

Egg Harbor Township Committee Meeting
Municipal Building - H. Robert Switzer Room
3515 Bargaintown Road
Egg Harbor Township, NJ 08234

TUESDAY, NOVEMBER 25, 2025 – 5:00 PM
AGENDA

A. Call to Order

B. Opening Statement pursuant to the Open Public Meetings Act

C. Roll Call:

Ray Ellis
Paul Hodson
William Pauls
Paul Rosenberg
Laura Pfrommer

D. Open Topics of Discussion

E. New Business

Ordinance 30 - Amends Sections of Chapter 94 and Chapter 195 of the Township Code
Ordinance 31 - Amends Chapter 94, Specifically Section 21, "Grading, Topsoil and Seeding" of the Township Code
Ordinance 32 - Amends Chapter 225, Sections 225-61 and 225-91B (2) of the Township Code
Ordinance 33 - Adopts a Revised Redevelopment Plan for the Timber Ridge Redevelopment Area
Ordinance 34 - Authorizes the Execution of a Tax Abatement Agreement
Ordinance 35 - Adopts the Redevelopment Plan for the Route 152 Redevelopment Area

F. Other Business

Resolution 551 - Accepts a Proposal from Mott Watkins Associates, LLC for Engineering Services
Resolution 553 - Appoints Nate Hartsough as Clerk I in the Office of the Township Clerk

G. Video Broadcast/Television Statement

H. Pledge of Allegiance

I. Roll Call:

Ray Ellis
Paul Hodson
William Pauls
Paul Rosenberg
Laura Pfrommer

J. Presentations

K. Ordinance - Public Hearing

None scheduled for public hearing at this meeting.

L. Ordinance - Introduction

30. **An ordinance to amend the Code of the Township of Egg Harbor, Chapter 94 entitled Design, Performance and Improvement Standards and Chapter 195 entitled Streets and Sidewalks, specifically by amending Sections 94-11A, 94-11H, 94-38A, 94-38G(9), 94-38G(10) and 94-38H of Chapter 94 and 195-19A and 195-24B of Chapter 195**

The purpose of this ordinance is to update curb and sidewalk requirements to ensure consistency with current engineering standards, improve pedestrian safety, and modernize in-lieu contribution provisions.

A public hearing on Ordinance No. 30 of 2025 will be held on December 17, 2025, at 5:00 p.m.

Motion to introduce Ordinance No. 30 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

31. **An ordinance amending Chapter 94 of the Code of the Township of Egg Harbor, entitled “Design, Performance, and Improvement Standards,” specifically Section 94-21, “Grading, topsoil and seeding”**

The purpose of this ordinance is to update grading, topsoil, and seeding requirements for residential development, including submission standards, performance criteria, inspection procedures, and compliance with Pinelands and NJDEP regulations.

A public hearing on Ordinance No. 31 of 2025 will be held on December 17, 2025, at 5:00 p.m.

Motion to introduce Ordinance No. 31 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

32. **An ordinance amending Chapter 225 of the Code of the Township of Egg Harbor, entitled “Zoning,” specifically Section 225-61, General requirements, and Section 225-91B(2)(a), Fees and permits**

The purpose of this ordinance is to amend Chapter 225 of the Township Code by adding uniform address-display requirements for commercial properties and revising zoning and engineering fees applicable to new single-family dwellings.

A public hearing on Ordinance No. 32 of 2025 will be held on December 17, 2025, at 5:00 p.m.

Motion to introduce Ordinance No. 32 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

33. **An ordinance amending Chapter 225 of the Code of the Township of Egg Harbor, entitled “Zoning,” specifically Section 225-99, “Timber Ridge Redevelopment Area”**

The purpose of this ordinance is to amend Chapter 225, Section 225-99 of the Township Code to adopt a revised Redevelopment Plan for the Timber Ridge Redevelopment Area (Block 1223, Lots 5, 6 & 8 and Block 1305, Lot 7), updating permitted residential development and authorizing transmittal of the amended Redevelopment Plan to the Planning Board pursuant to N.J.S.A. 40A:12A-7(e).

A public hearing on Ordinance No. 33 of 2025 will be held on December 17, 2025, at 5:00

p.m.

Motion to introduce Ordinance No. 33 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

34. **An ordinance authorizing execution of a Tax Abatement Agreement with TGT 3324 LLC for the property located at 3324 Bargaintown Road (Block 5505, Lot 20, and additional lots 19, 21, 22, 23 and 24)**

The purpose of this ordinance is to authorize execution of a Tax Abatement Agreement with TGT 3324 LLC for the approximately 43,050-square-foot indoor sports facility and related site improvements approved on the final site plan, and to establish payments in lieu of taxes in accordance with the Five-Year Exemption and Abatement Law.

A public hearing on Ordinance No. 34 of 2025 will be held on December 17, 2025, at 5:00 p.m.

Motion to introduce Ordinance No. 34 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

35. **An ordinance to adopt the Redevelopment Plan for the Route 152 Redevelopment Area**

The purpose of this ordinance is to adopt the Route 152 Redevelopment Plan for Block 9401, Lot 1; Block 9402, Lot 1; and Block 9603, Lot 2

A public hearing on Ordinance No. 35 of 2025 will be held on December 17, 2025, at 5:00 p.m.

Motion to introduce Ordinance No. 35 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

M. Resolutions (Consent Calendar)

545. Resolution authorizing release of surety posted for Curb and Sidewalk Permit No. 6 of 2024 by 1ST Choice Construction, LLC for 3027 Tremont Avenue, Block 1703 Lot 56
546. Resolution authorizing refund of overpaid taxes
547. Resolution Authorizing the Township Solicitor to Initiate the In Rem Tax Foreclosure Proceedings
548. Resolution repealing Resolution No. 398 of 2025 and to clarify the sale of (8) properties to the New Jersey Department of Transportation (NJDOT) for Roadway Improvements and Infrastructure Work in Connection with the Route 40 Atlantic County Drainage Project
549. Resolution approving the submittal of a grant application and authorizing the execution of a grant contract with the New Jersey Department of Transportation for the FY 2026 Local Freight Impact Fund – LFIF-2026-Canale Industrial Park Pedestrian-00034
550. Resolution transferring monies from one appropriation to another
551. Resolution authorizing acceptance of a proposal from Mott Watkins Associates, LLC for engineering services to complete the Survey and Create GIS As-Built Stormwater Mapping for the Township NJDEP MS4 Compliance
552. Resolution granting unpaid military leave to Michael Innella from December 4, 2025 through December 7, 2025

553. Resolution appointing Nate Hartsough as Clerk I in the Office of the Township Clerk

554. Resolution appointing individuals as part-time employees to serve the Department of Parks and Recreation (Jamie G. Decker, Ayden J. Thompson, Claire M. Parmenter and Michael A. Butler)

Motion to adopt Consent Calendar Resolutions 545 through and including 554

Roll Call Vote: Ellis Hodson Pauls Rosenberg Pfrommer

N. Resolution (Bill List)

555. Resolution authorizing payment of all bills, pursuant to the attachment

Motion to adopt Resolution No. 555 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

O. Approvals

Motion to approve the November 12, 2025, Township Committee Meeting Minutes. Vote:

Motion to approve departmental reports for the month of October 2025. Vote:

P. Reports

Township Committee:

Administrator:

Q. General Public Discussion

Public Discussion:

Motion to close the public portion of meeting.

Vote:

R. Closed Session

556. Authorizing the Township Committee to convene into a Closed Executive Session to discuss matters which may involve personnel and/or legal matters

Motion to adopt Resolution No. 556 of 2025

Roll call vote: Ellis Hodson Pauls Rosenberg Pfrommer

S. Adjournment

Motion to adjourn the meeting.

Vote:

Egg Harbor Township

Ordinance No. 30

2025

An ordinance to amend the Code of the Township of Egg Harbor, Chapters 94 entitled Design, Performance and Improvement Standards and Chapter 195 entitled Streets and Sidewalks, specifically by amending Sections 94-11A, 94-11H, 94-38A, 94-38G(9), 94-38G(10) and 94-38H of Chapter 94 and 195-19A and 195-24B of Chapter 195

NOW, THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, in the County of Atlantic, State of New Jersey, that the Code of the Township of Egg Harbor is hereby amended as follows:

SECTION 1. Chapter 94-11, *Curbs and Gutters*, **Section 94-11A** is deleted in its entirety and replaced with:

§ 94-11A. Curbing shall be required for drainage purposes, safety and delineation and protection of existing or proposed pavement edges for all land use approval applications, building permit applications or administrative reviews. The applicant shall install curbing as illustrated in accordance with Table 1A of this Chapter. If an in-lieu contribution is permitted and approved by either the Township Engineer or Land Use Board, it shall be made in accordance with §195-24 (Table #1B). Fees collected through such in-lieu contributions shall be used, with emphasis, for the extension or improvement of existing curbs in areas where parks, schools, and public buildings are located.

SECTION 2. Chapter 94-11, *Curbs and Gutters*, **Section 94-11H** is deleted and replaced with:

§ 94-11H. For all major subdivisions requiring Belgian block curbing, upon completion of curb installation and prior to Township acceptance, the applicant shall provide a reserve supply equal to 10% of the total Belgian block curb installed for future maintenance by the Township, or remit to the Township the equivalent cost of such material.

SECTION 3. Chapter 94-38, *Sidewalks*, **Section 94-38A** is deleted and replaced with:

§94-38A. Sidewalks shall be installed wherever pedestrian traffic is anticipated for all land use approval applications, building permit applications, or administrative reviews. Sidewalk installation shall be required at the discretion of the Land Use Board based on probable pedestrian volume, the development's proximity to populated or public areas, and the type of improvement proposed. Installation shall conform to Table 1A of this Chapter. If an in-lieu contribution is approved by the Township Engineer or Land Use Board, it shall be made in accordance with §195-24 (Table #1B). Fees collected shall be used, with emphasis, toward extending or improving sidewalks in areas near parks, schools, and public buildings.

SECTION 4. Chapter 94-38, *Sidewalks*, **Section 94-38G(9)** is deleted and replaced with:

§ 94-38G (9). All handicap ramps shall be installed with an ADA-approved detectable warning dome mat.

SECTION 5. Chapter 94-38, *Sidewalks*, **Section 94-38G(10)** is deleted and replaced with:

§ 94-38G(10). Proposed sidewalks shall extend to and return to the edge of pavement to enhance pedestrian traffic flow. This requirement may be reviewed by the Township Engineer.

SECTION 6. Chapter 94-38, *Sidewalks*, **Section 94-38H** is hereby deleted in its entirety.

SECTION 7. Chapter 195, Article IV, Curb and Sidewalk Construction, **Section 195-19A, Construction of curbs and sidewalks required** is hereby deleted and replaced by the following:

§ 195-19A. No person shall erect any dwelling for occupancy within the Township of Egg Harbor without constructing curbs and sidewalks in accordance with §§ 94-11 and 94-38. A dwelling constructed to replace one unintentionally destroyed and fully razed by fire within the preceding twelve (12) months shall be exempt from this requirement.

SECTION 8. Chapter 195, Article IV, Curb and Sidewalk Construction, **Section 195-24B, Payment in lieu of installation** is hereby deleted in its entirety and replaced with the following:

§ 195-24B. When a waiver under any of these conditions is granted, the property owner shall pay the Township an in-lieu amount to be held for future improvements by the Township. The Township Engineer shall determine the in-lieu amount based on the length of the required improvement. Refer to Table #1B for the in-lieu fee schedule.

Curb and Sidewalk In-lieu Breakdown (Table #1B)			
Proposed Use	Curb Fee per Linear Foot	Sidewalk Fee per Linear Foot	Total per Linear Foot
Residential ¹	\$30.00/LF	\$30.00/LF	\$60.00/LF
Non-Residential	\$30.00/LF	\$30.00/LF	\$60.00/LF

¹. If a lot line is being adjusted for a minor subdivision, then the fee shall be 50% of the fee above if approved.

SECTION 9. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 10. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 11. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF EGG HARBOR, IN THE COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, HELD NOVEMBER 25, 2025 AND WILL BE FURTHER

CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON DECEMBER 17, 2025 AT 5:00 P.M.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Ordinance No. 31

2025

An ordinance amending Chapter 94 of the Code of the Township of Egg Harbor, entitled “Design, Performance, and Improvement Standards,” specifically Section 94-21, “Grading, topsoil and seeding”

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey as follows:

SECTION 1: Chapter 94, entitled “**Design, Performance, and Improvement Standards** of the Township of Egg Harbor, specifically **Section 94-21** entitled “**Grading, topsoil and seeding**,” is hereby deleted in its entirety and replaced with the following:

§ 94-21. Grading, topsoil and seeding.

- A. Applicability. The requirements set forth herein shall apply to the development of all lots within the Township of Egg Harbor for residential purposes. For developments where an overall grading plan has already been reviewed and approved by either the Planning Board or the Zoning Board of Adjustment, the review and approval of an individual lot grading plan, prior to the issuance of a building permit, is required. For the purposes of this section, the term “development” shall mean the construction, reconstruction, or relocation of any residential structure; the enlargement of a residential structure resulting in a land disturbance of 500 square feet or more; the construction or placement of an accessory structure on a residential lot resulting in a land disturbance of 500 square feet or more; and/or the construction of an in-ground swimming pool on a residential lot.

At the request of the property owner, the Zoning Officer will request the Engineer to perform a site inspection to waive the within requirements with regard to the construction of a single-family detached dwelling not related to a development; the enlargement of a residential structure resulting in a land disturbance of 500 square feet or more; the construction or placement of an accessory structure on a residential lot resulting in a land disturbance of 500 square feet or more; and/or the construction of an in-ground swimming pool on a residential lot. Any proposed impervious surface within five feet of a property line will require a lot grading waiver application. The Engineer shall have the authority to waive the within requirements, provided, in his opinion, it will not have an adverse impact on adjacent lots. The determination of the waiver shall cost a \$150 non-refundable fee.

- B. The developer of a tract of land in the Township of Egg Harbor shall provide the following items for each lot proposed to be developed:
- (1) Completed lot grading application, copies of which may be obtained from the Township of Egg Harbor Zoning Office;
 - (2) Appropriate fee(s), as required below in Subsection **H** of this section;

- (3) Completed lot grading checklist, included below in Subsection I of this section; and
 - (4) Five copies of a lot grading plan, signed and sealed by an engineer licensed by the State of New Jersey, and containing all information listed in the lot grading checklist.
 - (5) In those instances where the lot grading application is related to a development, the applicant shall deposit a performance escrow in the amount of \$2,000 per lot, up to 25 lots within the subdivision development. The escrow can be deposited in increments of 25% of the total value with every 25% of lots being requested at the time of Zoning Permit application submission. Under the circumstances wherein a subdivision is larger than 100 lots, the applicant shall be required to post \$2,000 per lot for 25% of those lots contained therein. In addition, the applicant shall deposit an inspection escrow in the amount of \$650 per dwelling unit. The performance and inspection escrow fees contained within this section shall be deposited in full at the time that the performance bond is accepted by the municipality. Subsection **H**, Fees, shall not apply to subdivision developments.
 - (6) The required landscaping for individual lots shall be inspected by the Township Planner and the inspection fee shall be billed against the fees collected for each lot as part of subsection H and subdivision development escrow fees listed in (5) above.
 - (7) Individual lots which propose stormwater infiltration measures are to have soil boring inspections by the Township Engineer per section § 94-24P(5), and an application and fee be submitted. This requirement shall be prior to any design work for such individual lot unless requested by the applicant to be done at the time of construction. At that time the soil boring inspection application and fee shall be submitted prior to any inspection requested by the applicant in accordance with sec §198-10.
- B. Nothing contained herein shall prohibit the Engineer from requiring a new overall grading plan for review and approval. The developer shall be entitled to administrative review, if the plan meets the performance standards contained herein, provided that the proposed changes do not violate or create a conflict with the prior approvals granted by the approving authority. If in the opinion of the Engineer the revised grading plan substantially deviates from the prior approval, the applicant shall be required to seek the approval of the applicable board.
- C. Foundation location plan.
- (1) The State of New Jersey, through the Uniform Construction Code, requires that a foundation location survey be submitted to the Township Construction Official as soon as possible after the installation of the foundation wall. Further, the final verification of such approval rests with the Construction Official. This plan shall be prepared by a land surveyor licensed by the State of New Jersey and show all building corners of the foundation.
- D. Final survey (as-built plan). A certificate of occupancy shall not be issued until the permittee submits an accurate final survey (as-built plan) to the Engineer for approval. The final survey (as-built plan) shall be prepared by a New Jersey licensed professional land surveyor. The purpose of the final survey (as-built plan) is to ensure that the lot grading is in substantial conformance to the approved plan and that the lot will adequately drain and have no adverse impact on adjoining properties. The final survey (as-built plan) shall be reviewed by the Engineer and determined to comply with the above standards.

E. Performance standards.

- (1) All grading shall be done in a manner that will result in no adverse impact to adjacent properties. Adjacent properties with natural swales and/or wetlands must be evaluated to ensure that adequate capacity is available to accept the runoff from the site being developed and graded. Whenever possible, the land shall be graded in one of the following three methods:
 - (a) The rear yard shall drain overland to the street through side yard swales on either side of the house, located on the common property lines with adjoining lots, and the front yard shall drain directly to the street;
 - (b) The rear yard shall drain and be collected in a system of interior yard inlets and piping designed in accordance with accepted standards, connected to the development's overall stormwater drainage system, and the front yard shall drain directly to the street; or
 - (c) The rear yard shall drain overland onto adjoining properties only as permitted by right, i.e., no net increase in rate of runoff or manner of flow or via an acceptable easement. The rear yard shall be graded to drain as required in Subsection **F(1)** above. The front yard shall drain directly to the street.
- (2) No more than three lots in a row shall be allowed to drain through a swale unless protected by an acceptable easement. The permittee shall confirm to the Engineer that any approved easement has been properly conveyed and recorded and that it is not subject or subordinate to any other interest that could extinguish it or otherwise diminish its effectiveness.
- (3) The minimum slope for swales, lawns and disturbed areas shall be 1.5%, 2% for rear yard swales, and for smooth, hard surfaces, i.e., driveways, 1%.
- (4) Slopes shall not be steeper than four (4) horizontal to one (1) vertical along any property line.
- (5) No grading shall occur within five feet of a property line unless necessary to direct drainage off or onto the property, and then into acceptable drainage facilities. All drainage directed off the property shall conform to the requirements listed in Subsection **F(1)** above.
- (6) The maximum grade for driveways shall be 10%.
- (7) The top of block elevation shall be a minimum of six (6) inches above the highest adjacent grade and shall be provided on all grading plans. The notation of the finished floor alone is not acceptable.
- (8) Grading within ten (10) feet of the dwelling shall be in accordance with local building codes.
- (9) Retaining walls over three feet in height must be designed and then reviewed and approved by the Engineer.
- (10) Topsoil moved during the course of construction shall be redistributed so as to provide at least four (4) inches of spread cover to all seeded and planted areas of the development and shall be stabilized by seeding or planting. Topsoil shall be reasonably free of stone and contain no stones larger than two (2) inches in any

dimension. In the event that the quantity of topsoil at the site is insufficient to provide four (4) inches of cover for all seeded and planted areas, the permittee shall provide and distribute a sufficient quantity of topsoil to provide such cover. The composition of any borrowed topsoil shall be in accordance with New Jersey Department of Transportation (NJDOT) standards and suitable for use in a residential setting.

- (11) Grading necessary to construct an in-ground swimming pool shall not interrupt the existing and/or approved drainage patterns. Finished deck elevations shall be set above the natural grade occurring on the lot to prevent water from flowing into the swimming pool.
- (12) The permittee may request a waiver of a particular performance standard upon presentation of a reasonable justification. The Engineer shall have the authority to review the request and issue an administrative change, provided it does not violate the intent of the ordinance.

- F. All conditions and requirements herein shall be consistent with the Pinelands Stormwater Management Standards as set forth in the Pinelands Comprehensive Management Plan and any standard adopted thereto as well as NJDEP CAFRA rules.
- G. Fees. Fees shall be as set forth in Chapter **225-91**, Fees and Permits.
- H. All requirements for the control of grading and drainage of residential lots shall adhere to the Township Engineer's grading and drainage checklist and application, which is incorporated herein by reference and not attached to this ordinance.

SECTION 2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF EGG HARBOR, IN THE COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, HELD NOVEMBER 25, 2025, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON DECEMBER 17, 2025, AT 5:00 P.M.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Ordinance No. 32

2025

An ordinance amending Chapter 225 of the Code of the Township of Egg Harbor, entitled “Zoning,” specifically Section 225-61, General requirements, and Section 225-91B (2), Fees and permits

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey as follows:

SECTION 1: Chapter 225, entitled “**Zoning**,” of the Code of the Township of Egg Harbor, specifically **Section 225-61 General requirements** is hereby amended by adding Section **225-61.D** as follows:

§ 225-61. General requirements.

- D. Addresses. Addresses for all commercial buildings shall be clearly displayed and easily visible from the street frontage using metal decals that contrast in color with the free-standing sign on which they are mounted.

SECTION 2: Chapter 225, entitled “**Zoning**,” of the Code of Township of Egg Harbor, specifically **Fees and permits, Section 225-91B(2)(a)** is deleted in its entirety and replaced with:

§ 225-91B(2).

New single-family dwellings:
\$75 Zoning Permit Application fee;
\$250 Lot Grading Plan Review fee by Engineer;
\$250 Final inspection fee by Engineer for Certificate of Occupancy;
\$100 Revised grading plan fee;
\$100 Reinspection fee;
\$150 Lot Grading waiver application fee.

