Energy Plan Grant program will help Lower Township to plan for and invest in renewable energy and to work towards a better environment for all residents by using the state's Energy Master Plan (EMP) as a guide to develop sustainable strategies that increase clean energy production, reduce energy use, and cut emissions.

NOW THEREFORE, Lower Township Council has determined that Lower Township should apply for the aforementioned Community Energy Plan Grant program; and

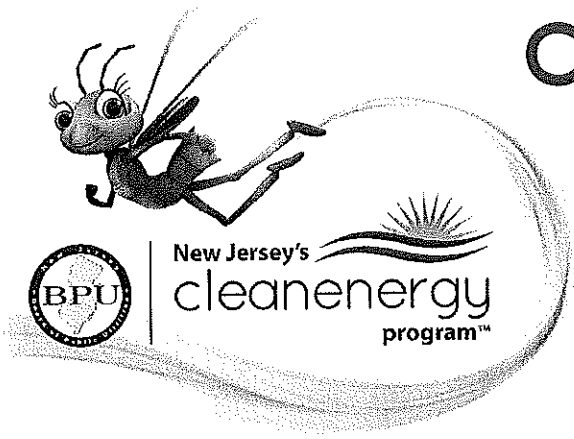
THEREFORE, Lower Township will commit to providing staff support for the duration of the Community Energy Planning process, including for gathering of relevant data and for convening at least two public meetings.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Lower, County of Cape May, State of New Jersey authorizes the submission of the aforementioned application to the NJBPU Community Energy Plan Grant program.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD						
COOMBS						
ROY						
PERRY						
SIPPEL						

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 March 7, 2022.

Julie A Picard, Township Clerk



# Community Energy Plan Grant Program

Create a Community Energy Plan for your local community that aligns with the State's Energy Master Plan.

## What is a Community Energy Plan?

Community Energy Plans help communities effectively organize to rapidly lower greenhouse gas emissions by reducing energy use and expanding sustainable energy production. A Community Energy Plan establishes priority sustainable energy initiatives based on demonstrated effectiveness, unique local factors, and co-benefits, such as improved local air quality, energy savings for residents, and workforce development. Many of these initiatives involve collaboration between municipalities, businesses, nonprofits, and residents.

A Community Energy Plan is developed by a team of local municipal staff, elected officials, relevant municipal board and commission members, and community representatives. This planning team integrates the perspectives of the broader community with established best practices for effectively lowering greenhouse gas emissions on the local level.



## Who is eligible for a Community Energy Plan Grant?

Overburdened Municipalities (see application) are eligible for a \$25,000 grant.

To apply, a municipality must complete the checklist of high-impact strategies listed in the application Appendix 2; provide a preliminary program budget; and approve the application with a municipal resolution.

NOTE: If more applications are received than can be funded, priority consideration will be given based on:

- Status as an "overburdened community" as defined by NJDEP pursuant to New Jersey's Environmental Justice Law, N.J.S.A. 13:1D-157; and
- Equitable distribution of the grants by region and municipal size and type (north, central, south; urban, suburban, rural).

For more information please visit: [NJCleanEnergy.com](http://NJCleanEnergy.com) | Call: 866-NJSMART (866-657-6278)

  @NJCleanEnergy

## What are Community Energy Plan Grants?

New Jersey's Energy Master Plan: Pathway to 2050 established that community-level action is necessary to achieve the state's goal of reducing greenhouse gas emissions 80% by 2050. To support this community-level action, the New Jersey Board of Public Utilities (NJBPU) is offering Community Energy Plan Grants.

These grants fund the development of Community Energy Plans using specific resources provided by NJBPU, including aggregated community energy data and the Community Energy Plan Template. The purpose of the grant program is to help municipalities quickly and efficiently triage the known practical and impactful strategies to reduce greenhouse gases and promptly proceed to implementation. The grants can be used to compensate the planning team for their time, contract for the services of consultants or other third-party experts, and cover the costs of public meetings and other methods of soliciting public input.

## What is required of Community Energy Plan Grant Recipients?

Grant recipients will conduct an in-depth analysis of initiatives to include in their Plan, starting with those identified in the Community Energy Plan Template. Each strategy will require research and vetting to determine if it can be implemented by the municipality. Planning teams are encouraged to consider measures beyond the items listed in the Template, but grant recipients must, at a minimum, carefully consider each strategy in the CEP Template.