SECTION 3: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF EGG HARBOR, IN THE COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, HELD NOVEMBER 25, 2025, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON DECEMBER 17, 2025, AT 5:00 P.M.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Ordinance No. 33

2025

An ordinance amending Chapter 225 of the Code of the Township of Egg Harbor, entitled “Zoning,” specifically Section 225-99, “Timber Ridge Redevelopment Area”

WHEREAS, Ordinance 10 of 2022, adopted by Township Committee on April 20, 2022, established §225-99 of the Township Code, entitled “Timber Ridge Redevelopment Area”; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., a duly adopted Redevelopment Plan may be amended from time to time; and

WHEREAS, the Redeveloper received preliminary and final major site plan approval and minor subdivision approval from the Egg Harbor Township Planning Board on July 17, 2023, for construction of a 215-unit garden apartment development, including eight (8) affordable housing units; and

WHEREAS, the Redeveloper has requested an amendment to the Redevelopment Plan to permit single-family attached dwellings, resulting in a revised development program of 215 market-rate units and ten (10) affordable housing units; and

WHEREAS, Polistina & Associates has prepared a revised document entitled Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8, and Block 1305, Lot 7, Egg Harbor Township, Atlantic County, New Jersey, dated November 19, 2025 (hereinafter the “Redevelopment Plan”); and

WHEREAS, N.J.S.A. 40A:12A-7(d) provides that “All provisions of a redevelopment plan shall either be substantially consistent with the master plan or designed to effectuate the master plan; provided that the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan”; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), after introduction of this Ordinance, the Township Committee shall transmit the Redevelopment Plan to the Planning Board for its review and recommendation as to whether the Redevelopment Plan is substantially consistent with the Township Master Plan or is designed to effectuate the Master Plan; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey as follows:

SECTION 1: Chapter 225 of the Code of the Township of Egg Harbor specifically **Section 225-99** entitled “Timber Ridge Redevelopment Area” is hereby amended by deleting it in its entirety and replacing it with the following:

§ 225-99. Timber Ridge Redevelopment Area

- A. Pursuant to N.J.S.A. 40A:12A-7(d), the document entitled *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7*, prepared by Polistina & Associates and dated November 19, 2025, is hereby found to be consistent with, and designed to effectuate, the Egg Harbor Township Master Plan, as amended through the 2017 Reexamination Report.

B. Pursuant to N.J.S.A. 40A:12A-7, the *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7* is hereby adopted as the Redevelopment Plan for the Timber Ridge Redevelopment Area.

C. The Official Zoning Map of the Township of Egg Harbor is hereby amended to reflect and incorporate the *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7*. The Township Engineer is directed to amend the Zoning Map accordingly.

D. The provisions of the *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7* shall supersede the underlying zoning and supplement the development regulations of the Township to the extent expressly provided therein.

SECTION 2: All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3: Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 4: This Ordinance shall become effective immediately upon final adoption and publication according to law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF EGG HARBOR TOWNSHIP, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY, HELD NOVEMBER 25, 2025, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE TO BE HELD IN THE MUNICIPAL BUILDING, IN SAID TOWNSHIP, ON DECEMBER 17, 2025 at 5:00 P.M.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

TOWNSHIP OF EGG HARBOR ATLANTIC COUNTY



TIMBER RIDGE REDEVELOPMENT PLAN

**BLACK HORSE PIKE
BLOCK 1223, LOTS 5, 6 & 8
BLOCK 1305, LOT 7**

**Prepared for:
Egg Harbor Township Planning Board**



November 18, 2025

PA# 2103.81

Recommended by the Planning Board by Resolution # __, adopted on ____;

Adopted by the Governing Body by Ordinance # __ on ____;

Certified by the Pinelands Commission on ____.

Prepared by:



6684 Washington Avenue
Egg Harbor Township, NJ 08234
Phone 609-646-2950

Timber Ridge Redevelopment Plan

6602 & 6606 BLACK HORSE PIKE

2509 & 2512 SPRUCE AVENUE

BLOCK 1223, LOTS 5, 6 & 8

BLOCK 1305, LOT 7

Prepared For:

Egg Harbor Township Committee & Planning Board

3515 Bargaintown Road

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EXECUTIVE SUMMARY

The Redevelopment Area includes three tax parcels, Lots 5, 6 and 8 in Block 1223, located in the Township's HB Highway Business zoning district and one parcel, Lot 7 in Block 1305, located in the RG-4 Residential zoning district. The parcels in Block 1223 are bounded by the Black Horse Pike, Spruce Avenue and Fork Road. A total of 4 tax lots, with a total area of 48.45 acres, comprise the Redevelopment Area. To the east of the Redevelopment Area, there are existing commercial businesses, including Bob's Garden Center. The lots to the west of the Redevelopment Area along the Black Horse Pike are a mix of commercial businesses. To the north of the Redevelopment Area, there are residentially developed lots and the Davenport School and the Atlantic City Expressway. The lots to the south of the Redevelopment Area are commercially developed lots along the Black Horse Pike.

Based on the uses permitted and the state of existing uses, this area of the Township has been underutilized. The Township of Egg Harbor recognizes the importance of improving this area and has taken steps to study and effectuate the improved development of the area. On April 19, 2021, the Egg Harbor Township Planning Board held a public hearing and determined that the Study Area, Block 1223, Lots 5, 6 & 8 and Block 1305, Lot 7, qualifies as an "Area in need of Redevelopment" as memorialized by unnumbered Resolution. The Township adopted the Planning Board's determination by Resolution No. 247 on May 5, 2021. The designation of a Non-condemnation Redevelopment Area permits the Township of Egg Harbor to use all the powers provided for in the Local Redevelopment and Housing Law, except that the use of eminent domain shall not be permitted.

The Township has determined that use of the redevelopment planning tools will help to strengthen the Township's economic base by improving the conditions and redevelopment opportunities in the in the Highway Business and RG-4 Residential zoning districts. Block 1223, Lot 5, 6 & 8 and Block 1305, Lot 7 are underutilized and offer the Township an opportunity to spur economic revitalization to effectuate the goals of the Township's Highway Business and RG-4 Residential zoning districts. Therefore, Egg Harbor Township Planning Board has prepared this Redevelopment Plan for consideration and adoption by the Egg Harbor Township Committee.

This Redevelopment Plan aims to support redevelopment of the vacant parcels with a mixed-use development consisting of commercial development along the Black Horse Pike and a residential development consisting of garden apartments along Spruce Avenue. The site is currently vacant and has been determined to be an "Area in Need of Redevelopment" since it has remained vacant for a significant period of time despite the investment and improvements nearby. The commercial and residential developments will enhance the local area and benefit the community.

This Redevelopment Plan is designed specifically for the Properties located at 6602 & 6606 Black Horse Pike and 2509 & 2512 Spruce Avenue, also known as Block 1223, Lots 5, 6 & 8 and Block 1305, Lot 7, hereafter referred to as the "Timber Ridge Redevelopment Plan."

INTRODUCTION

Egg Harbor Township

Egg Harbor Township is located at the southern tip of Atlantic County, New Jersey. Per the 2020 United States Census, the Township's population was 47,842, reflecting an increase of approximately 10 percent from the 43,323 counted in the 2010 Census, which had in turn increased by 12,704 (+41.5 percent) from the 30,619 counted in the 2000 Census. In 2023, the population was estimated to have slightly decreased to 47,723 since 2020.

The Township is bordered by the Great Egg Harbor Bay to the south, Hamilton Township to the west, Galloway Township and the City of Absecon to the north and Absecon Island to the east. Portions of the Township, notably the West Atlantic City, Anchorage Poynte and Seaview Harbor neighborhoods, are not contiguous to the main body of the municipality, having been separated from the mainland portion of the Township as the region's municipalities were formed in the late 19th and early 20th centuries.

Egg Harbor Township includes the unincorporated villages of Bargaintown (the Township's seat of government), Cardiff, English Creek, Farmington, Scullville (formerly known as Jeffers), Steelmanville and West Atlantic City, as well as part of McKee City. Other localities and place names located partially or completely within the Township include Devenshire, English Creek Landing, Greenwood, Idlewood, Jeffers Landing, Jobs Point, Jones Island, McKee City Station, Mount Calvary, Pleasantville Terrace, Pork Island, Rainbow Islands and Sculls Landing.

The Township is one of 56 New Jersey municipalities that are partially or wholly located within the regulated New Jersey Pinelands Area and the Pinelands National Reserve. The Pinelands Area is a protected natural area of unique ecology and water quality covering 1,100,000 acres, that was established as the nation's first national reserve by an act of Congress in 1978. The Pinelands has also been classified as a United States Biosphere Reserve. The Pinelands Comprehensive Management Plan provides the foundations for land use planning within the Pinelands Area and includes seven management areas. The Township is designated a Pinelands Regional Growth Area with the Pinelands Area located west of the Garden State Parkway and north of Ocean Heights Avenue.

Redevelopment Area - Block 1223, Lots 5, 6 & 8 and Block 1305, Lot 7

The Township Committee of Egg Harbor Township adopted Resolution No. 116 on February 3, 2021 authorizing the Planning Board to undertake an investigation of the Study Area, Block 1223, Lots 5, 6 & 8 and Block 1305, Lot 7 to determine if it meets the criteria under the New Jersey Local Redevelopment and Housing Law - N.J.S.A. 40A:12A-1 et seq. (LRHL) as an area in need of redevelopment.

The Egg Harbor Township Planning Board held a public hearing and determined that the above mentioned parcel satisfied the criteria under the LRHL as an area in need of redevelopment by an unnumbered Resolution adopted on April 19, 2021. The Township Committee adopted the Planning Board's determination by Resolution No. 247 of 2021 on May 5, 2021.

DESCRIPTION OF REDEVELOPMENT AREA

This report focuses on Block 1223, Lots 5, 6 & 8 and Block 1305, Lot 7, hereafter "Redevelopment Area." The Redevelopment Area consists of the four vacant parcels with frontage on the Black Horse Pike and Spruce Avenue.



Lot 5 in Block 1223 is a 18.71 acre parcel located in the HB Highway Business zoning district. The lot has frontage on the Black Horse Pike and Fork Road. The lot also has approximately 73 feet of frontage on Goldenrod Lane. The lot is currently wooded and vacant.

Lot 6 in Block 1223 is a 17.33 parcel located in the HB Highway Business zoning district. The lot has frontage on the Black Horse Pike and Spruce Avenue. The lot is currently wooded and vacant.

Lot 8 in Block 1223 is a 5.74 acre parcel located in the HB Highway Business zoning district. The lot has frontage on Spruce Avenue. The lot is wooded and vacant.

Lot 7 in Block 1305 is a 6.67 acre parcel located in the RG-4 Residential zoning district. The lot has frontage on Spruce Avenue. The lot is adjacent to an existing single-family development. The lot is wooded and vacant.

EXISTING ZONING REQUIREMENTS

The Redevelopment Area includes Block 1223, Lot 5, 6 & 8 located in the Township's Highway Business zoning district and Block 1305, Lot 7 located in the RG-4 Residential zoning district.

The intent and purpose of the Highway Business Zone is to provide and encourage the development of commercial uses along the Black Horse Pike to provide services to the

residents and those traveling through Egg Harbor Township. The permitted uses in the HB zoning district include restaurants, including drive-in and quick-food restaurants; professional or business offices; banks; private or public schools, clubs and eleemosynary uses; food markets and supermarkets, delicatessens, bakeries; liquor stores; personal service establishments limited to shoe shops, laundries, barbershops, beauty parlors, hardware shops and drugstores; business services limited to shops of plumbers, carpenters, electricians, painters or similar tradesmen; warehouses and office buildings; furniture, furnishings and household appliance stores; commercial recreation facilities, including outdoor and indoor theaters, miniature golf and golf driving ranges, batting cages, bowling alleys, indoor soccer, skating rinks and other similar uses; funeral homes; shopping centers; banks chartered under state or federal law, not including drive-in facilities; retail sales and retail services; personal wireless telecommunications facility not to exceed 120 feet in height; car wash; home improvement stores, including the sale of building materials and lumber; fast-food restaurants; drive-in banking facilities; and a public garage, new motor sales or leasing agency or used motor vehicle sales agency (provided that it is incidental to the sale of new motor vehicles).

The intent and purpose of the RG-4 Residential zoning district is to provide residential development within in the Pineland's Regional Growth Area at a maximum permitted density of six (6) dwelling units per acre. The permitted uses in the RG-4 Residential zoning district include single-family detached dwellings; public parks, playgrounds, active and passive recreation; and two-family dwellings. Single-family attached dwellings are permitted in the RG-4 zoning district providing that the minimum tract size is three acres, no single-family attached dwelling will front on a public street, a ten-foot wide perimeter buffer is provided, no more than eight (8) single-family attached dwellings shall be contained in any one continuous structure and public sewer must be provided.

Based on the current RG-4 zoning, a total of forty (40) units could be developed on Block 1305, Lot 7 based on the 6.67 acres at a density of six (6) units per acre. The RG-4 ordinance would also provide for a twenty percent (20%) set-aside for affordable housing units within the development or a total of eight (8) affordable units. The Timber Ridge redevelopment should include provisions for the eight (8) affordable units within the proposed plan.

Redeveloping the Study Area will be beneficial to the Township and overall community because the site is currently underutilized and is not currently contributing to the economic base of the Township.

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The primary goal of this Redevelopment Plan is to strengthen the Township's economic base by improving and broadening redevelopment opportunities within the Redevelopment Area. Block 1223 Lots 5, 6 & 8 and Block 1305 Lot 7 are underutilized, are served by transportation routes, and have access to infrastructure and utilities. As such the property presents an opportunity for an economic revitalization and an opportunity to realize the goals of the Township's Highway Business and RG-4 Residential zoning districts.

REDEVELOPMENT PLAN

The Redevelopment Plan is designed to address the redevelopment of the properties located at 6602 & 6606 Black Horse Pike and 2509 & 2512 Spruce Avenue, also known as Block 1223, Lots 5, 6 & 8 and Block 1305, Lot 7. This redevelopment area shall be referred to as the Timber Ridge Redevelopment Area.

Definitions

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this plan by reference. Further the definitions located in section 225-3 of the Township Code are also incorporated into the Redevelopment Plan.

Land Use and Building Requirements

In order to effectuate the goals and objectives, it is necessary to create land use and building requirements applicable at the subject property. The new overlay district entitled "Timber Ridge Redevelopment Area Overlay District" as provided for in this redevelopment plan shall overlay the existing zoning and is applicable only for the designated redevelopers.

As required by N.J.S.A. 40A:12A-7c, the zoning map will be amended to include the "Timber Ridge Redevelopment Area Overlay District" for the subject properties.

All other design criteria specified in the Township Land Development Ordinance are applicable to the future development unless specifically modified below.

Timber Ridge Redevelopment Area Overlay District

A. Permitted Principal Uses:

1. Retail shops and retail services
2. Restaurants, including drive-thru and quick food restaurants
3. Professional and business offices

4. Medical offices, urgent care facilities, and other outpatient medical services
5. Banks
6. Food markets and supermarkets, delicatessens, bakeries
7. Liquor stores
8. Personal service establishments limited to shoe shops, laundries, barbershops, beauty parlors and salons, hardware shops, and pharmacies
9. Business services limited to shops of plumbers, carpenters, electricians and similar tradesmen
10. Commercial recreation facilities, including outdoor and indoor theaters, miniature golf and golf driving ranges, batting cages, bowling alleys, indoor soccer, skating rinks and other similar uses;
11. Shopping centers
12. Banks chartered under state or federal law, not including drive-in facilities
13. Fast-food restaurants with drive-through
14. Drive-through banking facilities
15. Multifamily/Apartment Dwellings (Garden Apartments)
16. Single-Family Attached Dwellings (Townhouses)

B. Permitted Accessory Uses: Permitted accessory uses shall be uses and buildings customary and incidental to the principal use or building, including but not limited to:

1. Personal wireless telecommunications equipment facility not to exceed fifteen feet (15') in height
2. Recreational and community facilities and buildings including but not limited to: tennis courts, swimming pools, hot tubs, spas, basketball courts, shuffleboard courts, gyms, walking and jogging trails, playgrounds and tot lots, passive recreation space.
3. Off street parking facilities to serve the development
4. Electric vehicle charging facilities

5. Stormwater management facilities to serve the development
6. Loading spaces and facilities to serve the development
7. Signs to serve the development
8. Enclosures for trash and recyclables
9. Outdoor seating areas

C. **Bulk Standards:** The following standards supersede and replace any such standards in the Township's Zoning Ordinance for redevelopment projects. All other design criteria of the Zoning Ordinance are applicable to future development unless specifically modified below.

1. Commercial Development:

- a. The minimum lot area designated for the commercial development shall be five (5) acres.
- b. Minimum Lot Width – 200 feet
- c. Minimum Front Yard Setback to a State right of way – 50 feet
- d. Minimum Front Yard Setback to a Township right of way – 50 feet
- e. Minimum Rear Yard Setback – 30 feet
- f. Minimum Rear Yard Setback to a Residential Zone – 35 feet
- g. Minimum Side Yard Setback – 20 feet
- h. Minimum Side Yard Setback to a Residential Zone – 25 feet
- i. Maximum Building Height – 45 feet
- j. Maximum Impervious Coverage – 70%
- k. Minimum Gross Floor Area – 2,500 square feet
- l. Minimum Distance Between Buildings – 25 feet

2. Garden Apartment Residential Development:

- a. The minimum lot area designated for the residential development shall be seven (7) acres.

- b. Apartments shall be oriented towards and primarily access from internal private roadways.
 - c. Minimum Perimeter Buffer – 20 feet
 - d. Maximum Number of Units per Building – 24 units
 - e. Maximum Building Length – 120 feet
 - f. Number of Affordable Units – 8 Units
 - g. Maximum Density – 4.5 dwelling units per gross acre. With a total area of 48.45 acres at a maximum density of 4.5 units per acre, the total number of market rate units will be 218. A total of eight (8) affordable units shall also be included within the development.
 - h. Minimum Front Yard Setback — 25 feet
 - i. Minimum Rear Yard Setback – 25 feet
 - j. Maximum Impervious Coverage – 50%
 - k. Minimum Distance Between Buildings – 50 feet
 - l. Maximum height – 40 feet
3. Single-Family Attached Dwellings (Townhouses) Residential Development:
- a. The minimum lot area for end units of single-family attached dwelling shall 2,000 square feet. The minimum lot area for the interior single-family attached dwelling units shall be 1,800 square feet.
 - b. Townhouses shall be oriented towards and access from internal private roadways.
 - c. Minimum Perimeter Buffer – 20 feet
 - d. Maximum Number of Units per Building – 8 units
 - e. Number of Affordable Units – 10 Units
 - f. Maximum Density – 4.75 dwelling units per gross acre. With a total area of 48.45 acres at a maximum density of 4.75 units per acre, the total number of units will be 225, consisting of 215 market rate units and 10 affordable units.

- g. Minimum Front Yard Setback to Township Right of Way — 25 feet
- h. Minimum Front Yard Depth (Building to Property Line or Curb) – 20 feet
- i. Minimum Rear Yard Setback – 25 feet
- j. Minimum Rear Yard Depth (Building to Property Line or Curb) – 20 feet
- k. Minimum Side Yard Setback (End Units) – 5 feet
- l. Minimum Side Yard Setback (Interior Units) – 0 feet
- m. Maximum Impervious Coverage – 50%
- n. Minimum Distance Between Buildings – 50 feet
- o. Maximum Building Height – 40 feet

D. **Buffers and Landscaping:** The Applicant must comply with Chapter 94 Design Standards for buffers and landscaping unless modified herein.

E. **Signage:** The Applicant must comply with Chapter 225-62.G for standards for signage for the residential component and Chapter 225-63 for signage for the commercial component of the project, unless modified herein.

F. **Design Criteria:** The Applicant must comply with Chapter 94 Design Standards unless modified herein.

1. The proposed development design shall be substantially similar to that depicted on the Conceptual Plan prepared by Dixon Associates, November 17, 2025, as included as Exhibit II.
2. The building design shall be substantially similar to the elevations included in Appendix III, relative to building height, façade treatments, windows and architectural features.
3. Curb and sidewalk shall be provided along the Black Horse Pike and Spruce Avenue frontages. Curb and sidewalk shall be provided from the Black Horse Pike to the proposed entrance to the residential portion of the development on Fork Road in accordance with the Township Design Standards.

4. An outdoor private living space for each unit shall be provided. Adequate visual screening of such living space from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways shall be provided.
5. All mechanical equipment shall be identified on the site plan and screened from view with evergreen landscaping or architectural fencing.
6. Pedestrian paths or sidewalk shall be designed to provide safe access from the residential buildings to the commercial buildings.

G. Parking:

1. Parking for the residential units shall be in accordance with the Residential Site Improvement Standards. For townhouses, the following off-street parking shall be provided:
 - a. One-Bedroom – 1.8 spaces/unit
 - b. Two-Bedroom – 2.0 spaces/unit
 - c. Three-Bedroom – 2.0 spaces/unit
2. Parking for the commercial component of the development shall be as follows:
 - a. Restaurant: One (1) parking space per four (4) seats, includes employee parking
 - b. Retail: One (1) parking space for each two hundred (200) square foot gross floor area
 - c. Off-street parking for all other uses shall be provided in accordance with §225-56 Minimum Parking Requirements.
3. Minimum Parking Setbacks:
 - a. Minimum Front Yard Parking Setback to State Right of Way – 20 feet
 - b. Minimum Front Yard Parking Setback to Township Right of Way – 20 feet
 - c. Minimum Rear Yard Parking Setback – 20 feet
 - d. Minimum Rear Yard Parking Setback to Residential Zone – 30 feet
 - e. Minimum Side Yard Parking Setback – 20 feet

f. Minimum Side Yard Parking Setback to Residential Zone – 30 feet

H. General Requirements:

1. Within the commercial portion of the site, multiple buildings are permitted on one parcel of land when they are designed in a coordinated manner, under common ownership, and with shared maintenance, access, and parking.
2. Within the commercial portion of the site, subdivisions for financing or conveyance may be proposed without the need for variances that may result from the creation of internal lot lines as long as the commercial lots will be subject to cross access and parking easements and as long as there is a common maintenance agreement among the commercial lots.
3. Ten (10) residential units shall be set-aside as affordable housing units in accordance with the Township Affordable Housing Requirements under §225-46.1 of the Township Ordinance, and the Amended Fair Housing Act.
4. Affordable housing units shall conform to the bedroom distribution requirements of the Uniform Housing and Affordability Controls (N.J.A.C. 5:80-26.1 et seq.).
5. Recreation amenities are required as set forth in Township Code section §94-28.
6. Recreation amenities shall be provided on site and may include the facilities set forth in section B(2) above. Consideration shall be given towards construction of a recreation center/community multipurpose building within the residential community. The community building and amenities should be within walking distance of most of the residents they are intended to serve and/or be accessible by bicycle.
7. An area shall be provided for public transportation access including a bus shelter and benches, and if appropriate, a pull-off from the highway in coordination with New Jersey Department of Transportation to serve the site.

I. Site Plan Approval / Submission Criteria: All site plan / submission criteria is required unless modified herein.

J. Affordable Housing Requirements

1. Ten (10) residential units shall be set-aside as affordable housing units. The development is subject to the requirements of the Township Ordinance, including but not limited to, the income distribution and bedroom mix of the affordable units therein, and any other applicable regulations under the

Uniform Housing and Affordability Controls (U.H.A.C.), (N.J.A.C. 5:80-26.1 et seq.).

2. All affordable housing units and shall be marketed and administered in accordance with the Township's Administrative Procedures Manual and Affirmative Marketing Plan in accordance with the requirements of U.H.A.C.
3. Construction and administration of all affordable housing units shall comply with the requirements of the Township Code, along with all U.H.A.C. requirements, except as modified by the terms of a Settlement Agreement between the Township and Fair Share Housing Center ("FHSC").
4. All non-residential development shall comply with the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 et seq., unless an exemption applies.

- K. **Public Electric Vehicle Charging Stations:** The Applicant shall provide proposed locations within the Timber Ridge Redevelopment District for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network. This provision shall not require any redeveloper to install vehicle charging stations.
- L. **Pinelands Development Credits:** The redeveloper will be required to redeem Pinelands Development Credits for twenty-five (25%) of the total number of market rate units within the development. Based on the total of 215 market rate units, 54 rights (13.5 PDCs) must be purchased by the redeveloper.
- M. **Clustering:** In order for the redeveloper to be able to provide some commercial space and open space as part of the development, the Township will allow clustering of the residential units within the development provided that the total of 215 units (205 market rate units and 10 affordable units) is not exceeded.

General Provisions

The continued revitalization of this area is important to the Township. In order to facilitate the revitalization of these properties the following actions may be permissible under the plan:

1. The use of short term tax abatements or exemptions as authorized by State statute N.J.S.A. 40A:21-1 et seq. is permitted. The tax abatement or exemption program will encourage property owners to make improvements without suffering the initial cost associated with the increased assessment.

2. The use of long term tax exemptions as authorized by State statute N.J.S.A. 40A:20-1 et seq. is permitted. The long term tax exemption would permit a payment in-lieu of taxes (PILOT) for up to 30 years as determined and approved by the Township Committee acting as the Redevelopment Entity. In accordance with the statute, the long term exemption would apply to the value of the new improvements, not the value of the land.
3. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c.79 (C.40A:12A-29).
4. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
5. Arrange or contract with public agencies or redevelopers for the planning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area. (N.J.S.A. 40A:12A8).
6. Variances and/or waivers may be granted from any of the requirements set forth herein pursuant to the provisions of the Municipal Land Use Law in the reasonable discretion of the Planning or Zoning Board, with the exception of any deviations requiring a variance pursuant to N.J.S.A. 40:55D-70(d)(1) or a deviation to allow a use not specifically permitted with in the Redevelopment Area.

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 of Egg Harbor and any redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D-1 et seq., and N.J.S.A. 40A:12A-1 et seq.
2. The Township of Egg Harbor or redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations of the Township of Egg Harbor, County of Atlantic and State of New

Jersey except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13 et seq).

3. The Township of Egg Harbor 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.).
4. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Township of Egg Harbor Planning Board. (N.J.S.A. 40:55D-53).
5. Any affordable housing obligations that may result from any development in the Area shall be addressed in accordance with the requirements of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), the Uniform Housing Affordability Control (UHAC) rules and regulations, as now existing or hereafter amended, the housing element of the Township's Master Plan and any Development Ordinances. Contributions by Redevelopers towards any affordable housing obligations of the Township shall be addressed in a redevelopment agreement between the Redeveloper and the Township.

Relocation

There are no housing units located within the limits of the subject property for this redevelopment plan being relocated; therefore there is no need to make accommodations for the temporary or permanent relocation of residents. (N.J.S.A. 40A:12A-7a(3))

Acquisition

The site has been designated as a non-condemnation redevelopment area and is not subject to taking by eminent domain. All acquisition will be through private agreement and sale.

Affordable Housing

There are no housing units existing within the limits of the subject property for this redevelopment plan, therefore there is no need for an inventory of units or an affordable housing replacement plan. (N.J.S.A. 40A:12A-7a(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 redevelopment of the subject property. The overall goal of the Township's Master Plan is to continue development patterns that reduce trip generation, create livable communities and to enhance the overall quality of life for the residents of Egg Harbor Township. This redevelopment plan is specifically designed to promote the

redevelopment of the subject property and advances the goals of the Township's master plan. (N.J.S.A. 40A:12A7a(1)).

Township Plans - (N.J.S.A. 40A:12A-7d)

The Master Plan for the Township of Egg Harbor was adopted on April 15, 2002, with a Reexamination Report in October 2008 and June 2017. This Redevelopment Plan helps to achieve the following Master Plan Goals:

- To promote the establishment of appropriate locations within the Township for agricultural, residential, recreational/open space, governmental, commercial and industrial uses.
- To promote the appropriate population densities and concentrations which promote the well-being of residents, neighborhoods, the regions, and the preservation of the environment.
- To encourage a balance of land residential, commercial, industrial, and agricultural development, in areas and at intensities compatible with environmental and natural resource capabilities.
- To encourage development near existing or readily extendable infrastructure, particularly sanitary sewers and public water distribution systems.
- To maintain, preserve and upgrade the quality of existing residential and commercial areas.
- To provide the reasonable opportunity for an appropriate variety and choice of housing to meet the needs, desires and resources of all categories of people who desire to live within the municipality.
- To recognize existing patterns and densities of development and encourage future growth that is contiguous with existing developed areas and compatible with its established character and consistent with present health and environmental requirements pertaining to on-site septic disposal.
- To promote the purposes of the State Development and Redevelopment Plan, including limiting sprawl by concentrating development in cores, nodes, and /or centers.

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

The following goals and objectives of the Atlantic County Master Plan adopted in May 2018 are advanced by the proposed redevelopment:

- Promote quality growth and development in areas where capital facilities are available.
- To discourage growth in areas that would require unplanned extension of capital facilities.
- Promote lands for a diversity of economic development opportunities within the communities of Atlantic County

The proposed redevelopment plan is therefore consistent with the Master Plan of Atlantic County.

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

Any redevelopment is also consistent with the State Development and Redevelopment Plan. The redevelopment area is located in a Pinelands Regional Growth Area. In 1999, the State Planning Commission recognized through a Memorandum of Agreement with the New Jersey Pinelands Commission that a Pinelands Regional Growth Zone was equivalent to a Planning Area 2 (Suburban). The following goals relating to PA2 areas are achieved through the implementation of this Redevelopment Plan:

- Provide for much of the State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in Centers and other compact forms; and
- Protect the character of existing stable communities.

The Redevelopment Plan is consistent with 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. Any plans or plats approved by the Township of Egg Harbor or its agencies and subsidiaries prior to the adoption of this redevelopment plan shall not be subject to the requirements of this redevelopment plan.

Redevelopment Entity

As permitted under N.J.S.A. 40A:12A-4, the Governing Body is hereby designated the entity to implement this redevelopment plan. When necessary for the implementation of this plan, the Township of Egg Harbor may enter into an agreement with a redeveloper for

any construction or other work to carry out this redevelopment plan. (N.J.S.A. 40A:12A-4-(c))

Agreements with Redevelopers

In accordance with N.J.S.A. 40A:12A-9, the following shall apply to all redeveloper agreements:

1. All agreements, leases, deeds and other instruments between the redevelopment entity and a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current redevelopment plan. All agreements shall include a provision requiring the redeveloper to begin the building of the improvements for those uses within a period of time which the redevelopment entity fixes as reasonable.
2. The redeveloper shall agree to retain interest in the project until the completion of construction and development of the specific project. If the redeveloper requires a third party financing agreement, the redeveloper shall manage the project through completion. If the redeveloper is required to relinquish any interest in the project to a third party, the approval of the redevelopment entity is required. The redeveloper shall agree not to lease, sell or transfer interest or any part thereof without prior written approval of the redevelopment entity.
3. Upon completion of the required improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist. Thus, the land and improvements thereon shall no longer be subject to this plan and the Local Redevelopment and Housing Law.
4. The covenants, provisions and controls shall be deemed satisfied upon termination of the agreements and covenants entered into by the redeveloper to construct the improvements and to perform the redevelopment. The rights of any third party acquired prior to termination of the agreements, including, but not limited to, any tax exemption or abatement granted pursuant to law, shall not be negatively affected by termination and satisfaction of the covenants.

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 an agreement between Township of Egg Harbor and a duly designated redeveloper. (N.J.S.A. 40A:12A-8(f)). The Redevelopment Plan does not have an expiration date. Once a redevelopment project has been completed in accordance with the Redevelopment Plan and Redevelopment Agreement, and the Redevelopment Entity has affirmed that all obligations have been satisfied; the conditions that warranted the redevelopment area designation shall be deemed to no longer exist. This shall also be

reflected in covenants established between the Township/Redevelopment Entity and a redeveloper in accordance with N.J.S.A. 40A:12A-9.

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. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of the Egg Harbor Township Development Regulations and Zoning Ordinance, the HB Highway Business zoning district, or from the design standards set forth in this Redevelopment Plan or other Township development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. 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. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

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. Deviation from the contractual obligations of the redeveloper to the Redevelopment Entity;
3. Any Deviation requiring a variance pursuant to N.J.S.A. 40:55D-70(d)(1).

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

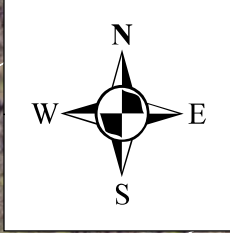
All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of this redevelopment plans should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining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

CONCLUSION

The Redevelopment Plan supports and encourages transformation and development of the Redevelopment Area with a commercial component along the Black Horse Pike and a residential community east of the commercial area. This development will result in a balanced site that will create productive uses on the property that are well designed and responsive to market conditions. The site is currently vacant and has been determined to be an "Area in need of Redevelopment" since it has remained vacant for time period greater than ten years despite the improvement and investment in the surrounding area, availability of infrastructure and geographic advantage. This area has seen a lack of investment and the proposed facilities would provide a benefit to the Township as a whole by providing commercial development for the Township and a housing options at a variety of price points to meet residential demand.

EXHIBIT I – Redevelopment Map

Timber Ridge Redevelopment Area
Block 1223, Lots 5, 6 & 8
Block 1305, Lot 7
Egg Harbor Township, Atlantic County



RG-4

**Block 1305
Lot 7**

**Block 1223
Lots 5, 6 & 8**

Spruce Avenue

Black Horse Pike

HB

RG-2

Legend

-  Study Area
-  Zoning Boundary



EXHIBIT II – Conceptual Site Plan

ZONING SCHEDULE				
TIMBER RIDGE REDEVELOPMENT AREA OVERLAY DISTRICT				
ITEM	PERMITTED	PREVIOUSLY PROPOSED	CURRENTLY PROPOSED	STATUS
USE	GARDEN APARTMENTS	GARDEN APARTMENTS	TOWNHOMES	DOES NOT CONFORM
MINIMUM TRACT SIZE	7 ACRES	41.43 ACRES	41.43 ACRES	CONFORMS *
RESIDENCES FRONTING PUBLIC STREETS	NOT PERMITTED	NOT PROPOSED	NOT PROPOSED	CONFORMS
MINIMUM PERIMETER BUFFER	20 FEET	40 FEET	40 FEET	CONFORMS
MAXIMUM UNITS PER BUILDING	24	24	6	CONFORMS
MAXIMUM BUILDING LENGTH	165 FEET	155 FEET	167'9" FEET	DOES NOT CONFORM
MINIMUM NUMBER OF AFFORDABLE UNITS	8 UNITS	8 UNITS	10 UNITS	CONFORMS
MAX NUMBER OF MARKET RATE UNITS	216 UNITS	216 UNITS	205 UNITS	CONFORMS
*MAXIMUM DENSITY	4.5 DU/ACRE	4.46 DU/ACRE	4.22 DU/ACRE	CONFORMS
MINIMUM FRONT YARD SETBACK TOWNSHIP RIGHT OF WAY	25 FEET	50 FEET	50 FEET	CONFORMS
MINIMUM REAR YARD SETBACK	25 FEET	50 FEET	50 FEET	CONFORMS
MAXIMUM IMPERVIOUS COVER	50%	353,099 SF (19.6%)	558,176 SF (28.16%)	CONFORMS
MINIMUM DISTANCE BETWEEN BUILDINGS	50 FEET	50 FEET	50 FEET	CONFORMS
MAXIMUM BUILDING HEIGHT	40 FEET	<40 FEET	<40 FEET	CONFORMS
ITEM	PERMITTED	PREVIOUSLY PROPOSED	CURRENTLY PROPOSED	STATUS
USE	COMMERCIAL RETAIL	COMMERCIAL RETAIL	COMMERCIAL RETAIL	CONFORMS
MINIMUM LOT SIZE	5 ACRES	7.18 ACRES	7.18 ACRES	CONFORMS
MINIMUM LOT WIDTH	200 FEET	440.19 FEET	440.19 FEET	CONFORMS
MINIMUM FRONT YARD SETBACK STATE RIGHT OF WAY	50 FEET	N/A	N/A	CONFORMS
MINIMUM FRONT YARD SETBACK TOWNSHIP RIGHT OF WAY	50 FEET	107 FEET	107 FEET	CONFORMS
MINIMUM REAR YARD SETBACK	30 FEET	69.8 FEET	69.8 FEET	CONFORMS
MINIMUM REAR YARD SETBACK TO RESIDENTIAL ZONE	35 FEET	69.8 FEET	69.8 FEET	CONFORMS
MINIMUM SIDE YARD SETBACK	20 FEET	109 FEET	109 FEET	CONFORMS
MINIMUM SIDE YARD SETBACK TO RESIDENTIAL ZONE	25 FEET	N/A	N/A	CONFORMS
MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET	<45 FEET	CONFORMS
MAXIMUM IMPERVIOUS COVER	70%	158,548 SF (50.6%)	158,548 SF (50.6%)	CONFORMS
MINIMUM GROSS FLOOR AREA	2,500 SF	26,647 SF	26,647 SF	CONFORMS
MINIMUM DISTANCE BETWEEN BUILDINGS	25 FEET	91 FEET	91 FEET	CONFORMS
PARKING	PERMITTED/REQUIRED	PREVIOUSLY PROPOSED	CURRENTLY PROPOSED	STATUS
MINIMUM FRONT YARD PARKING SETBACK TO STATE RIGHT OF WAY	20 FEET	74 FEET	74 FEET	CONFORMS
MINIMUM FRONT YARD PARKING SETBACK TO TOWNSHIP RIGHT OF WAY	20 FEET	74 FEET	74 FEET	CONFORMS
MINIMUM REAR YARD PARKING SETBACK	20 FEET	>10 FEET	>10 FEET	CONFORMS
MINIMUM REAR YARD PARKING SETBACK TO RESIDENTIAL ZONE	30 FEET	>30 FEET	>30 FEET	CONFORMS
MINIMUM SIDE YARD PARKING SETBACK	20 FEET	52 FEET	52 FEET	CONFORMS
MINIMUM SIDE YARD PARKING SETBACK TO RESIDENTIAL ZONE	30 FEET	N/A	N/A	CONFORMS
SPACES PER 1 BEDROOM UNIT = 1.8 (GA), 1.8 (T) ** SPACES PER 2 BEDROOM UNIT = 2 (GA), 2.3 (T) ** SPACES PER 3 BEDROOM UNIT = 2.1 (GA), 2.4 (T) **	448 SPACES	448 SPACES	645 SPACES	CONFORMS
FAST FOOD RESTAURANT = 1 SPACE FOR EACH 4 SEATS OFFICE, DENTAL, MEDICAL = 1 SPACE FOR 200 S.F.	40 SEATS / 10 SPACES 38.75 SPACES	134 SPACES 134 SPACES	134 SPACES 134 SPACES	CONFORMS CONFORMS
Car Wash: five parking spaces for employees plus off-street storage (staging) space equal to at least five times the number of cars that can be in the wash process at one time.	5 SPACES	134 SPACES	134 SPACES	CONFORMS
2010 A.D.A STANDARDS (ACCESSIBLE PARKING COUNT)	2% OF TOTAL PARKING SPACES (82) + 12 VAN ACCESSIBLE PARKING SPACES 448 (82) + 12 = 460 SPACES READY - TOTAL 48 SPACES NEEDED ONE-THIRD OF 68 NEEDED TO BE EVSE (23 SPACES)	50 VAN ACCESSIBLE PARKING SPACES 45 MAKE READY SPACES & 24 EVSE SPACES = 69 SPACES	50 VAN ACCESSIBLE PARKING SPACES 45 MAKE READY SPACES & 24 EVSE SPACES = 69 SPACES	CONFORMS CONFORMS
ELECTRIC CHARGING SPACES				

ITEM	PERMITTED	PROPOSED	STATUS
MINIMUM LOT AREA (EXTERIOR)	2000 SF	2260 SF	CONFORMS
MINIMUM LOT AREA (INTERIOR)	1,800 SF	1,800 SF	CONFORMS
MINIMUM LOT WIDTH (EXTERIOR)	25 FEET	25 FEET	CONFORMS
MINIMUM LOT WIDTH (INTERIOR)	28	28	CONFORMS
MINIMUM FRONT YARD DEPTH (FACE TO PROPERTY LINE OR CURB)	20 FEET	33 FEET	CONFORMS
MINIMUM REAR YARD DEPTH (FACE TO PROPERTY LINE OR CURB)	20 FEET	20 FEET	CONFORMS
MAXIMUM SIDE YARD SETBACK (EXTERIOR)	5 FEET	5 FEET	CONFORMS
MAXIMUM SIDE YARD SETBACK (INTERIOR)	0 FEET	0 FEET	CONFORMS
MAXIMUM NUMBER OF TOWNHOMES ATTACHED	8	6	CONFORMS

*DENSITY AS PER REDEVELOPMENT PLAN

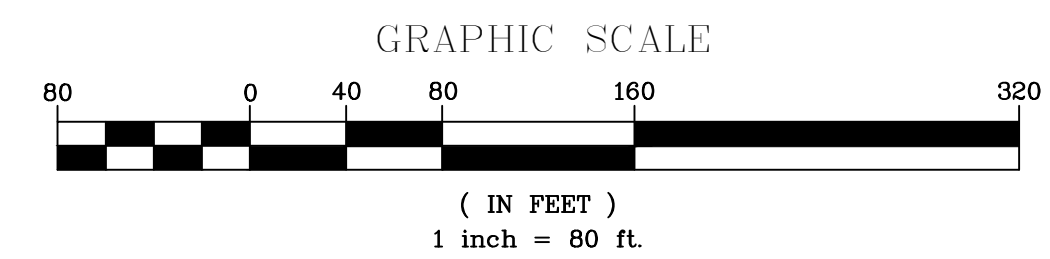
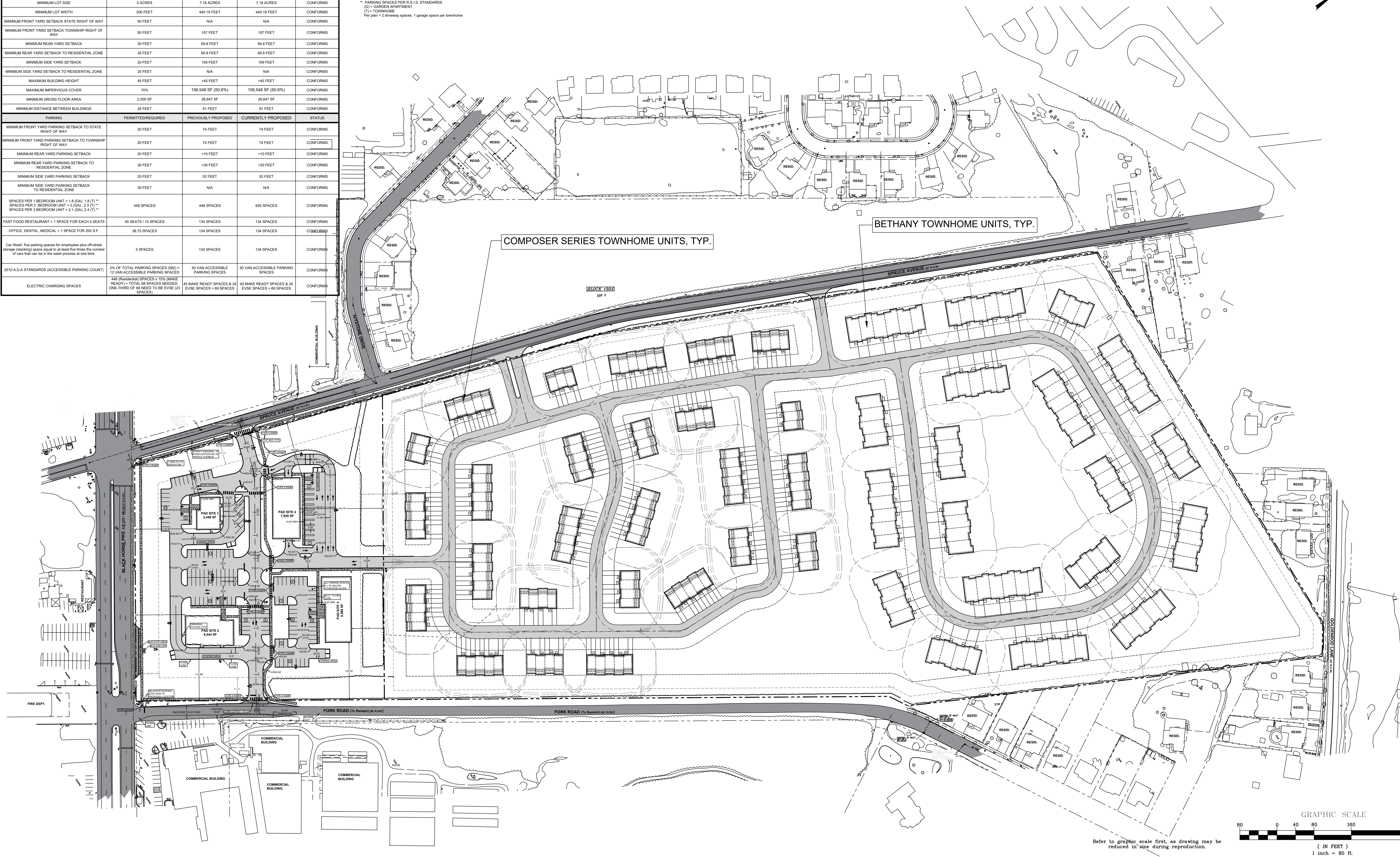
AREA OF SITE
* BLOCK 1223, LOTS 5, 6 & 8 = 42.01 ACRES
* BLOCK 1305, LOT 7 = 6.60 ACRES
TOTAL SITE AREA = 48.61 ACRES

LOT AREA COMMERCIAL DEVELOPMENT = 7.18 ACRES
LOT AREA APARTMENT DEVELOPMENT = 41.43 ACRES

NOTE
BLOCK 1305 LOT 7 NOT PART OF PROPOSED SUBDIVISION.