Community Energy Plan Grant recipients must conduct at least one public meeting to engage the community in the creation of the Plan and receive feedback from municipal constituents.

The Community Energy Plan must be adopted through a resolution of the municipal governing body, then shared with the NJBPU. For \$10,000 grants, an expenditure report must be submitted at the end of the grant term. For \$25,000 grants, an expenditure report must be submitted quarterly.

---

### Resources

#### Community Energy Planning Grants

[www.NJCleanEnergy.com/CEP](http://www.NJCleanEnergy.com/CEP)

#### New Jersey's Clean Energy Program

[www.NJCleanEnergy.com](http://www.NJCleanEnergy.com)

#### New Jersey 2019 Energy Master Plan

[www.NJ.gov/EMP](http://www.NJ.gov/EMP)

#### Sustainable Jersey Community Solar Guide

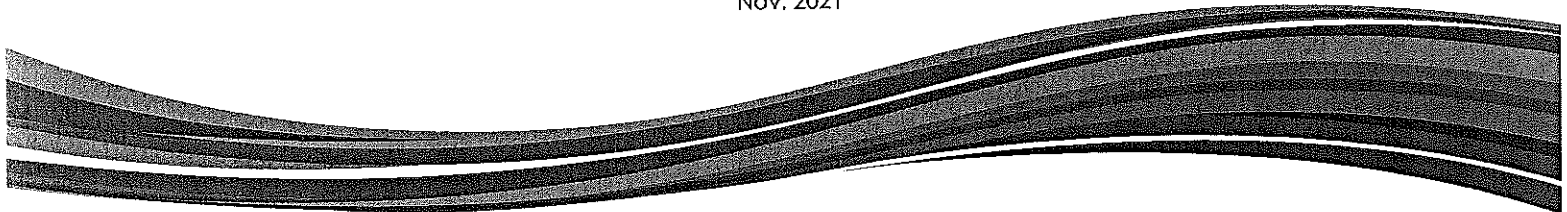
[https://www.sustainablejersey.com/fileadmin/media/Actions\\_and\\_Certification/Actions/Municipally\\_Supported\\_Community\\_Solar/Sustainable\\_Jersey\\_Community\\_Solar\\_Guidebook.pdf](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Municipally_Supported_Community_Solar/Sustainable_Jersey_Community_Solar_Guidebook.pdf)

#### Sustainable Jersey Data Resources

<https://www.sustainablejersey.com/resources/data-center/sustainable-jersey-data-resources/>

*New Jersey's Clean Energy Program is a statewide program administered by the New Jersey Board of Public Utilities that promotes energy efficiency and renewable energy for all New Jersey ratepayers, including residences, businesses, schools, and municipalities.*

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Nov. 2021



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

ORDINANCE #2022-02

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 April 15, 2019, the Township Council of the Township of Lower adopted Resolution #2019-150 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, Lots 82, 83, 84 & 87.01 met the criteria in order to be designated as an Area in Need of Rehabilitation; and

**WHEREAS**, on May 16, 2019, the Lower Township Planning Board held a public hearing and determined that the area in question satisfied the criteria outlined within the LRHL and should be designated as an Area in Need of Rehabilitation; and

**WHEREAS**, on May 20, 2019, the Township Council of the Township of Lower adopted Resolution #2019-190, accepting and adopting the findings and recommendations of the Lower Township Planning Board and formally designated the area in question as an Area in Need of Redevelopment; and

**WHEREAS**, on January 3, 2022, the Township Council of the Township of Lower adopted Resolution #2022-31 authorizing and directing the Lower Township Planning Board to Review and Report on the Fulling Mill Road Redevelopment Plan (Block 410.01, Lots 82, 83, 84 & 87.01) pursuant to the Local Redevelopment and Housing Law; and

**WHEREAS**, on February 17, 2022, the Lower Township Planning Board held a public hearing to review and consider the Fulling Mill Road Redevelopment Plan (Block 410.01, Lots 82, 83, 84 & 87.01) (hereinafter the "Redevelopment Plan") prepared by Tiffany A. Morrissey, PP, AICP, which is attached hereto as **EXHIBIT A**, 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 #22-14, that the Township adopt the proposed Redevelopment Plan for the Property with minor revisions; 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 A**, for the property located at Block 410.01, Lots 82, 83, 84 & 87.01.