* PARKING SPACES PER R.S.I.S. STANDARDS
(G) = GARDEN APARTMENT
(T) = TOWNHOME
Per plan = 2 driveway spaces, 1 garage space per townhome

RESIDENTIAL SCHEDULE		
Bldg. Type	Bldg Count	Unit Count
Bethany - 3 unit	1	3
Bethany - 4 unit	8	32
Bethany - 5 unit	3	15
Bethany - 6 unit	7	42
Total Bethany Units		92
Composers series - 3 unit	3	9
Composers series - 4 unit	8	32
Composers series - 5 unit	8	40
Composers series - 6 unit	7	42
Total Composers series Units*		123
Total Residential Townhome Units		215



Refer to graphic scale first, as drawing may be reduced in size during reproduction.

THIS PLAN IS NOT VALID UNLESS A RAISED SEAL IS AFFIXED HERETO

KEVIN J. DIXON, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 29678

DIXON ASSOCIATES ENGINEERING, LLC

STATE: NJ
JULY 15, 2024
GULLWAY, NJ 08005
N.J. State Board of Professional Engineers & Land Surveyors Certificate of Authorization No. 24020818070

REVISIONS:

DATE:	11/17/2025
SCALE:	AS NOTED
DRAWN BY:	SB/RK/MJ
CHK'D BY:	K.D.
PROJECT No.	DA20-101.01

CONCEPTUAL SITE PLAN
TIMBER RIDGE, LEIGH AT EHT, LLC
BLOCK 1223, LOTS 5, 6 & 8
BLOCK 1305 LOT 7
TOWNSHIP OF EGG HARBOR, ATLANTIC COUNTY, NEW JERSEY

EXHIBIT III – Architectural Elevations







Egg Harbor Township

Ordinance No. 34

2025

An ordinance authorizing execution of a Tax Abatement Agreement with TGT 3324 LLC for the property located at 3324 Bargaintown Road (Block 5505, Lot 20, and additional lots 19, 21, 22, 23 and 24)

WHEREAS, an application has been submitted to the Township of Egg Harbor Tax Assessor seeking a tax abatement for the property owned by TGT 3324 LLC, located at 3324 Bargaintown Road, identified as Block 5505, Lot 20 with additional Lots 19, 21, 22, 23, and 24 on the official Tax Map of the Township; and

WHEREAS, the Tax Assessor for the Township of Egg Harbor has reviewed said application and determined that it is complete and in proper form for consideration of a Tax Abatement Agreement pursuant to applicable law; and

WHEREAS, the Township Committee has reviewed the Tax Assessor's recommendation and concurs with the same;

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey, as follows:

SECTION 1: The Mayor and Township Clerk are hereby authorized to execute a Tax Abatement Agreement with TGT 3324 LLC for property designated as Block 5505, Lot 20, and additional Lots 19, 21, 22, 23, and 24 on the official Tax Map of the Township of Egg Harbor, pursuant to N.J.S.A. 40A:21-1 et seq. and Chapter 201 of the Township Code.

SECTION 2: The Tax Abatement Agreement shall apply to the facility described in TGT 3324 LLC's application dated October 16, 2025, consisting of an approximately 43,050-square-foot newly constructed indoor sports facility with associated site improvements as approved on the final site plan.

SECTION 3: The Tax Abatement Agreement authorized herein shall provide for payments in lieu of full property taxes effective January 1, 2026, pursuant to N.J.S.A. 40A:21-1 et seq.

SECTION 4: This Ordinance shall take effect upon final passage, adoption, and publication, in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF EGG HARBOR TOWNSHIP, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY, HELD NOVEMBER 25, 2025, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE TO BE HELD IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON DECEMBER 17, 2025, AT 5:00.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

TAX ABATEMENT AGREEMENT

THIS AGREEMENT made on this ____ day of _____, 2025 between the **TOWNSHIP OF EGG HARBOR**, a Municipal Corporation of the County of Atlantic and State of New Jersey, (hereinafter designated as "TOWNSHIP"), and **TGT 3324 LLC** whose address is 3 Fischer Road, Linwood, New Jersey 08221 (hereinafter designated as "PROPERTY OWNER"); and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq and Chapter 201 of the Code of the Township of Egg Harbor, the TOWNSHIP is authorized to enter into Tax Abatement Agreements with qualified applicants for qualified uses, as defined in said Act and Ordinance, in order to provide gainful employment within the municipality, assist in the economic development of the municipality, maintain and increase the tax base of the municipality, and diversify and expand commerce within the municipality; and

WHEREAS, PROPERTY OWNER owns certain real property within the municipality as identified on final site plan approved by the Township of Egg Harbor Planning Board or Zoning Board of Adjustment for **Block 5505, Lot 20, additional lots 19, 21, 22, 23 and 24**, (attached hereto as Exhibit "A"); and

WHEREAS, PROPERTY OWNER has made application (attached hereto as Exhibit "B") for Tax Abatement; and

WHEREAS, the Township Committee of the Township of Egg Harbor has reviewed the application and attachments and recommended approval of same; and

WHEREAS, the Township Committee, by Chapter 201 of the Code of the Township of Egg Harbor, has authorized the Mayor and Township Clerk to execute an agreement with PROPERTY OWNER for Tax Abatement, which Ordinance is attached (Exhibit "C").

WITNESSETH

In consideration of the mutual covenants herein contained and for other good and valuable consideration, the parties hereto agree as follows:

1. This agreement shall be governed by the provision of N.J.S.A. 40A:21-1 et seq and Chapter 201 of the Code of the Township of Egg Harbor herein collectively designated "THE LAW."
2. It is hereby expressly understood and agreed that the TOWNSHIP relies upon the facts, data and representation contained in the exhibits attached hereto.
3. TOWNSHIP hereby grants approval for the project as described herein to be enrolled in the Tax Abatement Program under the provision of the "LAW."
4. Taxes on the land and any improvement not subject to Tax Abatement, shall at all times remain at 100% assessment.
5. In consideration of the Tax Abatement afforded by this Agreement PROPERTY OWNER shall make payments to the TOWNSHIP in lieu of full property taxes as follows:

- A. The improvement will be taxed as an added assessment from the date of completion until January 1 of the calendar year following completion.
 - B. In subsequent years following completion, payment in lieu of full taxes shall be due as follows:
 - a) 1st calendar year following completion - 0% of taxes otherwise due
 - b) 2nd calendar year following completion - 20% of taxes otherwise due
 - c) 3rd calendar year following completion - 40% of taxes otherwise due
 - d) 4th calendar year following completion - 60% of taxes otherwise due
 - e) 5th calendar year following completion - 80% of taxes otherwise due
 - f) Thereafter full taxes for the project shall be paid.
6. PROPERTY OWNER agrees that payments in lieu of taxes made pursuant to the Agreement shall be made in quarterly installments on those dates when real estate tax payments are due. Failure to make timely payments shall result in interest being assessed at the highest rate permitted for unpaid taxes and a tax lien will be placed on the land.
7. It is agreed and understood that when payment due and owing by the PROPERTY OWNER under this agreement is in default for more than 90 days, or the property fails to continue to meet the conditions for qualifying for abatement, then the tax which would have otherwise been payable for each year shall become due and payable from such PROPERTY OWNER as if no abatement had been granted.
8. It is agreed and understood that if PROPERTY OWNER files a tax appeal on any portion of the property referenced in this agreement during the period of this agreement, then the tax which would have otherwise been payable for each year shall become due and payable from such PROPERTY OWNER as if no abatement had been granted.
9. It is agreed and understood that if at any time prior to the termination of the abatement the property owner intends to convey or transfer the property, fails to meet the conditions required for tax abatement, or secures a new tenant, the new owner or tenant must make application to the Township Committee for continuance of Tax Abatement. The applicant shall have the obligation to notify the Township Clerk immediately upon any of the above events so that a determination may be made regarding continuance of Tax Abatement. The new owner or "lessee" must complete and file an application for continuance of Tax Abatement, on an approved form, no later than 30 days following the transfer of the lease or sale of the subject premises. Additionally, the new owner or "lessee" must simultaneously supply copies of the contract of sale or lease along with any documents deemed relevant to consideration of the application. Failure to comply with the terms of this paragraph shall result in an automatic termination of the Tax Abatement.
10. It is agreed and understood that should this agreement or "THE LAW" be declared invalid for any reason by a court of law, any corporate body or any agency of the State of New Jersey, having valid jurisdiction thereof, the full taxes on said property shall be due and owing as if no Tax Abatement was in effect.

11. Anything to the contrary notwithstanding, it is agreed and understood that the Tax Abatement in agreement shall be in effect for a period of not more than five years from the date of completion of the structure.
12. This Agreement shall be binding on the parties hereto, as well as their heirs and assigns as permitted herein.

Witness:

TGT 3324 LLC

Signature of Witness

Name: _____

Name: _____

Title: _____

Attest:

TOWNSHIP OF EGG HARBOR

Eileen M. Tedesco, RMC
Township Clerk

Laura Pfrommer
Mayor

State of _____ :
:SS
County of _____ :

Be it remembered that on this ____ day of _____, 2025, before me, the subscriber, a notary public, personally appeared _____, who I am satisfied is the person who signed the within instrument as a member of _____, the corporation named therein and he/she thereupon acknowledged that the said instrument made by the corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered by him/her as such officer and is the voluntary act and deed of the corporation.

State of New Jersey :
:SS
County of Atlantic :

Be it remembered that on this ____ day of _____, 2025, before me, the subscriber, a notary public, personally appeared Eileen M. Tedesco, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction that she is the Township Clerk of the Township of Egg Harbor, a municipal corporation of the State of New Jersey named in the within instrument; that Paul W. Hodson, is the Mayor of said Township; that execution as well as the making of this instrument has been duly authorized by the governing body of the Township; that deponent well knows the municipal seal of the Township and that the seal affixed to said instrument is the proper municipal seal and was thereto affixed and said instrument signed and delivered by said Mayor as and for the voluntary act and deed of the municipality, in the presence of deponent, who thereupon subscribed her name thereto as attesting witness.

Egg Harbor Township

Ordinance No. 35

2025

An ordinance to adopt the Redevelopment Plan for the Route 152 Redevelopment Area

WHEREAS, pursuant to Resolution No. 98 adopted January 22, 2025, the Egg Harbor Township Committee ("Township Committee") directed the Egg Harbor Township Planning Board ("Planning Board") to conduct a Preliminary Redevelopment Investigation and hold a public hearing to determine whether the property identified as Block 9401, Lot 1; Block 9402, Lot 1; and Block 9603, Lot 2 (the "Study Area"), qualifies as an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board was assisted in this investigation by Jennifer L. Heller, P.P., A.I.C.P., of Polistina & Associates, a licensed Professional Planner in the State of New Jersey; and

WHEREAS, Polistina & Associates prepared a Determination of Need Report dated March 2025, together with a Supplemental Determination of Need dated September 15, 2025; and

WHEREAS, on July 21, 2025 and September 15, 2025, the Planning Board conducted duly noticed public hearings pursuant to N.J.S.A. 40A:12A-6(b), during which all interested persons were provided the opportunity to be heard; and

WHEREAS, following the close of the hearings, the Planning Board adopted Resolution No. 12 of 2025 on September 29, 2025, recommending that the Study Area be designated as a "Non-Condemnation Redevelopment Area" pursuant to N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, based on the Determination of Need, expert testimony, and public input, the Planning Board further recommended that the Township Committee authorize preparation of a Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the Township Committee, by Resolution No. 489 of 2025, designated Block 9401, Lot 1; Block 9402, Lot 1; and Block 9603, Lot 2 as a Non-Condemnation Redevelopment Area in accordance with N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as required by N.J.S.A. 40A:12A-6, Resolution No. 489 of 2025, designating the Redevelopment Area, was transmitted to the Commissioner of the New Jersey Department of Community Affairs by certified mail and was received by the Department on October 21, 2025; and

WHEREAS, Resolution No. 489 of 2025, also authorized the Township Planner, its designee, and/or other Township professionals and appropriate staff to prepare a Redevelopment Plan for the Redevelopment Area; and

WHEREAS, Polistina & Associates thereafter prepared the "Route 152 Redevelopment Plan," dated November 20, 2025, for Block 9401, Lot 1; Block 9402, Lot 1; and Block 9603, Lot 2; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), prior to the adoption of a Redevelopment Plan, the governing body must transmit the proposed Redevelopment Plan to the Planning Board for its review and recommendation as to whether the Plan is substantially consistent with, or designed to effectuate, the municipal Master Plan; and

WHEREAS, following introduction of this Ordinance, the Township Committee shall transmit the Route 152 Redevelopment Plan to the Egg Harbor Township Planning Board for review at the Planning Board's next scheduled meeting in accordance with N.J.S.A. 40A:12A-7(e), at which time the Planning Board will review the Redevelopment Plan, receive a presentation, and accept public comment before formulating its recommendations; and

WHEREAS, the final adoption of this Ordinance shall be contingent upon the Township Committee's receipt, review, and consideration of the Planning Board's recommendations transmitted after said meeting, pursuant to N.J.S.A. 40A:12A-7(e).

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, as follows:

SECTION 1. Chapter 225 of the Township Code, entitled "Zoning," is hereby amended to include the following new section:

§225-101 Route 152 Redevelopment Area

- A. Pursuant to N.J.S.A. 40A:12A-7(d), the *Route 152 Redevelopment Plan*, dated November 20, 2025, prepared by Polistina & Associates for Block 9401, Lot 1; Block 9402, Lot 1; and Block 9603, Lot 2, is hereby found to be consistent with, and designed to effectuate, the Egg Harbor Township Master Plan, as amended by the 2017 Master Plan Reexamination Report.
- B. Pursuant to N.J.S.A. 40A:12A-7, the *Route 152 Redevelopment Plan* is hereby adopted as the official Redevelopment Plan for the Route 152 Redevelopment Area.
- C. The Township Zoning Map is hereby amended to incorporate the Redevelopment Area boundaries and the provisions of the Redevelopment Plan, and the Township Engineer is directed to make the necessary revisions to the Zoning Map.
- D. The provisions of the Redevelopment Plan shall supersede the underlying zoning and development regulations of the Township to the extent expressly provided in the Redevelopment Plan.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, clause, or portion of this Ordinance is held to be invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect upon final passage, adoption, and publication in accordance with law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF EGG HARBOR TOWNSHIP, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY, HELD NOVEMBER 25, 2025 AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE TO BE HELD IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON DECEMBER 17, 2025.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

TOWNSHIP OF EGG HARBOR ATLANTIC COUNTY



ROUTE 152 REDEVELOPMENT PLAN

**135 LONGPORT BOULEVARD
BLOCK 9401, LOT 1, BLOCK 9402, LOT 1 &
BLOCK 9603, LOT 2**

**Prepared for:
Egg Harbor Township Planning Board**



**November 20, 2025
PA# 2105.06**

Area in Need of Redevelopment
Recommended by the Planning Board by Resolution # PB 12-2025, adopted on September 29, 2025;
Adopted by the Governing Body by Resolution # 489 on October 15, 2025

Prepared by:



6684 Washington Avenue
Egg Harbor Township, NJ 08234
Phone 609-646-2950

Route 152 Redevelopment Plan

**135 LONGPORT BOULEVARD
BLOCK 9401, LOT 1, BLOCK 9402, LOT 1 &
BLOCK 9603, LOT 2**

Prepared For:

Egg Harbor Township Committee & Planning Board
3515 Bargaintown Road
Egg Harbor Township, New Jersey 08234

Prepared By:

Polistina & Associates, LLC
6684 Washington Avenue
Egg Harbor Township, NJ 08234
PA Job No. 2105.06

Jennifer L. Heller, PP, AICP

New Jersey Professional Planner License No. 6486

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Mr. Ray Ellis, Jr. Deputy Mayor
Mr. Paul W. Hodson. Committee Member
Mr. William Pauls Committee Member
Mr. Paul Rosenberg Committee Member

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Victoria Schiffler.....Class IV, Vice Chairperson
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EXECUTIVE SUMMARY

The Township's Block 9401, Lot 1, Block 9402, Lot 1 and Block 9603, Lot 2 are comprised three tax parcels, Lot 1 in Block 9401, Lot 1 in Block 9402 and Lot 2 in Block 9603, located in the Township's CRW Conservation Recreation Wetlands zoning district and Coastal Area Facilities Review Act (CAFRA) jurisdiction and is designated an Environmentally Sensitive Planning Area 5 (PA5). The property is in an accessible area in close proximity to highways, shopping areas, and the coastal beach towns of Longport and Ocean City. The site and surrounding area contain underdeveloped lands, a mix of residential (single family dwellings and multifamily dwellings), marinas, some commercial buildings, and vacant land. Block 9402, Lot 1, also known as the former Back Bay BBQ restaurant located at 135 Longport Boulevard, contains a 2,388 square foot one-story building which was operated seasonally until 2024. The other two lots, Block 9401, Lot 1 and Block 9603, Lot 2, are vacant. There is an existing dilapidated, deteriorating bulkhead along the east side of O'Byrne Drive on Lot 2 in Block 9603, and there is an urgent need to repair that bulkhead to fortify the east side of O'Byrne Drive to ensure homes along that street have access to utilities and are protected from erosion and flooding events.

Furthermore based on the uses permitted and the state of existing uses, this area of the Township has also been underutilized. The Township of Egg Harbor recognizes the importance of improving this area and has taken steps to study and effectuate re development. On July 18, 2025 and September 15, 2025, the Egg Harbor Township Planning Board held a public hearing and determined that the Study Area (Block 9401, Lot 1, Block 9402, Lot 1 and Block 9306, Lot 2) qualifies as a "Non-Condemnation Area in Need of Redevelopment" as memorialized on September 29, 2025 by Resolution No. PB 12-2025. The Township adopted the Planning Board's determination by Resolution No. 489 on October 15, 2025. The designation of a Redevelopment Area permits the Township of Egg Harbor to use all the redevelopment powers provided for by the Legislature, except through eminent domain.

A Redevelopment Plan is necessary in order to help strengthen the Township's economic base by improving the conditions and redevelopment opportunities within the CRW Conservation-Recreation-Wetland Zoning District. The Study Area is underutilized and offers the Township an opportunity for an economic revitalization, effectuate the goals of the Township's conservation/recreation zoning district, and protect the existing residential uses. Therefore, the Egg Harbor Township Committee is requesting the Egg Harbor Township Planning Board to determine whether this Redevelopment Plan is consistent with the Township's Master Plan.

In sum the Study Area is not currently in use and has been determined to be an "Area in need of Redevelopment" due to its outdated and obsolete design and configuration. This area has seen a lack of investment and underutilized. Redevelopment would provide a benefit to the Township as a whole and improve the existing substandard conditions including the deteriorating bulkhead. The proposed Plan will enhance the local commercial and recreational uses and investment in the community.

This Redevelopment Plan is designed specifically for the Properties located at 135 Longport Boulevard, 101 Anchorage Drive and 155 Longport Boulevard, also known as Block 9401, Lot 1, Block 9402, Lot 1, and Block 9603, Lot 2, hereafter referred to as the "Route 152 Redevelopment Plan."

INTRODUCTION

Egg Harbor Township

Egg Harbor Township is located at the southern tip of Atlantic County, New Jersey. Per the 2020 United States Census, the Township's population was 47,842, reflecting an increase of approximately 10 percent from the 43,323 counted in the 2010 Census, which had in turn increased by 12,704 (+41.5 percent) from the 30,619 counted in the 2000 Census. In 2023, the population was estimated to have slightly decreased to 47,723 since 2020.

The Township is bordered by the Great Egg Harbor Bay to the south, Hamilton Township to the west, Galloway Township and the City of Absecon to the north and Absecon Island to the east. Portions of the Township, notably the West Atlantic City, Anchorage Poynte and Seaview Harbor neighborhoods, are not contiguous to the main body of the municipality, having been separated from the mainland portion of the Township as various municipalities were formed commencing in the 1890s.

Egg Harbor Township includes the unincorporated villages of Bargaintown (the Township's seat of government), Cardiff, English Creek, Farmington, Scullville (formerly known as Jeffers), Steelmanville and West Atlantic City, as well as part of McKee City. Other localities and areas located partially or completely within the Township include Devenshire, English Creek Landing, Greenwood, Idlewood, Jeffers Landing, Jobs Point, Jones Island, McKee City Station, Mount Calvary, Pleasantville Terrace, Pork Island, Rainbow Islands and Sculls Landing.

The Township is one of 56 South Jersey municipalities that are included within the New Jersey Pinelands National Reserve, a protected natural area of unique ecology covering 1,100,000 acres, which has been classified as a United States Biosphere Reserve and established by Congress in 1978 as the nation's first National Reserve. Much of the Township is designated a Pinelands Regional Growth Area within the Pinelands Area located west of the Garden State Parkway and north of Ocean Heights Avenue and within the State's designated CAFRA Area south of Ocean Heights Avenue.

Redevelopment Area - Block 9401, Lot 1, Block 9402, Lot 1 and Block 9603, Lot 2

The Township Committee of Egg Harbor Township adopted Resolution No. 98 of 2025 on January 22, 2025 authorizing the Planning Board to undertake an investigation of the Study Area, Block 9401, Lot 1, Block 9402, Lot 1 and Block 9603, Lot 2 to determine if it meets the criteria under the New Jersey Local Redevelopment and Housing Law - N.J.S.A. 40A:12A-1 et seq. (LRHL) as an area in need of redevelopment.

The Egg Harbor Township Planning Board subsequently held public hearings and determined that the above mentioned parcels satisfied the criteria under the LRHL as an

area in need of redevelopment by Resolution No. PB 12-2025 most recently adopted on September 29, 2025. Thereafter, the Township Committee accepted their recommendation and adopted the Planning Board's determination through the passage of Resolution No. 489 of 2025 on October 15, 2025.

DESCRIPTION OF REDEVELOPMENT AREA

This report focuses on Block 9401, Lot 1, Block 9402, Lot 1 and Block 9603, Lot 2, hereafter "Redevelopment Area." The Redevelopment Area consists of the former Back Bay BBQ restaurant, a vacant gravel lot, and a large undeveloped parcel consisting of a man-made lagoon, uplands and marshland located on the south side of Route 152, commonly known as the Longport-Somers Point Boulevard (hereinafter the "Longport Boulevard"). Site photographs are included in Appendix A.

Block 9401, Lot 1

Lot 1 in Block 9401, known as 101 Anchorage Drive, has frontage and is accessed from on Longport Boulevard. It is a vacant lot of 1.73 acres, partially consisting of compacted gravel and grass uplands with the remaining portion marshland.