In accordance with the provisions of the Redevelopment Plan, Cape Atlantic Energy, LLC is hereby designed as the Redevelopment Entity, subject to the execution of a future Redevelopment Agreement pursuant to N.J.S.A. 40A:12A-9.

**Section 3.** The zoning standards set forth in the Redevelopment Plan shall supersede and replace all underlying zoning standards for the properties identified as Block 410.01, Lots 82, 83, 84 & 87.01 pursuant to N.J.S.A. 40A:12A-7, and the Township of Lower's zoning map is hereby amended accordingly.

**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

\_\_\_\_\_  
Kevin Coombs, Councilmember

\_\_\_\_\_  
Roland Roy, Jr., Councilmember

\_\_\_\_\_  
David Perry, Deputy Mayor

\_\_\_\_\_  
Frank Sippel, Mayor

First Reading: March 7, 2022

Adopted:

Attest: \_\_\_\_\_  
Julie A Picard, Township Clerk

**FULLING MILL ROAD  
REDEVELOPMENT PLAN  
BLOCK 410.01, LOTS 82, 83, 84 & 87.01**

**LOWER TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY**

**Prepared for:  
Lower Township**

As recommended by the Planning Board by Resolution # 22-14 on February 18, 2022;  
Adopted by the Governing Body by Ordinance # \_\_\_\_\_ on \_\_\_\_\_;

**FULLING MILL ROAD  
REDEVELOPMENT PLAN  
BLOCK 410.01, LOTS 82, 83, 84 & 87.01**

**LOWER TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY**

***MAYOR***

Frank Sippel

***COUNCIL MEMBERS***

David Perry, Deputy Mayor  
Thomas Conrad  
Kevin Coombs  
Roland Roy, Jr.

***PLANNING BOARD***

Robert Crompton, Chairman  
Andy Bulakowski, Vice-Chairman  
Frank Sippel, Mayor  
James Hemmingway  
Chris McDuell  
Michael Rosenberg, Mayor's Designee  
Roland Roy, Jr., Councilman  
Daniel J. Senico  
Scott Supplee  
Christopher Vassar  
Jeffrey Lindsay

**REPAIRED BY:**

---

Tiffany A. Morrissey, AICP, PP#5533

The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3.b

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## **INTRODUCTION**

By statutory authorization, this Redevelopment Plan, consistent with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (“LRHL”), is being implemented to enable a more focused approach for the redevelopment and rehabilitation of a designated rehabilitation area within the Township of Lower (the “Township”). The Township is committed to eliminating conditions that have a detrimental effect on the community and fostering an environment which promotes the public health, safety and welfare of the community

The project area encompasses Block 410.01, Lots 82, 83, 84, & 87.01 in the Township of Lower (the “Project Area”). In order to address the conditions in the Project Area and stimulate private investment, the Mayor and Council of the Township of Lower have determined that the appropriate course of action to prevent underutilization and further deterioration of the Project Area is to redevelop and rehabilitate the Area in accordance with the LRHL.

Redevelopment plans are necessary in order to improve the conditions that have resulted in this Redevelopment Area determination; therefore, the Township Planning Board was referred this Redevelopment Plan for consideration by the Lower Township Governing Body.

## **DESIGNATION OF AREA AND PLAN DEVELOPMENT**

On April 15, 2019 the Township Mayor and Council, pursuant to Resolution #2019-150, directed the Planning Board to investigate the Project Area to determine if it was in Need of Rehabilitation in accordance with the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (“LRHL”). On May 16, 2019, the Planning Board determined that the Project Area satisfied the criteria under the LRHL as an area in need of rehabilitation. On May 20, 2019, the Lower Township Mayor and Council adopted Resolution #2019-190 designating the Project Area as an Area in Need of Rehabilitation.