Block 9402, Lot 1

Lot 1 in Block 9402, known as 135 Longport Boulevard, is 0.3145 acres where the former Back Bay BBQ restaurant is situated. The lot has frontage along Longport Boulevard and Anchorage Drive. It has a 2,388 square foot building constructed in 1960. Other structures on the site include a 24 x 24 ft. shed and a 10 x 12 ft. walk-in freezer box. The site contains an off-street parking area to accommodate a maximum of 18 automobiles and an outdoor patio area for the restaurant. The site also contains a sanitary sewer pumping station, sanitary sewer force main and sanitary sewer gravity main served by the Egg Harbor Township Municipal Utilities Authority.

Block 9603, Lot 2

Lot 2 in Block 9603, commonly known as 155 Longport Boulevard, is 242.41 acres and has frontage along Longport Boulevard and O'Byrne Drive. The site has a small upland portion which is adjacent to Lot 1 in Block 9402, a man-made lagoon, and marshlands. Lot 2 is bounded by Longport- Boulevard to the north, marshland to the east, Great Egg Harbor Bay to the south and the 40-foot wide O'Byrne Drive right-of-way to the west. There are 13 single-family dwellings along the western side of O'Byrne Drive. The paved portion of O'Byrne Drive is somewhat irregular, having varying widths between 25 to 30 feet. On the eastern side of the O'Byrne Drive, adjacent to the right-of-way is a deteriorating bulkhead and former dock pilings that have fallen into significant disrepair along approximately half the distance of the street and no bulkhead protection for the balance. Photographs dating back to the mid-1990's show the bulkhead in better condition with limited parking along parts of the shoulder of O'Byrne Drive. The bulkhead in its current condition does not allow for safe or adequate flood protection, parking, or pedestrian access along its eastern

shoulder. See Appendices I and II for current and historic photographs of the bulkhead along O’Byrne Drive, and Appendix IV for the survey of the parcels, including the O’Byrne Drive right-of-way.

The Redevelopment Area contains a total area of 244.4545 acres consisting of three lots. To the west of the Redevelopment Area is the Anchorage Poynte residential development which consists of 47 single-family homes, 16 condominiums, bulkheads and boat slips. To the east of the Redevelopment Area is the adjacent Bay Island Inn Condominiums (145 Longport Blvd.) consisting of 37 small residential units and an unused commercial property for more than 25 years. The Seaview Harbor residential/commercial development lies further to the east. The area to the north of the Redevelopment Area is marshland and open water.

LAND USE

The Redevelopment Area includes Block 9401, Lot 1, Block 9402, Lot 1 and Block 9603, Lot 2 located in the Conservation-Recreation-Wetland Zoning District (hereinafter CRW). The intent and purpose of the Conservation-Recreation-Wetlands Zone is to provide and encourage the development of waterfront facilities for recreational purposes and thereby provide for public access to the vast Egg Harbor waterfront area. Permitted uses in the district include farming and agricultural operations, single-family dwellings, churches and other similar places of worship, golf courses, stables and horse farms, private schools, museums, nonprofit clubs, fraternal organizations and volunteer independent fire companies, rescue squads and first-aid squads, and marinas (subject to all standards, conditions and development regulations of the Marine Commercial zoning district).

The lots in the Redevelopment Area were previously used as a restaurant in a structure that is old, obsolete and in disrepair. The restaurant had a undefined parking area, an overflow gravel parking area with no marked parking spaces or boundaries. It further consists of a man-made lagoon that at one time had a functioning bulkhead along O’Byrne drive with docks and boat slips. The restaurant was operating seasonally through the summer of 2024.

Redeveloping the Redevelopment Area will be beneficial to the Township and overall community because the site is currently underutilized, vacant, and is not currently contributing to the economic base of the Township or encouraging the development of waterfront facilities for recreational purposes.

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The goals of this Redevelopment Plan include, but are not necessarily the following:

- strengthen the Township's overall economic base;
- provide an opportunity for an economic revitalization of underutilized property through private capital;
- promote development of otherwise obsolete, stagnant and unproductive conditions of land and structures in the Redevelopment Area;
- provide the opportunity to create recreational use CRW district;
- provide public access to the Egg Harbor waterfront areas;
- provide an opportunity to create a bulkhead to preserve the O'Byrne right-of-way for public safety;
- provide an opportunity to create a bulkhead to allow safer access for Township essential service and promote the free flow of traffic;
- provide an opportunity to create a bulkhead for the protection of the residential properties along O'Byrne Drive
- provide an opportunity to create a bulkhead to reduce flooding for the protection of the Anchorage Poynte development;
- provide an opportunity to create a bulkhead for the protection of the public utilities servicing the Anchorage Poynte community;
- To promote the development, use and conservation of valuable natural resources through proper planning technics;
- To promote a desirable visual environment through creative development techniques and good civic design and arrangement;

REDEVELOPMENT PLAN

The Redevelopment Plan is designed to address the redevelopment of the property occupied by the former Back Bay BBQ Restaurant (Block 9402, Lot 1) located at 135 Longport Boulevard, and a vacant parcel known as 101 Anchorage Drive (Block 9401, Lot 1) and a small upland portion, an unused man-made lagoon, and expansive marshlands on 155 Longport Boulevard (Block 9603, Lot 2). This redevelopment area shall be referred to as Route 152 Redevelopment Area.

Definitions

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

Land Use and Building Requirements

In order to effectuate the goals and objectives, it is necessary to create land use and building requirements for redevelopment plans at the subject property. The new overlay district entitled "Route 152 Redevelopment Area Overlay District" as provided for in this

redevelopment plan shall overlay the existing zoning and is applicable only for redevelopment.

As required by N.J.S.A. 40A:12A-7c, the zoning map will be amended to include the "Route 152 Redevelopment Area Overlay District" for the subject properties.

All other design criteria specified in the Township Land Development Ordinance are applicable to the future development unless specifically modified below.

Route 152 Redevelopment Area Overlay District

A. **Permitted Principal Uses:** Principal and accessory uses for the Redevelopment Area are located below. Multiple principal uses shall be permitted on the site. Permitted principal uses shall be:

- (1) Marinas as defined in §225 of the Township Code and shall include:
 - i. Transient dockage used as parking for patrons coming by boat to the facility.
 - ii. Seasonal dockage, including sanitary pump-out into the Egg Harbor Township Municipal Utilities Authority sanitary sewer system at no charge
 - iii. Rack storage for daily or seasonal use
 - iv. New and used boat sales
 - v. Canoe / kayak / personal watercraft moorings, storage & rentals
 - vi. Boat storage outside or inside
 - vii. Marine supply shops
 - viii. Storage and repair and construction of boats
 - ix. Offices supporting permitted uses.
 - x. Portable seasonal bathrooms to be available to the public, marina and restaurant customers to be located adjacent to the existing EHTMUA Sanitary Sewer Pump Station at Anchorage Drive.
- (2) Buildings for the storage, repair and construction of boats, but excluding boats designed and / or used as permanent residential facilities

- (3) Marine supply shops, retail services, retail and wholesale sales
- (4) Café
- (5) Restaurant, full service, including alcohol service and sales, live entertainment indoors and outdoors, outdoor dining, outdoor alcohol sales within the licensed premises area, outdoor fire pits, outdoor seating, and outdoor recreational activities.

All outdoor activities are subject to the Egg Harbor Township noise ordinance and must comply with all applicable standards.

- (6) Dockmaster's residence
- (7) Storage for marina and restaurant
- (8) Parking lots for motor vehicles and trailers.

B. Permitted Accessory Uses: Permitted accessory uses shall be uses and buildings customary and incidental to the principal use or building, including but not limited to:

- (1) Outdoor winter storage boatyards and buildings for storage of boats
- (2) Retail sales of boating and fishing equipment
- (3) Personal wireless telecommunications equipment facility not to exceed fifteen feet (15') in height
- (4) Recreational and community facilities and buildings including but not limited to tennis / swimming pools / hot tubs / spas / basketball / shuffleboard/ gyms / open space recreation.
- (5) Parking lots for motor vehicles and trailers.
- (6) Storage for furniture and fixtures associated with the outdoor dining and outdoor seating areas.

C. Bulk Standards: In order to effectuate the goals and objectives it is necessary to adjust the bulk and use requirements of the existing Conservation-Recreation-Wetland (CRW) zoning district. The following standards supersede and replace any such standards in the Township's Zoning Ordinance for redevelopment projects in the Route 152 Redevelopment Area Overlay District. All other design criteria of the Zoning Ordinance are applicable to future development unless specifically modified below.

It is therefore recommended that the parcels identified above as Block 9401, Lot 1, Block 9402, Lot 1 and Block 9603, Lot 2 in the Route 152 Redevelopment Area Overlay District be subject to the following:

- (1) The minimum lot size required is 12,500 square feet
- (2) The minimum lot width required is seventy-five (75) feet
- (3) The minimum lot depth required is seventy-five (75) feet
- (4) The minimum front yard setback for principal structures required is ten (10) feet.
- (5) The minimum side yard setback for principal structures required is four (4) feet.
- (6) The minimum rear yard setback for principal structures required is four (4) feet.
- (7) The minimum bulkhead or high water line setback for principal structures required is fifteen (15) feet.
- (8) Adaptive reuse of existing principal and accessory buildings is permitted. Existing setback nonconformities shall be permitted without variance. No further encroachment into required setbacks is permitted.
- (9) The minimum front yard setback for accessory structures required is ten (10) feet.
- (10) The minimum side yard setback for accessory structures required is four (4) feet.
- (11) The minimum rear yard setback for accessory structures required is four (4) feet.
- (12) The minimum bulkhead or high water line setback for accessory structures required is five (5) feet.
- (13) The minimum front yard parking setback required is zero (0) feet.
- (14) The minimum side yard parking setback required is five (5) feet.
- (15) The minimum rear yard parking setback required is ten (10) feet.
- (16) The minimum bulkhead or high water line parking setback required is zero (0) feet.

- (17) The minimum side yard setback for open decks required is four (4) feet.
- (18) The minimum rear yard setback for open decks required is zero (0) feet.
- (19) The minimum bulkhead or high water line setback for open decks required is zero (0) feet.
- (20) The maximum building height for all other permitted principal permitted uses is thirty-five (35) feet measured above the base flood elevation +3 (1988 datum).
- (21) The maximum height for accessory buildings / structures required is thirty (30) feet measured above the base flood elevations +3 (1988 datum). Outdoor boat rack storage structures are limited to thirty (30) feet measured from grade elevation for the structure itself, not including any boats stored upon it.
- (22) The maximum impervious coverage (upland) permitted is 80% or NJDEP allowance, whichever is greater.
- (23) The minimum gross floor area required is 1,500 square feet.
- (24) The minimum side yard landscape buffer required is four (4) feet.
- (25) The minimum bulkhead or high water line landscape buffer required is zero (0) feet.
- (26) Minimum parking requirements should be provided as follows:
 - a. Marina: 0.45 parking spaces per mooring for permanent or seasonal leased non-resident dockage.
 - b. Restaurant: One (1) parking space per four (4) seats, includes employee parking. Parking spaces for the restaurant use can include both surface parking spaces as well as transient watercraft parking spaces/slips in the marina.
 - c. Office: One (1) parking space per four-hundred (400) square feet of gross floor area
 - d. Retail: One (1) parking space for each three-hundred (300) square foot gross floor area, unless the office use is accessory to the marina use, in which case parking requirements are addressed by item b of this section.
 - e. All other uses shall provide off-street parking in accordance with §225 Parking Requirements.

- f. When any combination of the above permitted uses are proposed, a shared parking analysis prepared by a New Jersey Licensed Professional Engineer and prepared in accordance with industry standards, shall be provided by the Redeveloper demonstrating the viability of the shared parking plan.

D. Signage:

- (1) All existing freestanding signage may remain, and existing nonconformities for setback shall be permitted without variance. No further encroachment into the required setbacks shall be permitted.
- (2) The existing building mounted signage located on the roof of the existing restaurant building on Lot 1 in Block 9402 may remain and the existing nonconformities for sign area and mounting above the roof line shall be permitted without variance. The existing sign shall not be expanded or made larger in area without a variance.

(3) Freestanding Signage:

- a. One freestanding sign identifying the restaurant on Block 9402, Lot 1 is permitted and may have a maximum height of sixteen (16) feet and a maximum sign area of 64 square feet.
- b. One freestanding sign is permitted for Block 9401, Lot 1 and may not exceed an area of 32 square feet and shall have a maximum height of eight (8) feet. This sign may be located within the right of way of Anchorage Drive, subject to approval/license by the Township Committee.
- c. One freestanding sign is permitted to be attached to the proposed bulkhead along O'Byrne Drive. A sign area not to exceed 32 square feet is permitted and the sign shall have a maximum vertical dimension of four (4) feet.

(4) Building Mounted Signage:

- a. The existing restaurant building on Block 9402, Lot 1 may have one sign on the Longport Boulevard façade and one sign on the Anchorage Drive façade. The building mounted sign on the Anchorage Drive façade may not be located higher than the roof line and shall have a maximum sign area of 24 square feet, with a vertical dimension not to exceed 3 feet.
- b. The accessory bar structure shall have one (1) building mounted sign with a maximum sign area of 60 square feet.

- (5) Directional signage is permitted and may not exceed four (4) square feet in area.
- (6) No signage shall be located within any required sight triangle.
- (7) Traffic control and regulatory signage is required throughout the site in accordance with the MUTCD and is not subject to the signage requirements listed in Section D.

E. Other Requirements Shall Be:

- (1) A buffer strip of four (4) feet in width shall be required between all new non-residential uses and existing residential uses. The buffer strip shall consist of fencing, landscaping, earthen mounds or any combination of such. Buffer shall not apply to bulkheads, boat slips, docks, piers and mooring piles water ward of the mean high waterline. This buffer standard replaces any other buffer requirements of Township ordinances chapters 225, 198 and 94.
- (2) All principal buildings shall be set back a minimum of fifteen (15) feet from any bulkhead. This shall not supersede other zoning setback requirements if they require a greater setback.
- (3) The developer shall improve O'Byrne Drive with stone and landscaping in the area between the cartway and the new bulkhead.
- (4) Any improvements to O'Byrne Drive, Stern Drive and Anchorage Drive shall be subject to Township road opening requirements.

F. Design Criteria: The applicant must comply with Chapter 94 Design Standards unless modified herein.

- (1) The layout of the proposed improvements shall be substantially similar to that depicted on the Concept Site Plan prepared by Sciullo Engineering Services, LLC, with a draft date of November 20, 2025 as included as Appendix III.
- (2) The building design shall be substantially similar to the conceptual elevations prepared by Parnagian Architects, dated January 12, 2025, in Appendix V relative to building height, façade treatments, windows and architectural features.

G. Site Plan Approval / Submission Criteria: All site plan / submission criteria is required unless modified herein.

- (1) An environmental impact statement pursuant to §94-14 is not required since review of environmental impacts will be performed by the New Jersey Department of Environmental Protection (NJDEP) as part of permitting processes under the Coastal Zone Management Rules (NJAC 7:7) required for the proposed development.
- (2) Site plan approval from the Egg Harbor Township Planning Board is required for any proposed improvements. Approval of the Redevelopment Plan does not constitute approval of the concept plan attached in Appendix III. Any development in the redevelopment area will require outside agency approvals, including but not limited to, the New Jersey Department of Environmental Protection, Atlantic County Department of Regional Planning, Cape Atlantic Soil Conservation District, and Egg Harbor Township Municipal Utilities Authority.

General Provisions

The continued revitalization of this area is important to the Township. In order to facilitate the revitalization of these properties the following actions may be permissible under the plan:

1. The use of short term tax abatements or exemptions as authorized by State statute N.J.S.A. 40A:21-1 et seq. are permitted. The tax abatement or exemption program will encourage property owners to make improvements without suffering the initial cost associated with the increased assessment.
2. The use of long term tax exemptions as authorized by State statute N.J.S.A. 40A:20-1 et seq. are permitted. The long term tax exemption would permit a payment in-lieu of taxes (PILOT) for up to 30 years as determined and approved by the Township Redevelopment Entity. In accordance with the statute, the long term exemption would apply to the value of the new improvements, not the value of the land.
3. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c.79 (C.40A:12A-29).
4. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
5. Arrange or contract with public agencies or redevelopers for the planning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any

project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area. (N.J.S.A. 40A:12A8)

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 of Egg Harbor and any redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D-1 et seq., and N.J.S.A. 40A:12A-1 et seq.
2. The Township of Egg Harbor or redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations of the Township of Egg Harbor, County of Atlantic and State of New Jersey except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13 et seq).
3. The Township of Egg Harbor 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.).
4. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Township of Egg Harbor Planning Board. (N.J.S.A. 40:55D-53).
5. Any affordable housing obligations that may result from any development in the Area shall be addressed in accordance with the requirements of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), the rules and regulations of the N.J. Council on Affordable Housing (COAH), as now existing or hereafter amended, the housing element of the Township's Master Plan and any Development Ordinances. Contributions by Redevelopers towards any COAH obligations of the Township shall be addressed in a redevelopment agreement between the Redeveloper and the Township.

Relocation

There are no housing units located within the limits of the subject property for this redevelopment plan being relocated; therefore there is no need to make accommodations for the temporary or permanent relocation of residents. (N.J.S.A. 40A:12A-7a(3))

Acquisition

The redevelopment site is owned by the redeveloper. (N.J.S.A. 40A:12A7a(4))

Affordable Housing

There are no housing units existing within the limits of the subject property for this redevelopment plan, therefore there is no need for an inventory of units or an affordable housing replacement plan. (N.J.S.A. 40A:12A-7a(7))

Public Electric Vehicle Charging Stations

All development shall comply with the requirements set forth at N.J.S.A. 40:55D-66.20 and Section 225-55Q of the Township's Zoning Code. There are existing electric vehicle charging stations available in this area through compliance with N.J.S.A. 40:55D-66.20 and Section 225-55Q of the Township's Zoning Code for visitors of the developments constructed within the Project Area, it is unnecessary to provide connections to the public charging network.

In addition, there are at least two (2) Public Level 2 EV Charging Locations and five (5) Public DC Fast Charging Locations within five (5) miles of the Redevelopment Area. There are 25 Public Level 2 Charging Locations and 18 Public DC Fast Charging Locations within 10 miles of the Redevelopment Area.

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 adaptive reuse of the subject property. The overall goal of the Master Plan is to continue development patterns that reduce trip generation, create livable communities and to enhance the overall quality of life for the residents of Egg Harbor Township.

Township Plans - (N.J.S.A. 40A:12A-7d)

The Master Plan for the Township of Egg Harbor was adopted on April 15, 2002, with a Reexamination Report in October 2008 and June 2017. This Redevelopment Plan helps to achieve the following Master Plan Goals:

- To promote the establishment of appropriate locations within the Township for agricultural, residential, recreational/open space, governmental, commercial and industrial uses.
- To promote the appropriate population densities and concentrations which promote the well being of residents, neighborhoods, the regions, and the preservation of the environment.

- To encourage a balance of land residential, commercial, industrial, and agricultural development, in areas and at intensities compatible with environmental and natural resource capabilities.
- To encourage development near existing or readily extendable infrastructure, particularly sanitary sewers and public water distribution systems.
- To maintain, preserve and upgrade the quality of existing residential and commercial areas.
- To recognize existing patterns and densities of development and encourage future growth that is contiguous with existing developed areas and compatible with its established character and consistent with present health and environmental requirements pertaining to on-site septic disposal.
- To promote the purposes of the State Development and Redevelopment Plan, including limiting sprawl by concentrating development in cores, nodes, and /or centers.

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

The following goals and objectives of the Atlantic County Master Plan adopted in May 2018 are advanced by the proposed redevelopment:

- Promote quality growth and development in areas where capital facilities are available.
- To discourage growth in areas that would require unplanned extension of capital facilities.
- Promote lands for a diversity of economic development opportunities within the communities of Atlantic County

The proposed redevelopment plan is therefore consistent with the Master Plan of Atlantic County.

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

Any redevelopment is also consistent with the State Development and Redevelopment Plan. The redevelopment area is located in the Environmentally Sensitive Planning Area (PA5) under the State Plan. The State Plan's intent for the Environmentally Sensitive Planning Area is to "provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities."

In accordance with the State's Policy Objectives with regard to the redevelopment of the Redevelopment Area, development and redevelopment in the Environmentally Sensitive Planning Area should guide development and redevelopment into more compact forms.

The policy objectives for economic development in the PA5 areas are: Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in centers. Any economic development in the Environs should be planned and located to maintain or enhance cultural and scenic qualities and with minimum impacts on environmental resources.

The policy objectives for natural resource conservation in the PA 5 areas are: Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources.

Specific policy in regard to redevelopment are: Encourage environmentally appropriate redevelopment in existing Centers and existing developed area that have the potential to become Centers or in ways that support Center-based development to accommodate growth that otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.

The proposed redevelopment will not result in additional sprawl and will allow for the adaptive reuse of the former restaurant, parking area, and lagoon. There is adequate existing infrastructure and public improvements to service the redevelopment project, and the development of the proposed facility will not deleteriously change the character and zoning of the area. The Redevelopment Plan is consistent with 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. Any plans or plats approved by the Township of Egg Harbor or its agencies and subsidiaries prior to the adoption of this redevelopment plan shall not be subject to the requirements of this redevelopment plan.

Redeveloper Entity

As permitted under N.J.S.A. 40A:12A-4, the Governing Body is hereby designated the entity to implement this redevelopment plan. When necessary for the implementation of this plan, the Township of Egg Harbor 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

In accordance with N.J.S.A. 40A:12A-9, the following shall apply to all redeveloper agreements:

1. All agreements, leases, deeds and other instruments between the redevelopment entity and a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current redevelopment plan. All agreements shall include a provision requiring the redeveloper to begin the building of the improvements for those uses within a period of time which the redevelopment entity fixes as reasonable.
2. The redeveloper shall agree to retain interest in the project until the completion of construction and development of the specific project. If the redeveloper requires a third party financing agreement, the redeveloper shall manage the project through completion. If the redeveloper is required to relinquish any interest in the project to a third party, the approval of the redevelopment entity is required. The redeveloper shall agree not to lease, sell or transfer interest or any part thereof without prior written approval of the redevelopment entity not to be unreasonably withheld.
3. Upon completion of the required improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist. Thus, the land and improvements thereon shall no longer be subject to this plan and the Local Redevelopment and Housing Law.
4. The covenants, provisions and controls shall be deemed satisfied upon termination of the agreements and covenants entered into by the redeveloper to construct the improvements and to perform the redevelopment. The rights of any third party acquired prior to termination of the agreements, including, but not limited to, any tax exemption or abatement granted pursuant to law, shall not be negatively affected by termination and satisfaction of the covenants.

Time Limits

The redeveloper of a specific project within the development area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in an agreement between Township of Egg Harbor 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. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of the Egg Harbor Township Development Regulations and Zoning Ordinance, the CRW Conservation-Recreation-Wetland zoning district, or from the design standards set forth in this Redevelopment Plan or other Township development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. 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. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

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 Project Area;
2. Deviation from the contractual obligations of the redeveloper to the Redevelopment Authority.

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 plans 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

The Redevelopment Plan has proposed commercial and recreational development consisting of a marina, dining and drinking establishments including a restaurant, a café, portable seasonal bathrooms, bulkhead improvements and restoration of public parking along the east side of O'Byrne Drive right-of-way alongside the bulkhead, which would allow for the productive reuse of the obsolete and underutilized site while also providing overall public benefits previously presented. The parcels within the Redevelopment Area is not currently in use. All the parcels are included in the area and have been determined to be an "Area in Need of Redevelopment" due to its outdated and obsolete design, vacancy for longer than 10 years, and the existing substandard condition of the bulkhead along O'Byrne Drive. The proposed development will enhance the local area and invest in the community by providing a project which will be designed to improve safety, resiliency and aesthetics in the Redevelopment Area and surrounding area. This area has seen a lack of investment and the proposed facilities would provide a benefit to the Township as a whole by redeveloping the site through private financing.

APPENDIX I – Site Photographs (2025)



Block 9401, Lot 1



Block 9401, Lot 1 from Anchorage Drive



Block 9402, Lot 1 from Longport-Somers Point Boulevard



Block 9402, Lot 1



Block 9603, Lot 2 from Longport-Somers Point Boulevard



Block 9603, Lot 2 from O'Byrne Drive



Block 9603, Lot 2 from O'Byrne Drive



Bulkhead along O'Byrne Drive



Bulkhead along O'Byrne Drive



Bulkhead along O'Byrne Drive

APPENDIX II – O’Byrne Drive Photographs (Mid 1990’s)

View from Block 9603, Lot 2 towards O'Byrne Drive



View from Block 9603, Lot 2 towards O'Byrne Drive



View south from Block 9402, Lot 1 towards Block 9603, Lot 2



APPENDIX III – Redevelopment Concept Plan

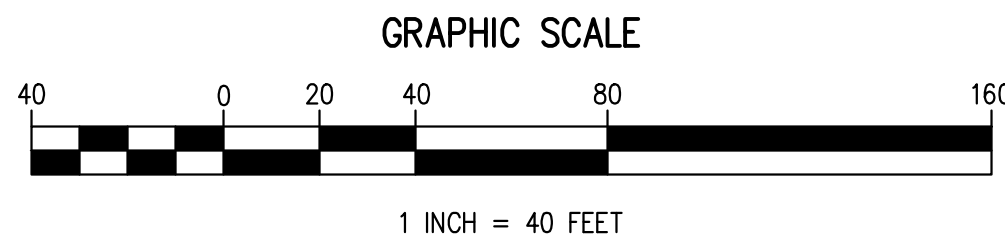


- ## SITE STATISTICS

PROPOSED USES:	79 SUP MARINA, 100 SEAT RESTAURANT AND CAFE WITH INDOOR & OUTDOOR SEATING
ACCESSORY USES:	PARKING, WINTER BOAT STORAGE, PUBLIC RESTROOMS, TRANSIENT DOCKS
MIN. LOT SIZE	12,500 SF
MIN. LOT WIDTH	75 FT
MIN. LOT DEPTH	75 FT
MIN. PRINCIPAL STRUCTURE FRONT YARD SETBACK	10 FT
MIN. PRINCIPAL STRUCTURE SIDE YARD SETBACK	4 FT
MIN. PRINCIPAL STRUCTURE REAR YARD SETBACK	4 FT
MIN. SETBACK TO MHW OR BULKHEAD	15 FT
MIN. ACCESSORY STRUCTURE FRONT YARD SETBACK	10 FT
MIN. ACCESSORY STRUCTURE SIDE YARD SETBACK	4 FT
MIN. ACCESSORY STRUCTURE REAR YARD SETBACK	4 FT
MIN. FRONT YARD PARKING SETBACK	0 FT
MIN. SIDE YARD PARKING SETBACK	5 FT
MIN. REAR YARD PARKING SETBACK	10 FT
MIN. MHW OR BULKHEAD PARKING SETBACK	0 FT
MIN. SIDE YARD SETBACK TO OPEN DOCKS	4 FT
MIN. REAR YARD SETBACK TO OPEN DOCKS	0 FT
MIN. MHW OR BULKHEAD SETBACK TO OPEN DOCKS	0 FT
MAX. PRINCIPAL BUILDING HEIGHT	35 FT (MEASURED FROM BASE FLOOD ELEVATION +3FT)
MAX. ACCESSORY STRUCTURE HEIGHT	30 FT
MAX. IMPERVIOUS COVERAGE	80% OF NET LAND AREA
TOTAL PARKING PROVIDED	60 VEHICLE SURFACE PARKING SPACES 20 TRANSIENT BOAT PARKING SPACES

NOTES:

1. EXISTING CONDITIONS ARE AS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY, SITUATE IN BLOCK 9401, LOT1; BLOCK 9402, LOT 2, EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY" PROJECT NO. 17643 PREPARED BY CAPE LAND SURVEYING, DATED 12-27-24, NO REVISIONS.



DRAFT
11/20/2025

PROJECT NO. SCA 022.01		DRAWING NO. C2204
SCALE 1" = 40'	SHEET 1 OF 1	

JETTY MARINA

REDEVELOPMENT PLAN
BLOCK 9401, LOT 1, BLOCK 9402, LOT 1, BLOCK 9603, LOT 2
EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

OVERALL CONCEPT PLAN

Scarborough
—PROPERTIES—
6 W. ROOSEVELT BLVD.
MARMORA, NEW JERSEY 08223

SCIULLO
ENGINEERING
SERVICES, LLC

137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.scillloengineering.com

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28290700

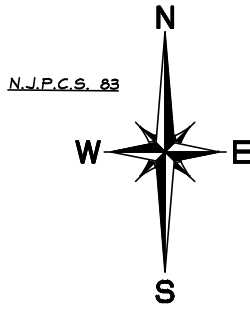
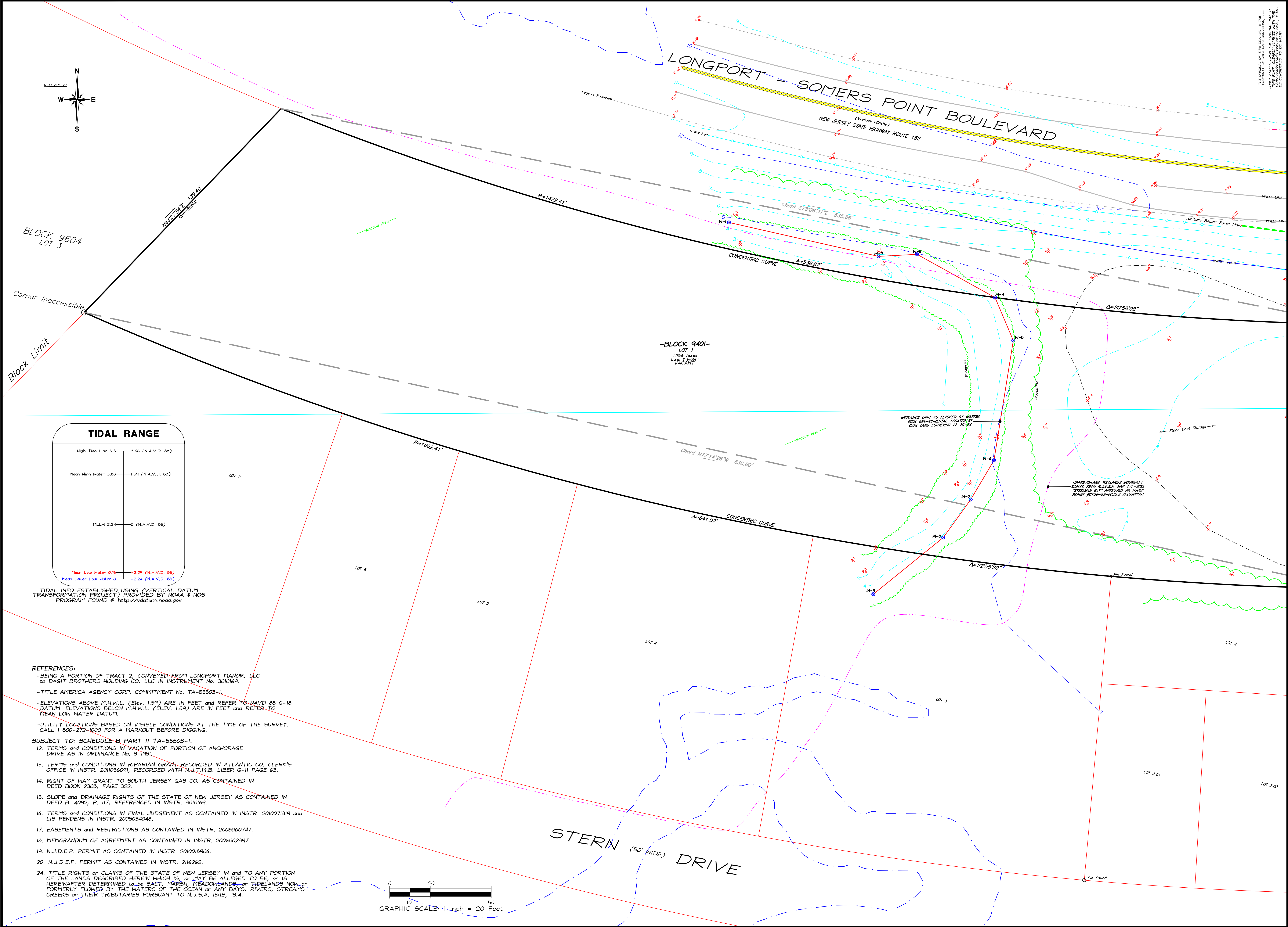
JASON T. SCIULLO, P.E., P.P.

PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400

PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400

isciullo@sciulloengineering.com

**APPENDIX IV – Survey of Block 9401, Lot 1, Block 9402,
Lot 1 and Block 9603, Lot 2**



THIS SURVEY WAS CONDUCTED BY THE SURVEYOR'S OFFICE OF CAPE LAND SURVEYING, INC. ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYING SHOULD BE USED. ALL OTHER COPIES ARE UNRELIABLE AND SHALL BE CONSIDERED TO BE FALSE.

George Swensen
GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 655415

CAPE LAND SURVEYING
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700
PHONE : (809) 390-9618 Email : office@cape-survey.com
100 S. OCEAN VIEW, NEW JERSEY 08230

TOPOGRAPHIC SURVEY
SITUATE IN
BLOCK 9401, LOT 1; BLOCK 9402
LOT 1 & BLOCK 9603, LOT 2
EGG HARBOR TOWNSHIP
ATLANTIC COUNTY, NJ

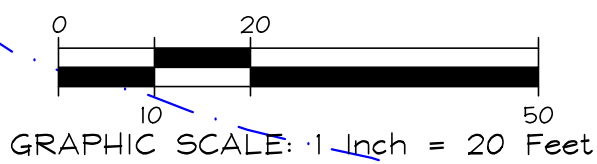
REVISIONS

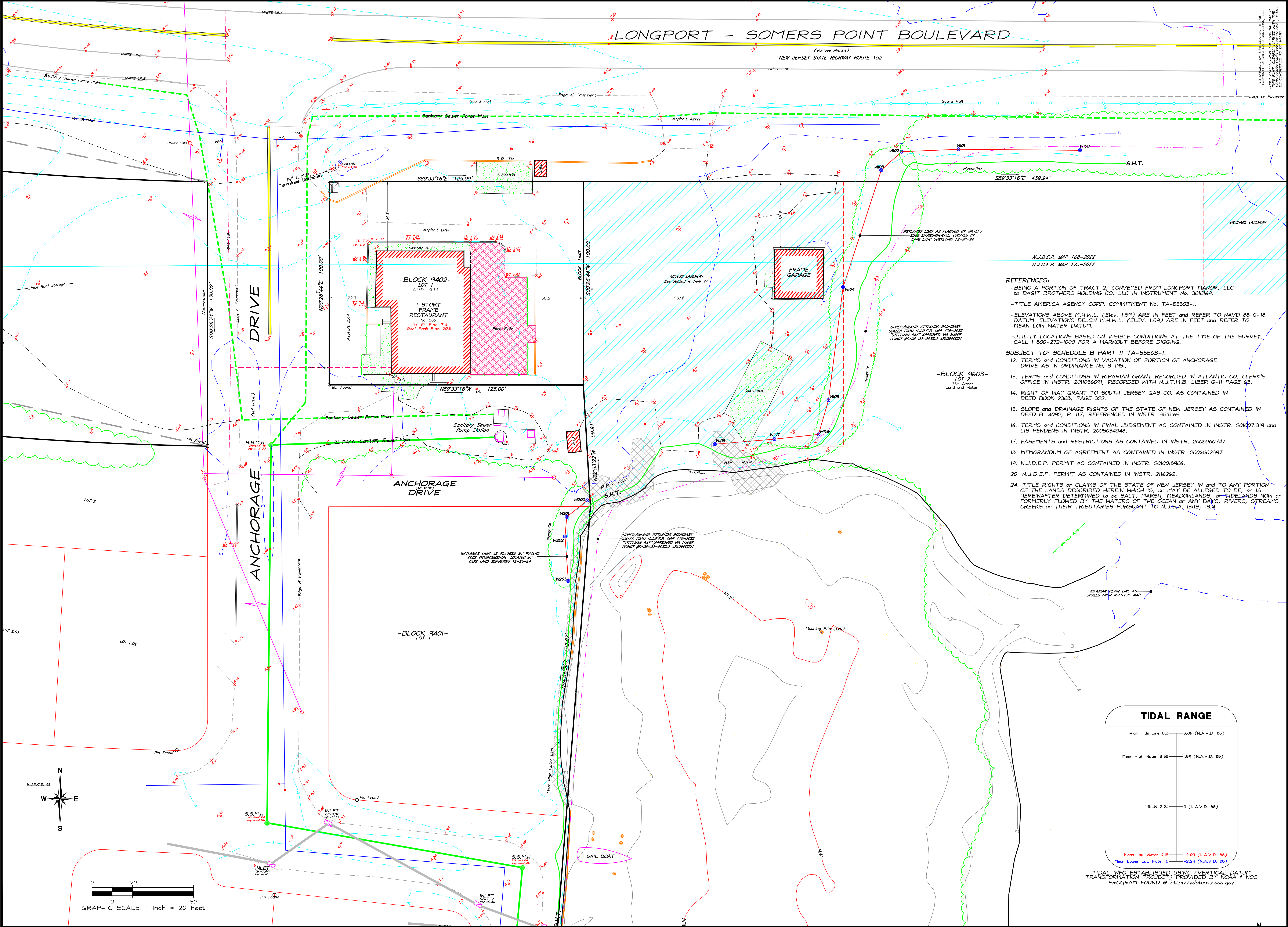
SHEET: 2
DATE: 12-27-24
DRAWN BY: JDP
PROJ NO: 17643

TIDAL RANGE	
High Tide Line 5.3	3.06 (N.A.V.D. 88)
Mean High Water 3.83	1.59 (N.A.V.D. 88)
MLLW 2.24	0 (N.A.V.D. 88)
Mean Low Water 0.15	-2.09 (N.A.V.D. 88)
Mean Lower Low Water 0	-2.24 (N.A.V.D. 88)

TIDAL INFO ESTABLISHED USING (VERTICAL DATUM TRANSFORMATION PROJECT) PROVIDED BY NOAA & NOS PROGRAM FOUND @ <http://vdatum.noaa.gov>

- REFERENCES:
- BEING A PORTION OF TRACT 2, CONVEYED FROM LONGPORT MANOR, LLC to DAGIT BROTHERS HOLDING CO, LLC IN INSTRUMENT No. 3010169.
 - TITLE AMERICA AGENCY CORP. COMMITMENT No. TA-55503-1.
 - ELEVATIONS ABOVE M.H.W.L. (Elev. 1.59) ARE IN FEET and REFER TO NAVD 88 G-18 DATUM. ELEVATIONS BELOW M.H.W.L. (ELEV. 1.59) ARE IN FEET and REFER TO MEAN LOW WATER DATUM.
 - UTILITY LOCATIONS BASED ON VISIBLE CONDITIONS AT THE TIME OF THE SURVEY. CALL 1 800-272-1000 FOR A MARKOUT BEFORE DIGGING.
- SUBJECT TO: SCHEDULE B PART II TA-55503-1.
- TERMS and CONDITIONS IN VACATION OF PORTION OF ANCHORAGE DRIVE AS IN ORDINANCE No. 3-1981.
 - TERMS and CONDITIONS IN RIPARIAN GRANT RECORDED IN ATLANTIC CO. CLERK'S OFFICE IN INSTR. 201056041, RECORDED WITH N.J.T.M.B. LIBER G-II PAGE 63.
 - RIGHT OF WAY GRANT TO SOUTH JERSEY GAS CO. AS CONTAINED IN DEED BOOK 2308, PAGE 322.
 - SLOPE and DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY AS CONTAINED IN DEED B. 4092, P. 117, REFERENCED IN INSTR. 3010169.
 - TERMS and CONDITIONS IN FINAL JUDGEMENT AS CONTAINED IN INSTR. 2010071319 and LIS PENDENS IN INSTR. 2008034048.
 - EASEMENTS and RESTRICTIONS AS CONTAINED IN INSTR. 2008060747.
 - MEMORANDUM OF AGREEMENT AS CONTAINED IN INSTR. 2006002397.
 - N.J.D.E.P. PERMIT AS CONTAINED IN INSTR. 2010018906.
 - N.J.D.E.P. PERMIT AS CONTAINED IN INSTR. 2116262.
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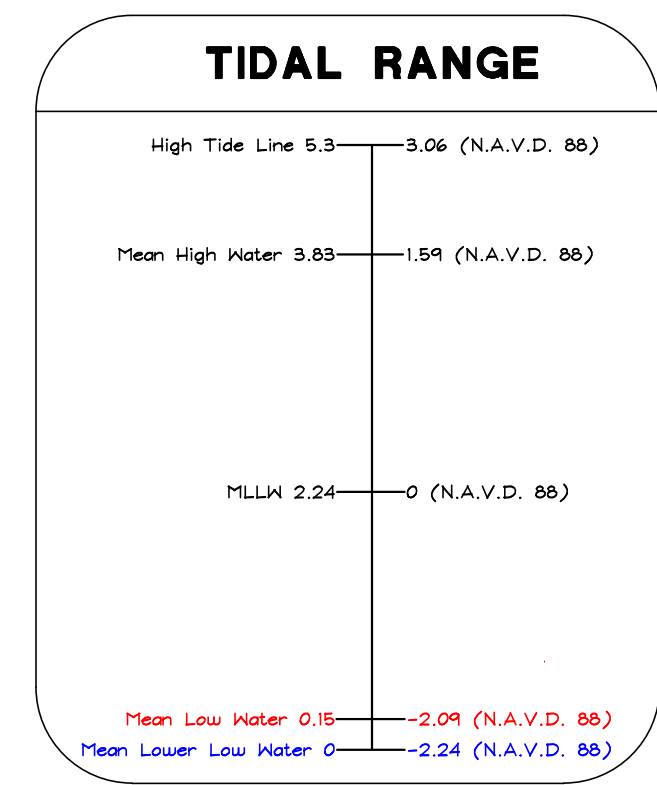




LONGPORT - SOMERS POINT BOULEVARD

(Various Widths)
NEW JERSEY STATE HIGHWAY ROUTE 152

- N.J.D.E.P. MAP 168-2022
N.J.D.E.P. MAP 175-2022
- REFERENCES:
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GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 654515

CAPE LAND SURVEYING

TOPOGRAPHIC SURVEY

SITUATE IN
BLOCK 9401, LOT 1; BLOCK 9402
LOT 1 & BLOCK 9603, LOT 2
EGG HARBOR TOWNSHIP
ATLANTIC COUNTY, NJ

REVISIONS

SCALE: 1" = 20'