Pursuant to N.J.S.A. 40A:12A-7(f), this Redevelopment Plan has been prepared specifically to support the overall rehabilitation and redevelopment of the Project Area. A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any rehabilitation or redevelopment in all or a portion of the area in need of rehabilitation. This process, which is consistent with applicable state statutes, was followed by the Township in the preparation of this Redevelopment Plan.

## STATUTORY REQUIREMENTS OF REDEVELOPMENT PLAN

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, rehabilitation or redevelopment of the area sufficient to indicate:

1. Its relationship to definitive 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 Project Area which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to:
  - the municipality's Master Plan;
  - the Master Plans of contiguous municipalities;
  - the Master Plan of the County in which the municipality is located;
  - the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.); and
  - the local ordinances and master plan.
6. A housing inventory of all affordable housing units to be removed; and
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.

## DESCRIPTION OF REDEVELOPMENT AREA

The Redevelopment Area includes vacant parcels along Fulling Mill Road on the border of Middle Township. The property is within an Industrial zoning district and consists of just over 53 acres as depicted on the Plan included as Exhibit I. The Redevelopment Area is bound by Middle Township to the north and residential development along Centennial Drive, The Cape May Par 3 Golf and Driving Range is located across Fulling Mill Road to the east, to the west is undeveloped land on Lot 87.02 in Block 410.01, and a self-storage facility to the south on lot 85 in Block 410.01.

The Redevelopment Area is located in the Industrial zoning district. The surrounding neighborhood contains residential development bordering the site in Middle Township, and the Cape May Airport is located to the south of the site. The properties are outside of the Airport Hazard Zone.

## GOALS AND OBJECTIVES

The Township seeks to alleviate the conditions found in this Project Area and to redevelop the Area in a manner which will serve the public health, safety and welfare of the community and the region by eliminating those conditions that cause the area to be considered "in need of rehabilitation". To achieve this overall goal, the following goals and objectives have been established:

1. The primary goal of this Redevelopment Plan is to eliminate those conditions that caused the area to be considered an "area in need of rehabilitation", and to facilitate and encourage the development of the subject property.
2. The stimulation of private investment in the Project Area by assisting as necessary and appropriate to support such rehabilitation and redevelopment.
3. To foster public-private partnerships to accomplish revitalization of the Project Area in a manner that best serves the needs of the community, strengthens the local economy and attracts residents to the area and contributes to the continuing vitality of the Township of Lower.

## PLAN PROPOSALS

This Redevelopment Plan is designed to address the redevelopment in Block 410.01 Lots 82, 83, 84 & 87.01, and shall be referred to as the "Fulling Mill Road Redevelopment Plan." As required by N.J.S.A. 40A:12A-7c, the zoning map will be amended to include the Fulling Mill Road Redevelopment Plan for the referenced property.

The intent of the goals and objectives of the Redevelopment Plan are to ensure the future development of the subject property is compatible with the surrounding area. The site is bounded by a mid-high density residential neighborhood to the north in Middle Township. The current industrial zoning is not compatible with the surrounding residential development. The development to the south is a self-storage facility, a low intensity industrial development.

The existing industrial zoning is not as suitable to the surrounding area therefore, the Redevelopment Plan proposes to create a new Fulling Mill Road Redevelopment Area. The use, bulk, design and performance standards, and all other standards, set forth in the City Zoning and Land Development Ordinances shall be superseded by the Redevelopment Area Standards.

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Zoning and Land Development Ordinances and all other ordinances and regulations of the Township of Lower not contravened in this Redevelopment Plan as permitted by N.J.S.A. 40A:12A-7(a)(2).

### ***Definitions***

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this plan by reference.

### ***Intent and Purpose***

- A. The Zoning Map shall be amended to include a new Fulling Mill Road Redevelopment District (FMRR) zoning district on the Redevelopment Properties (Block 410.01 Lots 82, 83, 84 & 87.01). The FMRR zone shall supersede the local zoning ordinance as provided for in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7c.)
- B. The FMRR district will effectuate the goals and objectives of the Redevelopment Plan. The FMRR district creates the design and bulk standards for the Redevelopment Area.
- C. The Planning Board is authorized to grant reasonable exceptions for minor deviations from the Redevelopment Plan Standards. For purposes of this Redevelopment Plan, an exception for a minor deviation is akin to an approval which could be granted pursuant to N.J.S.A. 40:55D-70(c) or N.J.S.A. 40:55D-51(a) or (b).

### ***Land Use and Building Requirements***

- 1) Permitted Uses consisting of any combination of the following:
  - a) Single-Family Detached Residential – Age-Restricted
  - b) Townhomes/Stacked Townhomes – Age Restricted
- 2) Accessory Uses

- a) Private Residential Swimming Pools and other usual recreational facility customarily associated with residential dwelling units.
- b) Private Residential Sheds for storage (other than vehicles) and other customary residential accessory structures.
- c) Fences and Walls

### 3) Bulk Standards

#### a) Townhouses

- i) Minimum Lot Area – 1,920 square feet
- ii) Minimum Lot Width for individual unit – 20 feet
- iii) Minimum Lot Frontage – 20 feet
- iv) Minimum Lot Depth – 80 feet
- v) Minimum Front yard setback - 20 feet
- vi) Minimum Rear yard Setback – 10 feet
- vii) Minimum Side Yard Setback – 5 feet (0-feet for attached units)
- viii) Maximum Lot Coverage – 90%
- ix) Maximum Building Height – 35 feet

#### b) Single-Family units age-restricted units.

- i) Minimum Lot Area – 5,000 square feet
- ii) Minimum Lot Width – 50 feet
- iii) Minimum Lot Depth – 100 feet
- iv) Minimum Front yard setback –
  - (1) Front Yard (Traditional Lot) - 20 feet
  - (2) Front Yard (Corner Lot) – 20 feet
- v) Minimum Rear yard Setback – 20 feet
- vi) Minimum Side Yard Setback – 6 feet and 10 feet
- vii) Maximum building coverage – 50%
- viii) Accessory structures – Minimum setback of 4-feet from property lines and 6-feet from any other structures. No accessory structure shall be permitted in a front yard.
- ix) Maximum Building Height – 35 feet

### 4) Design Standards and Guidelines.

- a) There shall be a minimum total open space of 25% for the entire Redevelopment Area. Open Space can include stormwater management areas, landscape buffers, steep slopes, flood hazard areas, riparian zone buffers, wetlands and wetland buffers.

- b) There shall be a minimum 25ft. buffer, with staggered fencing, berms, and landscaping along the perimeter of the property.
- c) The plan shall provide for walkways and pedestrian connections where appropriate. These can include sidewalks along the street line and passive trails throughout the open space areas.
- d) Parking will be provided in accordance with the Residential Site Improvement Standards "RSIS" (Sections 400-34, 400-49, 400-52 & 400-61C are superseded by RSIS requirements).

**General Provisions**

The continued revitalization of this area is important to the Township. In order to facilitate the revitalization of the Redevelopment Area, the Township shall have all of the powers granted to a municipality or redevelopment entity to carry out this Redevelopment Plan as set forth in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-8.

Any development that occurs within the Redevelopment Area shall comply with the following as required by N.J.S.A. 40A:12A-1 et seq.:

1. The Township and any redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. and the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq
2. The Township Planning Board shall review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq..
3. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Township. N.J.S.A. 40:55D-53.

**Relocation**

The property in the Project Area is vacant, therefore, there is no need to make accommodations for the temporary or permanent relocation of residents. N.J.S.A. 40A:12A-7(a)(3).

## ***Acquisition***

The Project Area is a rehabilitation area and therefore, pursuant to the LRHL, property acquisition by eminent domain is not authorized.

## ***Affordable Housing***

The Project Area is undeveloped. Therefore, there is no removal of any affordable housing units as a result of the implementation of this Redevelopment Plan. Because no affordable housing units are to be removed as a result of the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced. N.J.S.A. 40A:12A-7(a)(7).

## **RELATIONSHIP TO OTHER PLANS**

An important requirement of a Redevelopment Plan is consistency with the goals and objectives of already adopted plans for the area. This Redevelopment Plan is specifically designed to promote the improvement of the subject property. N.J.S.A. 40A:12A-7(a)(1).