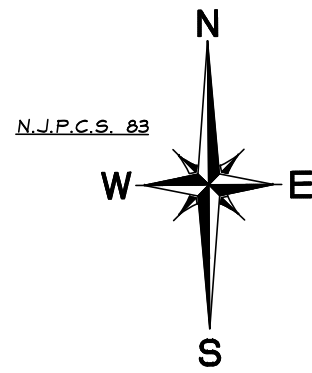
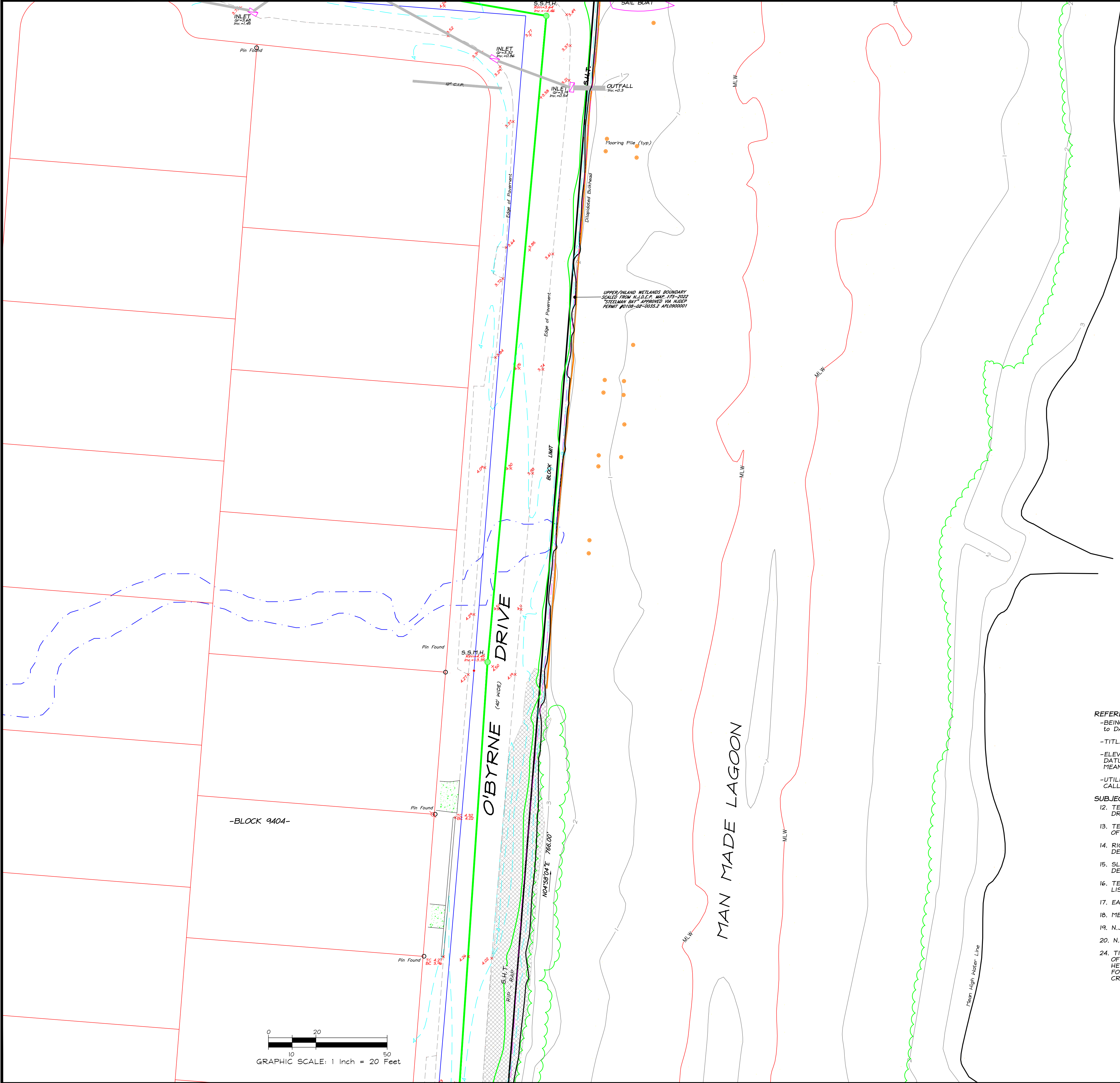
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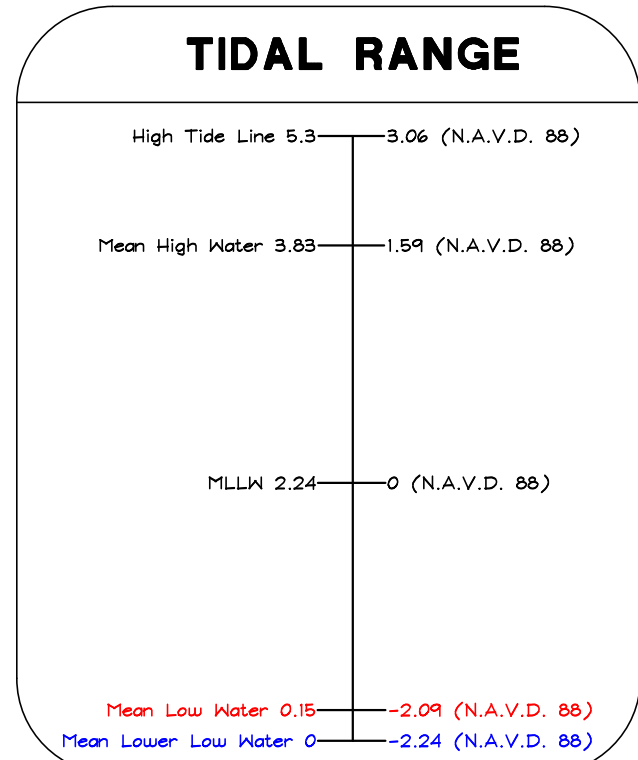
PROJ NO: 17643

SHEET: 3

OF: 6



-BLOCK 9603-
LOT 2
10.94 Acres
Land and Water

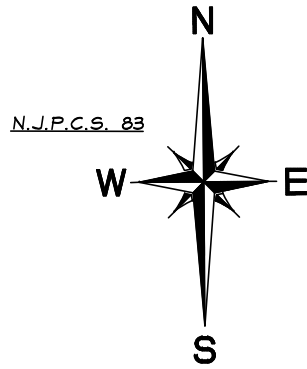
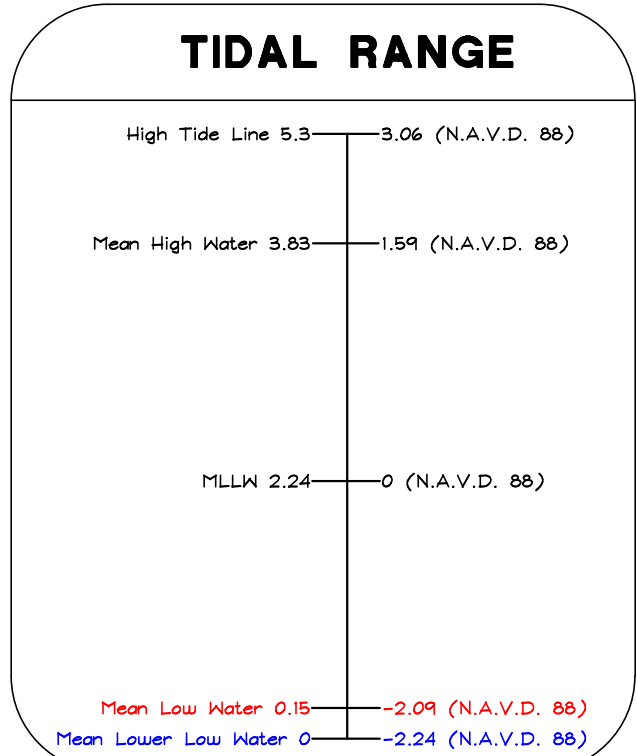
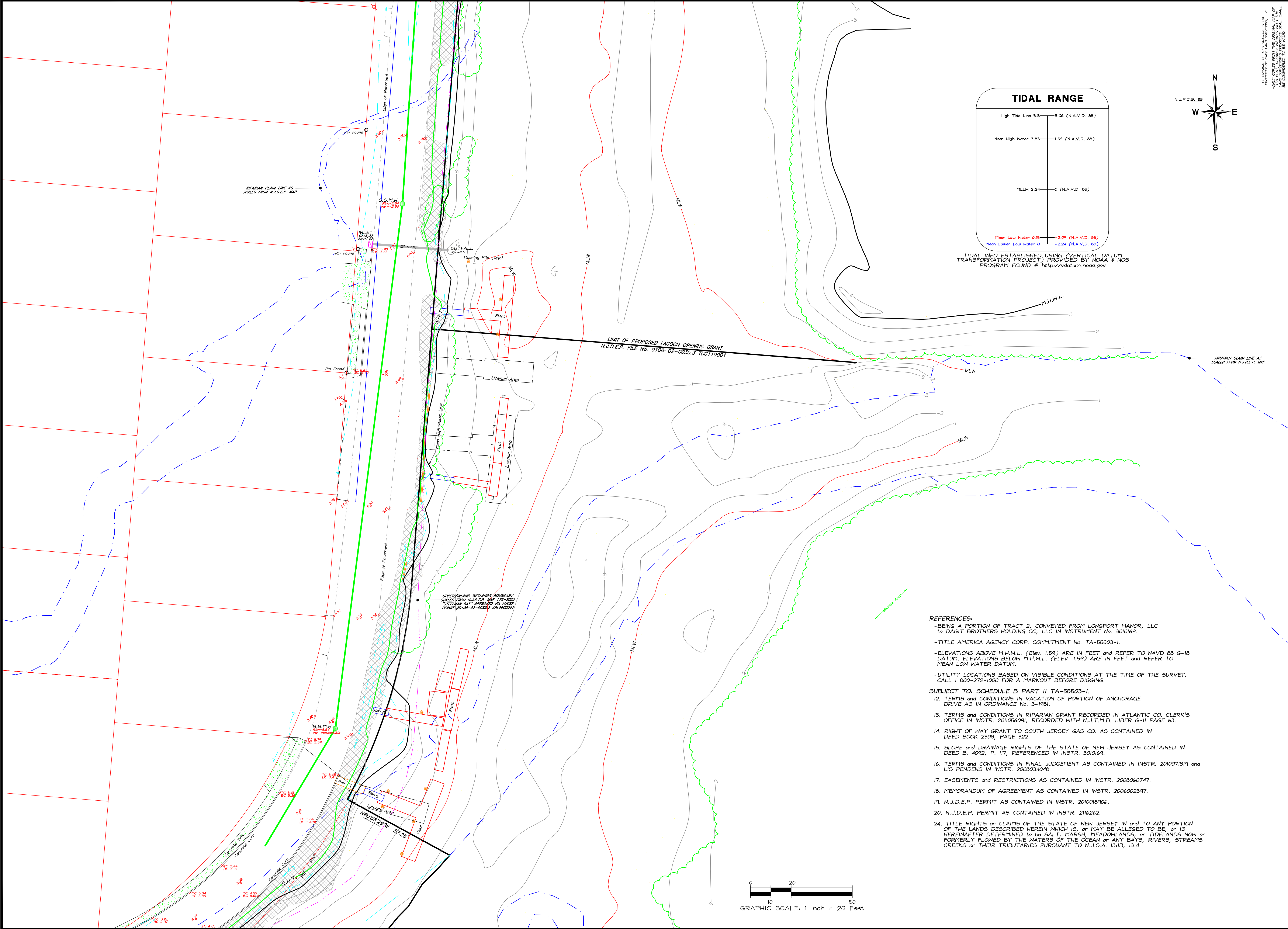


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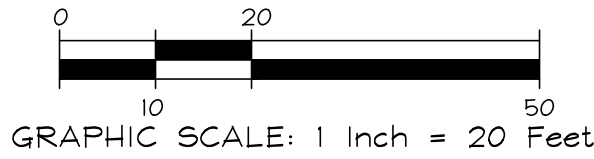
- REFERENCES:
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12. TERMS and CONDITIONS IN VACATION OF PORTION OF ANCHORAGE DRIVE AS IN ORDINANCE No. 3-1491.
 13. TERMS and CONDITIONS IN RIPARIAN GRANT RECORDED IN ATLANTIC CO. CLERK'S OFFICE IN INSTR. 2011056091, RECORDED WITH N.J.T.M.B. LIBER G-II PAGE 63.
 14. RIGHT OF WAY GRANT TO SOUTH JERSEY GAS CO. AS CONTAINED IN DEED BOOK 2308, PAGE 322.
 15. SLOPE and DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY AS CONTAINED IN DEED B. 4042, P. 117, REFERENCED IN INSTR. 3010164.
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		GEORGE SWENSEN PROFESSIONAL LAND SURVEYOR N.J. LICENSE 554515	
CAPE LAND SURVEYING PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700 PHONE : (609) 390-9618 Email : office@cape-survey.com 100 S. OCEAN VIEW, NEW JERSEY 08230			
TOPOGRAPHIC SURVEY		SITUATE IN BLOCK 9401, LOT 1; BLOCK 9402 LOT 1 & BLOCK 9603, LOT 2 EGG HARBOR TOWNSHIP ATLANTIC COUNTY, NJ	
REVISIONS			
SCALE: 1" = 20'	DATE: 12-27-24	DRAWN BY: JDP	PROJ NO: 17643
SHEET: 4	OF: 6		

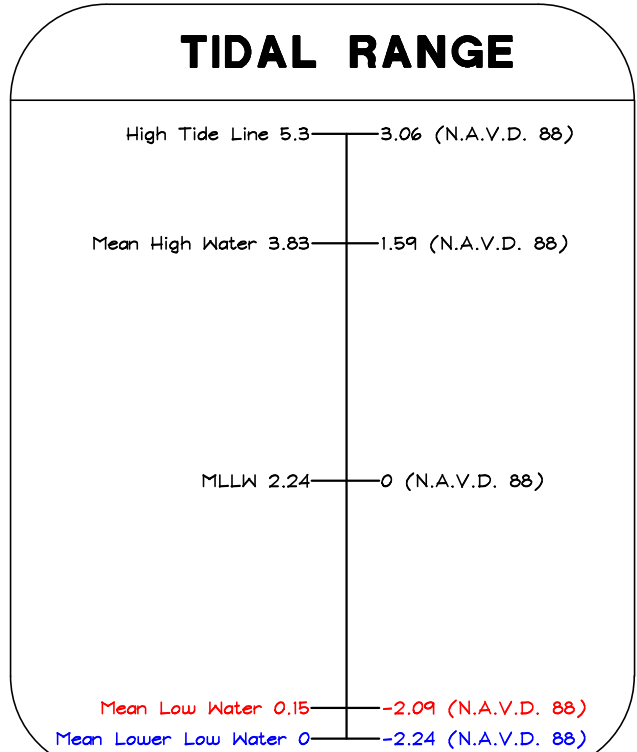
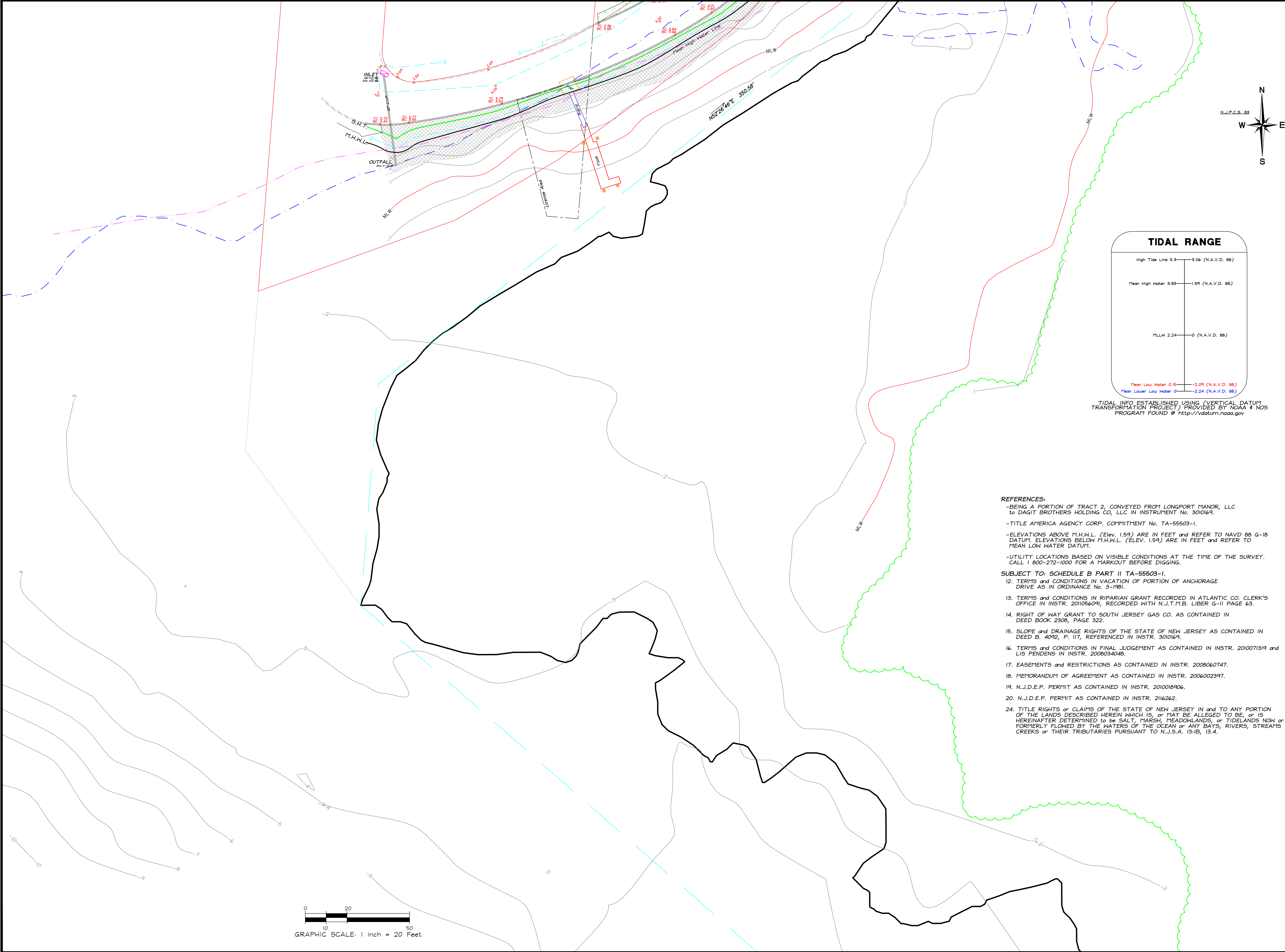


- REFERENCES:**
- BEING A PORTION OF TRACT 2, CONVEYED FROM LONGPORT MANOR, LLC to DAGIT BROTHERS HOLDING CO, LLC IN INSTRUMENT No. 3010169.
 - TITLE AMERICA AGENCY CORP. COMMITMENT No. TA-55503-1.
 - ELEVATIONS ABOVE M.H.W.L. (Elev. 1.59) ARE IN FEET and REFER TO NAVD 88 G-18 DATUM. ELEVATIONS BELOW M.H.W.L. (Elev. 1.59) ARE IN FEET and REFER TO MEAN LOW WATER DATUM.
 - UTILITY LOCATIONS BASED ON VISIBLE CONDITIONS AT THE TIME OF THE SURVEY. CALL 1 800-272-1000 FOR A MARKOUT BEFORE DIGGING.
- SUBJECT TO: SCHEDULE B PART II TA-55503-1.**
12. TERMS and CONDITIONS IN VACATION OF PORTION OF ANCHORAGE DRIVE AS IN ORDINANCE No. 3-1981.
 13. TERMS and CONDITIONS IN RIPARIAN GRANT RECORDED IN ATLANTIC CO. CLERK'S OFFICE IN INSTR. 201056091, RECORDED WITH N.J.T.M.B. LIBER G-II PAGE 63.
 14. RIGHT OF WAY GRANT TO SOUTH JERSEY GAS CO. AS CONTAINED IN DEED BOOK 2308, PAGE 322.
 15. SLOPE and DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY AS CONTAINED IN DEED B. 4092, P. 117, REFERENCED IN INSTR. 3010169.
 16. TERMS and CONDITIONS IN FINAL JUDGEMENT AS CONTAINED IN INSTR. 2010071319 and LIS PENDENS IN INSTR. 2008034048.
 17. EASEMENTS and RESTRICTIONS AS CONTAINED IN INSTR. 2008060747.
 18. MEMORANDUM OF AGREEMENT AS CONTAINED IN INSTR. 2006002397.
 19. N.J.D.E.P. PERMIT AS CONTAINED IN INSTR. 2010018906.
 20. N.J.D.E.P. PERMIT AS CONTAINED IN INSTR. 2116262.
 24. TITLE RIGHTS or CLAIMS OF THE STATE OF NEW JERSEY in and TO ANY PORTION OF THE LANDS DESCRIBED HEREIN WHICH IS, or MAY BE ALLEGED TO BE, or IS HEREINAFTER DETERMINED to be SALT, MARSH, MEADOWLANDS, or TIDELANDS NOW or FORMERLY FLOODED BY THE WATERS OF THE OCEAN or ANY BAYS, RIVERS, STREAMS, CREEKS or THEIR TRIBUTARIES PURSUANT TO N.J.S.A. 13:1B, 13.4.



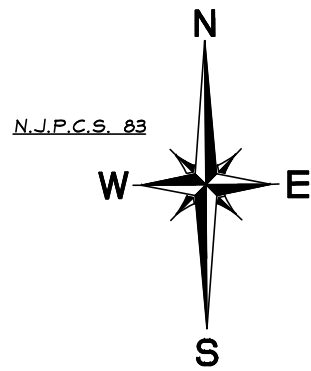
THIS SURVEY WAS CONDUCTED BY THE SURVEYOR, GEORGE SWENSEN, INC., A PROFESSIONAL LAND SURVEYING FIRM, L.L.C. ONLY COPIES FROM THE ORIGINAL MAP OF THIS SURVEY SHALL BE CONSIDERED TO BE VALID.

	GEORGE SWENSEN PROFESSIONAL LAND SURVEYOR N.J. LICENSE 555415	
CAPE LAND SURVEYING PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700 PHONE : (609) 390-9618 Email : office@cape-survey.com 100 S. OCEAN VIEW, NEW JERSEY 08230		
TOPOGRAPHIC SURVEY		
SITUATE IN BLOCK 9401, LOT 1; BLOCK 9402 LOT 1 & BLOCK 9603, LOT 2 EGG HARBOR TOWNSHIP ATLANTIC COUNTY, NJ		
REVISIONS		
SCALE: 1" = 20'	DATE: 12-27-24	DRAWN BY: JDP
SHEET: 5	PROJ NO: 17643	



TIDAL INFO ESTABLISHED USING VERTICAL DATUM TRANSFORMATION PROJECT PROVIDED BY NOAA & NOS PROGRAM FOUND @ <http://vdatum.noaa.gov>

- REFERENCES:**
- BEING A PORTION OF TRACT 2, CONVEYED FROM LONGPORT MANOR, LLC to DAGIT BROTHERS HOLDING CO, LLC IN INSTRUMENT No. 3010169.
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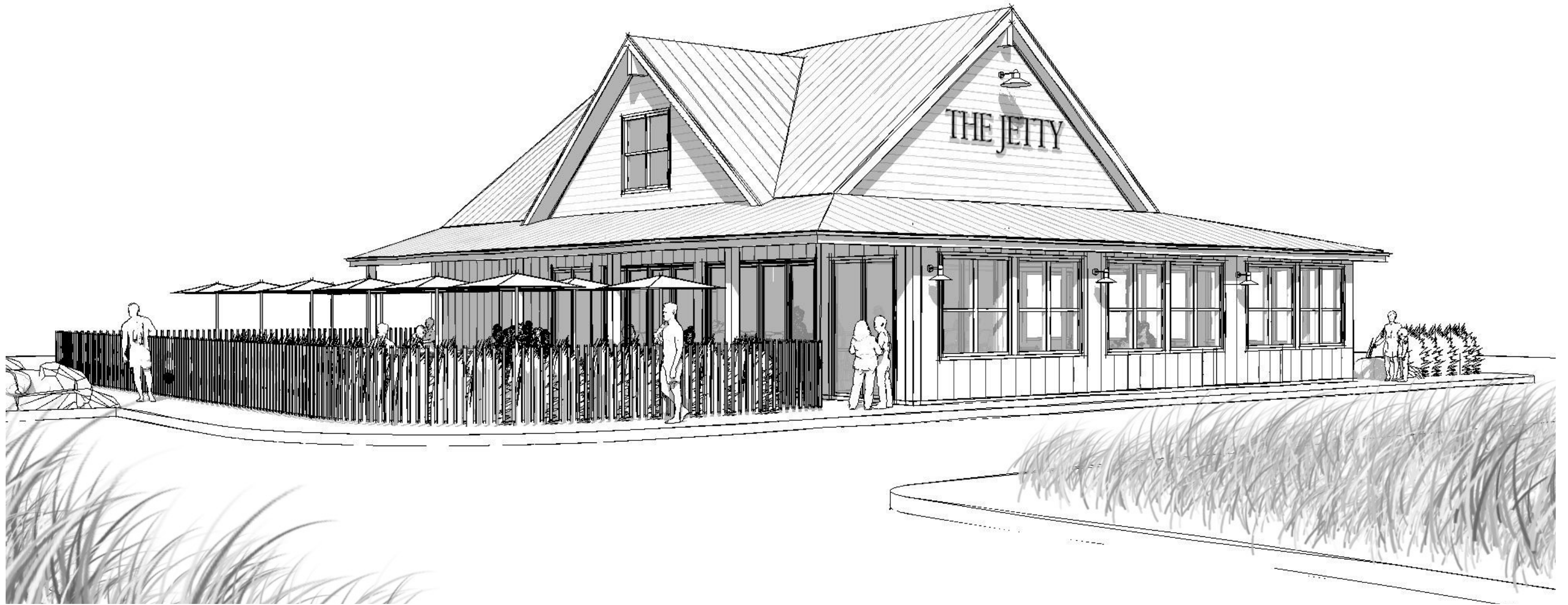


THIS DRAWING IS THE PROPERTY OF CAPE LAND SURVEYING, LLC. ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYING SHALL BE CONSIDERED TO BE VALID.