### ***Municipal Plans – (N.J.S.A. 40A:12A-7(d))***

The Master Plan for the Township was reexamined in 2014. This Redevelopment Plan helps to achieve the following Master Plan Objectives as updated in the 2014 Reexamination Report:

OBJECTIVE: The desire to integrate and organize new residential development into cohesive neighborhoods using development techniques and densities compatible with established residential development, roads, not only for vehicular traffic, but for access for emergency vehicles, fire safety, traffic patterns, and maximum use of utility capabilities.

OBJECTIVE: The desire to consider the physical limitations of the land and the infrastructure e.g. water, sewer, streets and roads, most appropriate locations for various kinds of intensities of land use and the Environmental Constraints of the area.

Not only is this Redevelopment Plan consistent with the Master Plan's objectives identified above, it is also designed to effectuate the Master Plan. This development of this site as residential is more consistent and compatible with the surrounding land uses in the area. The development of this property as residential allows for the protection of the environmental constraints to the rear of the site. The property is outside of the

Airport Hazard Zone and borders medium to high density residential development in Middle Township. The development of the site as residential is not inconsistent with the Master Plan objectives and the surrounding land uses.

***Plans of Surrounding Municipalities - (N.J.S.A. 40A:12A-7(a)(5)(a))***

The Redevelopment Area immediately borders Middle Township. The site to the northeast in Middle Township is zoned Residential. The area immediately northwest is zoned Rural Conservation. The zoning and land use in Middle Township is inconsistent with the Industrial zoning in Lower Township. The proposed residential development would be more consistent with the surrounding area.

***County Plans - (N.J.S.A. 40A:12A-7(a)(5)(b))***

The Cape May County Comprehensive Plan was adopted in 2005, it is currently being updated. The County Plan includes several Land Use Policies in the current plan. These are as follows:

Policy 2. Where appropriate, development shall maintain its original character, with wooded areas, water features, and vistas providing buffer strips between any natural feature considered a prime resource to be preserved. Site design, with open space, controlled density, and proper public facilities as an integral part of any development, should be required.

Policy 3. Industrial areas should be limited and be required to conform to proper performance standards in keeping with the County's resort economy.

Additionally, Policy 4 under growth and management are also relevant to the proposed redevelopment:

Policy 4. To provide for limited, balanced and planned growth. Promoting limited growth and balancing such growth against our natural resources and sensitive areas is part and parcel of maintaining the resort economy and preserving the quality of life.

This policy shall be pursued as follows:

- A. Channel population growth and economic expansion away from areas with significant environmental or ecological vulnerability or which are otherwise unsuitable for development or hazardous to potential occupants.

- B. Channel growth to areas with greater capacity for development. This includes the adoption of suitable public policies reinforced by capital investment in infrastructure. Land use planning should be coordinated with available wastewater treatment capacity. Similarly, municipal zoning ordinances should not authorize development densities which exceed available water supply or wastewater treatment capacities.
- C. Providing for the wise use and conservation of air, land, water, and energy resources with special consideration for those which are non-renewable.
- D. Providing for the wise management of pollutants and waste in ways that will avoid or minimize environmental impacts and promote the reuse and conservation of material resources.

The proposed Redevelopment Plan which encourages the residential improvement of an undeveloped site, a site which is zoned for an industrial land use which is inconsistent with the surrounding land uses, is therefore consistent with the Policies of the current Comprehensive Management Plan of Cape May County.

***State Development and Redevelopment Plan - (N.J.S.A. 40A:12A-7(a)(5)(c))***

The State Development and Redevelopment Plan ("SDRP") was adopted in 2001. The Redevelopment Area is located in a Fringe Planning Area (PA3) abutting the Designated Regional Center of Rio Grande. The following are Policy Objectives of the PA3 Planning Area which are furthered through the use of this Redevelopment Plan:

**Land Use:** Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs. Protect the Environs primarily as open lands. Development and redevelopment in the Environs should not exceed the carrying capacity of the area and should maintain or enhance the character of the Environs.

**Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the character of the Environs.

**Redevelopment:** 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.

This Redevelopment Plan furthers these Policies by encouraging housing choices and proposing development in an area that is a natural extension of the abutting Regional Center. The proposed redevelopment clusters the housing options to the front of the site and protects the natural environs to the rear of the site. The redevelopment of the site allows for appropriate housing development that would otherwise be proposed in areas that are not as suited to the natural environs and to the transportation systems. This Redevelopment Plan furthers the State Development and Redevelopment Plan.

## **ADMINISTRATION**

### ***General Provisions***

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this plan by reference.

### ***Redevelopment Entity***

As permitted under N.J.S.A. 40A:12A-4, subject to the execution of a Redevelopment Agreement, Cape Atlantic Energy, LLC is hereby designated the entity to implement this Redevelopment Plan. When necessary for the implementation of this Plan, the Township may enter into an agreement with a redeveloper for any construction or other work forming a part of this Redevelopment Plan. N.J.S.A. 40A:12A-4(c).

### ***Agreements with Redevelopers***

Any redevelopment agreement entered into pursuant to this Redevelopment Plan shall comply with the requirements of the Local Redevelopment and Housing Law. N.J.S.A. 40A:12A-1, et. seq.

Pursuant to N.J.S.A. 40A:12A-8 and upon adoption of this Redevelopment Plan, the Township may select one (1) or more redevelopers for the construction of a development project on the Redevelopment Area. Once a redeveloper has been

selected, the Township shall enter into a Redevelopment Agreement with the redeveloper which comports with the requirements of N.J.S.A. 40A:12A-9 and any such development or construction within the Project Area shall be undertaken in accordance with the Redevelopment Agreement between the Township and a redeveloper designated by the Township.

Any redeveloper who wishes to avail itself of this Redevelopment Plan must first have been named as a redeveloper and entered into a redevelopment agreement with the Township. Execution of a redevelopment agreement with the Township shall be a pre-requisite to the filing of any application with the Planning Board and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application.

### ***Time Limits***

The redeveloper of a specific project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a redevelopment agreement between the Township and a duly designated redeveloper. N.J.S.A. 40A:12A-8(f).

### ***Discrimination Ban***

No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures with this redevelopment is restricted upon the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

The termination of this plan shall in no way permit the land or structures of the redevelopment area to be restricted on the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

### ***Deviations from Provisions of Approved Redevelopment Plan***

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Township development ordinances, except as set forth below. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by Township ordinance.

No deviations shall be granted that result in any of the following effects or conditions:

1. To allow a use not specifically permitted within the Redevelopment Area;
2. Any deviation sought which would necessitate the granting of a variance under N.J.S.A. 40:55D-70(d), as the same shall require an amendment of this Redevelopment Plan.

### ***Duration of Redevelopment Plan Restrictions***

This Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the Township Council first approves this Redevelopment Plan.

### ***Amendments to Approved Redevelopment Plan***

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the Local Redevelopment and Housing Law of 1992, as may be amended.

### ***Repeal and Severability Statements***

All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of this Redevelopment Plan should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this plan which shall remain in full force and effect.

## **CONCLUSION**

This Redevelopment Plan is designed to improve the conditions of an existing property which has been undeveloped and underinvested. The property is within an industrial zoning district which abuts an established well-maintained neighborhood. The industrial development is inappropriate on this site and the investment to redevelop the site with new housing stock, that provides a variety of housing types in the community, will provide a better neighbor to the residential area in Middle Township.

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

RESOLUTION #2022-111

Title: APPROVAL OF AN ALCOHOLIC BEVERAGE CONTROL PLENARY RETAIL CONSUMPTION LICENSE - PERSON TO PERSON LICENSE TRANSFER AND PLACE TO POCKET TRANSFER – LICENSE #0505-33-012-011, FROM JEL LIQUOR LLC TO PM CAPE MAY, LLC

WHEREAS, an application has been filed for a person to person transfer of Plenary Retail Consumption License 0505-33-012-011, heretofore issued to PM CAPE MAY, LLC as a "POCKET LICENSE"; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local Ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and all additional financing obtained in connection with the license.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that the Lower Township Council does hereby approve effective Tuesday, March 8, 2022 at 8:30 am, the transfer of the aforesaid Plenary Retail Consumption License to PM CAPE MAY, LLC and does hereby direct the Township Clerk to endorse the License Certificate to the New Ownership as follows: "This License, subject to all of its terms and conditions, is hereby transferred, effective 8:30 am March 8, 2022 as a "Pocket License".

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

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 March 7, 2022.

Julie A Picard, Township Clerk