	GEORGE SWENSEN PROFESSIONAL LAND SURVEYOR N.J. LICENSE 5543415	
CAPE LAND SURVEYING PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700 PHONE : (609) 390-9618 Email : office@cape-survey.com 1000 ROUTE 130 OCEAN VIEW, NEW JERSEY 08230		
TOPOGRAPHIC SURVEY	SITUATE IN BLOCK 9401, LOT 1; BLOCK 9402 LOT 1 & BLOCK 9603, LOT 2 EGG HARBOR TOWNSHIP ATLANTIC COUNTY, NJ	
REVISIONS		
SCALE: 1" = 20'	DATE: 12-27-24	DRAWN BY: JDP
SHEET: 6	PROJ NO: 17643	OF: 6

APPENDIX V – Conceptual Building Elevations





Egg Harbor Township

Resolution No. 545

2025

Resolution authorizing release of surety posted for Curb and Sidewalk Permit No. 6 of 2024 by 1ST Choice Construction, LLC for 3027 Tremont Avenue, Block 1703 Lot 56

WHEREAS, 1ST Choice Construction posted a cash surety in the amount of \$5,000 for Curb and Sidewalk Permit No. 6 of 2024 at 3027 Tremont Avenue, Block 1703 Lot 56; and

WHEREAS, the project is complete and has been inspected by the Township Engineer; and

WHEREAS, the Engineer has recommended that inasmuch as all the project requirements have been met, the surety may be released.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the cash surety on file in the amount of \$5,000 for Curb and Sidewalk Permit No. 6 of 2024 at 3027 Tremont Avenue, Block 1703 Lot 56 is hereby authorized to be released; and

BE IT FURTHER RESOLVED, that a refund in the sum of \$5,000.00 is hereby authorized to be issued to 1ST Choice Construction, LLC, 200 Folsom Avenue, Egg Harbor Township, NJ 08234; and

BE IT FURTHER RESOLVED, that the Township Treasurer and other appropriate officials be and they are herewith authorized to sign the check to accomplish the refund authorized.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Resolution No. 546

2025

Resolution authorizing refund of overpaid taxes

BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that a refund for overpaid taxes pursuant to the attached is hereby authorized; and

BE IT FURTHER RESOLVED that the Township Treasurer and other appropriate officials be and they are herewith authorized to sign the check to accomplish the refund authorized.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Attachment: Exhibit A

Egg Harbor Township

Resolution No. 546

2025

Resolution authorizing refund of overpaid taxes

Exhibit A				
BLOCK/LOT	NAME/ADDRESS	REASON	YEAR	AMOUNT
Various	Core Logic /Centralized Refunds	Refund	2025	\$236,577.86
	P.O. Box 9202	Overpayments	4 th qtr	
	Coppell TX 75019-9208			
Various	CoreLogic/Centralized Refunds	Overpayment	2025	\$764.96
	P.O. Box 9202		4 th qtr	
	Coppell TX 75019-9208		Added	
9001/25	Interstate Outdoor Advertising LP	Overpayment	2025	\$465.48
	905 N. Kings Hwy		4 th qtr	
	Cherry Hill NJ 08034-1519			
5424/27	CoreLogic Centralized Refunds	Overpayment	2025	\$1,836.06
	P.O. Box 9202		4 th qtr	
	Coppell, TX 75019-9208			
1918/3	SJS Title	Refund		\$25.00
	20 Brace Road, Suite 112	Certificate of		
	Cherry Hill NJ 08034	Redemption Fee		
1811/2	Trident Land Transfer	Overpayment	4 th qtr	\$2,198.54
	157 Bridgeton Pike, Suite 100		2025	
	Mullica Hill NJ 08062			
501/2	CoreLogic Centralized Refunds	Overpayment	4 th qtr	\$1,240.39
C0227 & C0229	P.O. Box 9202		2025	
	Coppell TX 75019-9208		added	
5904/5	PHH Mortgage Services	Overpayment	4 th qtr	\$6,421.09
	Attn: Tax Escrow Dept.		2025	
	P.O. Box 24665			
	West Palm Beach FL 33416-4665			
501/2	Core Logic Centralized Refunds	Overpayment	4 th qtr	\$4,559.02
C0104 & C0212	P.O. Box 9202		2025	
	Coppell TX 75019-9208			
		TOTAL		\$254,088.40

Egg Harbor Township

Resolution No. 547

2025

Resolution Authorizing the Township Solicitor to Initiate the In Rem Tax Foreclosure Proceedings

WHEREAS, pursuant to N.J.S.A. 54:5-104.35, there has been submitted to the Governing Body and to the Township Solicitor, a list of tax sale certificates and schedules pertaining to real estate wherein the Township has levied taxes and which have not been paid within the past twenty-one (21) Months, which tax sale certificates are at least six (6) months old;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor that the Solicitor for the Township be and he is hereby authorized to initiate the In Rem tax foreclosure proceedings against all properties and the respective owners as set forth on the Foreclosure List 1-2025, and the Tax Collector's Certification, both of which are annexed hereto, and to incur such court costs and other reasonable expenses incidental to the initiation of the tax foreclosure, including the obtaining of the required title reports, all with a view towards perfecting the Township's interest in the tax sale certificates as specified on the list.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Attachment

2025 Foreclosure List

SCHEDULE NUMBER	CERTIFICATE NUMBER	NAME OF OWNER AS IT APPEARS ON LAST TAX DUPLICATE	DESCRIPTION OF LANDS AS IT APPEARS ON TAX DUPLICATE AND ON CERTIFICATE OF TAX		DATE OF TAX SALE	AMOUNT OF SALE	LIENS ACCRUING SUBSEQUENT TO TAX SALE INCLUDING INTEREST PENALTIES, PLUS LEGAL FEES & COSTS TO 11/25/25		AMOUNT TO REDEEM	BOOK AND PAGE OR INSTRUMENT DATE OF RECORDING CLERKS OFFICE		
			SALE BLOCK	LOT						CERTIFICATE BOOK	PAGE & VOL#	INST.#
1	24-0029	Hall, H. & M. % William, N. 8605 Vast Rose Drive Columbia MD 21045	919	4	12/18/2024	\$ 217.96	\$	240.61	\$ 458.57	3/14/2025	15717	2025009484
2	23-00037	Brown, Lurita B. POB 50200 Brooklyn NY 11205	1012	14	12/20/2023	\$ 61.51	\$	222.89	\$ 284.40	2/20/2024	15554	2024008417
3	23-00040	Stafford, Drucille H. PO Box 3206 Silver Spring MD 20918	1016	2	12/20/2023	\$ 54.42	\$	162.35	\$ 216.77	2/20/2024	15554	2024008420
4	23-00205	Angeles, Margarito A. 1521 Garfield Avenue Pleasantville NJ 08232-4331	2207	4	12/20/2023	\$ 60.38	\$	215.24	\$ 275.62	2/20/2024	15554	2024008436
5	20-00209	Outlaw, Charlie L & Johnson, Herber 220 West End Ave., 2nd floor Newark NJ 07106	2606	111	12/22/2020	\$ 126.56	\$	1,135.78	\$ 1,262.34	3/9/2021	14959	2021013894
6	23-00267	Williams, Theodore Lee, Jr POB 250051 Brooklyn NY 11225	3223	6	12/20/2023	\$ 76.03	\$	198.89	\$ 274.92	2/20/2024	15554	2024008441
7	23-00268	Williams, Theodore Lee, Jr POB 250051 Brooklyn NY 11225	3223	8	12/20/2023	# \$ 112.05	\$	363.91	\$ 475.96	2/20/2024	15554	2024008442
8	24-00336	Owens, Mazie % Griffin, Lori 14101 De Laire Landing Rd Philadelphia PA 19114	3303	20	12/18/2024	\$ 172.59	\$	182.84	\$ 355.43	3/14/2025	15717	2025009483

2025 Foreclosure List

SCHEDULE NUMBER	CERTIFICATE NUMBER	NAME OF OWNER AS IT APPEARS ON LAST TAX DUPLICATE	DESCRIPTION OF LANDS AS IT APPEARS ON TAX DUPLICATE AND ON CERTIFICATE OF TAX		DATE OF TAX SALE	AMOUNT OF SALE	LIENS ACCRUING SUBSEQUENT TO TAX SALE INCLUDING INTEREST PENALTIES, PLUS LEGAL FEES & COSTS TO 11/25/25		AMOUNT TO REDEEM	BOOK AND PAGE OR INSTRUMENT DATE OF RECORDING CLERKS OFFICE		
			SALE BLOCK	LOT						CERTIFICATE BOOK	PAGE & VOL#	INST.#
9	23-00271	Lawson, Lee & Yyokkia 763 Charlie Bolton Road Hull GA 30646	3303	23	12/20/2023	\$ 105.19	\$	332.45	\$ 437.64	2/20/2024	15554	2024008444
10	23-00272	Brna, John % Vincent Brnabich 138 Post Road Slate Hill NY 10973	3306	14	12/20/2023	\$ 78.86	\$	374.15	\$ 453.01	2/20/2024	15554	2024008445
11	23-00280	McNeal, Annie POB 87 Darlington SC 29532	3409	9	12/20/2023	\$ 117.20	\$	387.48	\$ 504.68	2/20/2024	15554	2024008387
12	23-00282	Baker, James & Anna Brown-%Sewell 467 Valley Street #2G Maplewood NJ 07040	3417	8	12/20/2023	\$ 72.16	\$	320.98	\$ 393.14	2/20/2024	15554	2024008389
13	23-00285	Brill, Trust of 59 La Bonne Vie Dr, Apt B E. Patchogue NY 11772	3421	17	12/20/2023	\$ 118.32	\$	308.00	\$ 426.32	2/20/2024	15554	2024008392
14	23-00286	Gist, Freddy & Shirley 1070 Tacketts Pond Drive Raliegh NC 27614	3422	2	12/20/2023	\$ 72.25	\$	321.01	\$ 393.26	2/20/2024	15554	2024008393
15	24-00351	Veney, Royce B. 105 Portogal Cove Stafford VA 22554	3424	6	12/18/2024	\$ 117.81	\$	145.46	\$ 263.27	3/10/2025	15714	2025008713
16	24-00355	Clark, Gen Lee & Lenora 61 Beverly Street Newark NJ 07108	3432	5	12/18/2024	\$ 120.26	\$	121.22	\$ 241.48	3/10/2025	15714	2025008714

2025 Foreclosure List

SCHEDULE NUMBER	CERTIFICATE NUMBER	NAME OF OWNER AS IT APPEARS ON LAST TAX DUPLICATE	DESCRIPTION OF LANDS AS IT APPEARS ON TAX DUPLICATE AND ON CERTIFICATE OF TAX		DATE OF TAX SALE	AMOUNT OF SALE	LIENS ACCRUING SUBSEQUENT TO TAX SALE INCLUDING INTEREST PENALTIES, PLUS LEGAL FEES & COSTS TO 11/25/25		AMOUNT TO REDEEM	BOOK AND PAGE OR INSTRUMENT DATE OF RECORDING CLERKS OFFICE		
			SALE BLOCK	LOT						CERTIFICATE BOOK	PAGE & VOL#	INST.#
17	23-00289	Cahsflow Enterprises LLC 414 McDowell Dr Brunswick NJ 08816	3502	4	12/20/2023	\$ 444.67	\$	1,998.88	\$ 2,443.55	2/20/2024	15554	2024008395
18	23-00300	Johnson, Ingeborg (Trustee) 6851 Roswell Road M14 Atlanta GA 30328	4001	42	12/20/2023	\$ 100.04	\$	308.90	\$ 408.94	2/20/2024	15554	2024008396
19	24-00408	Gonzalez, Angel 214 Oakland Avenue Pleasantville NJ 08232	5101	172	12/18/2024	\$ 1,697.27	\$	2,064.49	\$ 3,761.76	3/10/2025	15714	2025008716
20	24-00453	Palmieri, Anthony F. 3417 Bargaintown Road Egg Harbor Township NJ 08234	5509	13	12/18/2024	\$ 105.14	\$	171.48	\$ 276.62	3/10/2025	15714	2025008719
21	23-00495	Lennon, Bessie & James 7343 N. Bouvier Street Philadelphia PA 19126	8009	25	12/20/2023	\$ 62.29	\$	136.02	\$ 198.31	2/20/2024	15554	2024008408
22	23-00499	Washington, Cecil % Foster, Irene 1000 Arnow Avenue, Grd Floor Bronx NY 10469	8407	11	12/20/2023	\$ 51.04	\$	132.11	\$ 183.15	2/20/2024	15554	2024008452
23	23-00500	Gilchrist, Audrey 15048 Devonshire Street Mission Hills CA 91345-2741	8415	6	12/20/2023	\$ 82.89	\$	230.32	\$ 313.21	2/20/2024	15554	2024008411
24	24-00596	Theisen, Lisbeth A. 186 Jeffers Landing Road Egg Harbor Township NJ 08234	8502	9	12/18/2024	\$ 2,995.76	\$	3,505.45	\$ 6,501.21	3/10/2025	15714	2025008726

2025 Foreclosure List

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			SALE BLOCK	LOT	DATE OF TAX SALE	AMOUNT OF SALE	AMOUNT TO REDEEM					
25	24-00597	Theisen, Lisbeth A. 290 Oil Camp Creek Road Marietta SC 29661-9778	8503	9	12/18/2024	\$ 2,816.63	\$ 3,295.54	\$ 6,112.17	3/10/2025	15714	2025008727	

The above figures include interest valid until November 25, 2025. Additional interest and costs will accrue after this date.

Above amounts do not include advertising costs or legal fees

Certified by: _____
Kimberly A. Stevenson, CTC

Date: _____

Egg Harbor Township

Resolution No. 548

2025

Resolution repealing Resolution No. 398 of 2025 and to clarify the sale of (8) properties to the New Jersey Department of Transportation (NJDOT) for Roadway Improvements and Infrastructure Work in Connection with the Route 40 Atlantic County Drainage Project

WHEREAS, on August 13, 2025, the Mayor and Township Committee passed Resolution No. 398 of 2025 identifying eight properties to be utilized in the construction of certain roadway drainage improvements along Route 40; and

WHEREAS the Parties have determined that the language utilized in Resolution No. 398 of 2025 required clarification as to the type of acquisitions being granted to the NJDOT and are desirous of correcting same; and

WHEREAS, the New Jersey Department of Transportation (NJDOT) is undertaking certain roadway improvement and infrastructure work in connection with the project identified as "Route 40 Atlantic County Drainage Section 3", located along Route 40, within the jurisdiction of the Township of Egg Harbor; and

WHEREAS, the NJDOT, in accordance with the New Jersey Eminent Domain Act, has provided the Township with an offer of just compensation by presentment of Agreements for the properties required to complete the Drainage Project in lieu of condemnation proceedings; and

WHEREAS, the Agreements will allow the NJDOT and its contractors access to the property for the purposes specified in each agreement during the course of the project; and

WHEREAS, the Agreements will not interfere with the continued public use of the roadway and will terminate upon completion of the NJDOT's project or as otherwise specified therein; and

WHEREAS, the NJDOT has specifically identified those certain portions of Township's property located along Route 40 in order to facilitate construction activities as follows:

BLOCK & LOT	NJDOT PARCEL MAP	TYPE OF ACQUISITION	CONSIDERATION
Block 4301, Lot 4	SA136	Temporary Site Mitigation Work Area	\$500.00
Block 4301, Lot 5	E141A & SA141B	Slope Easement and Temporary Site Mitigation Work Area	\$1,500.00
Block 4301, Lot 6	E142B & SA142G	Slope Easement and Temporary Site Mitigation Work Area	\$1,000.00
Block 4301, Lot 8	E142C	Slope Easement	\$800.00
Block 4301, Lot 11	E142D	Slope Easement	\$1,500.00

Block 4206, Lot 11	142A	Fee Taking and Slope Easement	\$2,900.00
Block 4206, Lot 14	E142L	Slope Easement	\$600.00
Block 4223, Lot 2	E2R142F & E142M	Drainage Easement & Temporary Construction Easement	\$22,400.00
Total			\$31,200.00

WHEREAS, the Governing Body has reviewed the request and determined that granting the rights specified in the Agreements are in the public interest and will facilitate necessary transportation improvements.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Egg Harbor, Atlantic County, State of New Jersey, that:

1. Resolution No. 398 of 2025 is hereby repealed;
2. The Township accepts the offer of just compensation in lieu of condemnation proceedings from the New Jersey Department of Transportation for the acquisitions of eight (8) properties to complete the Route 40 Atlantic County Drainage Section 3 project along Route 40, to wit: Block 4301, Lots 4, 5, 6, 8, and 11, Block 4206 Lots 11 and 14 and Block 4223, Lot 2, pursuant to the terms contained within the Agreements and its associated documentation as more fully described on file with the Municipal Clerk.
3. The Township Administrator and/or its authorized agents are hereby authorized to execute the Agreements and any and all other documents necessary to effectuate this acquisition on behalf of the Township of Egg Harbor.
4. A certified copy of this Resolution and Attachment shall be forwarded to the NJDOT and any other appropriate parties.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Attachment: Agreements with attachments

Egg Harbor Township

Resolution No. 549

2025

Resolution approving the submittal of a grant application and authorizing the execution of a grant contract with the New Jersey Department of Transportation for the FY 2026 Local Freight Impact Fund – LFIF-2026-Canale Industrial Park Pedestrian-00034

WHEREAS, the Township of Egg Harbor is desirous of submitting a grant application to the New Jersey Department of Transportation (NJDOT) for the FY 2026 Local Freight Impact Fund (LFIF) for the project known as “LFIF-2026-Canale Industrial Park Pedestrian-00034”; and

WHEREAS, the Township requires professional assistance in preparing and submitting the necessary grant materials; and

WHEREAS, Mott Watkins Associates LLC has been engaged to assist the Township in preparing and submitting the FY 2026 LFIF grant application materials.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey hereby approves the grant application for the New Jersey Department of Transportation’s grant program for the FY 2026 Local Freight Impact Fund – LFIF-2026-Canale Industrial Park Pedestrian-00034; and

BE IT FURTHER RESOLVED, that Mott Watkins Associates LLC is hereby authorized to prepare and submit, on behalf of the Township of Egg Harbor, all required electronic application materials identified as LFIF-2026-Canale Industrial Park Pedestrian-00034 to the New Jersey Department of Transportation; and

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk are hereby authorized to submit (or cause to be submitted) the electronic grant application identified as LFIF-2026-Canale Industrial Park Pedestrian-00034 to the New Jersey Department of Transportation on behalf of the Township of Egg Harbor; and

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Egg Harbor, and that their signatures shall constitute acceptance of the terms and conditions of the grant agreement and shall approve its execution.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Certified as a true copy of Resolution adopted
by the Committee on the _____ day of November, 2025

Eileen M. Tedesco, RMC
Township Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

Attest and Affix Seal

Eileen M. Tedesco, RMC
Township Clerk

Laura Pfrommer
Mayor

Egg Harbor Township

Resolution No. 550

2025

Resolution transferring monies from one appropriation to another

WHEREAS, N.J.S.A. 40A:4-58 provides for the transfer of appropriations during the last two months of the fiscal year; and

WHEREAS the Chief Financial Officer has submitted the recommendation to the Township Committee concerning the transfer of the funds in the 2025 budget between certain appropriations as itemized on the attached Exhibit A, which said Exhibit is hereby incorporated into this paragraph as part of this Resolution as if fully set forth herein; and

WHEREAS the Township Committee has reviewed, accepted, and approved the transfer of funds as set forth in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the transfer of the funds in the 2025 budget be and the same are hereby authorized as set forth on the annexed Exhibit A.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Resolution No. 550

2025

Resolution transferring monies from one appropriation to another

EXHIBIT A

November 25, 2025			
<u>TRANSFERS</u>			
<u>APPROPRIATION</u>	<u>FROM</u>	<u>APPROPRIATION</u>	<u>TO</u>
GROUP INS: SOUTHERN COASTAL REGIONAL EMP OE: 5-01-23-220-220-326	\$ 46,000.00	ENG: Professional / Consultant OE: 5-01-20-165-165-269	\$ 46,000.00
TOTAL	\$ 46,000.00	TOTAL	\$ 46,000.00

Egg Harbor Township

Resolution No. 551

2025

Resolution authorizing acceptance of a proposal from Mott Watkins Associates, LLC for engineering services to complete the Survey and Create GIS As-Built Stormwater Mapping for the Township NJDEP MS4 Compliance

WHEREAS, the Township Committee of Egg Harbor Township has determined there is a need for special project for engineering services to complete the survey and creation of GIS data file showing the Egg Harbor Township's as-built stormwater system, per NJDEP requirement of the Townships MS4 permit; and

WHEREAS, Robert Watkins of Mott Watkins Associates, LLC, 3120 Fire Road, Suite B201, Egg Harbor Township, NJ 08234 has submitted a proposal dated November 17, 2025, for services requested; and

WHEREAS, that the Chief Financial Officer certifies the funds are now available in account 5-01-20-165-165-269 - ENG: Professional / Consultant for this purpose, in accordance with N.J.A.C. 5:30-5.1.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the proposal from Robert Watkins of Mott Watkins Associates, LLC for engineering services to complete the survey and creation of GIS data file showing the Egg Harbor Township's as-built stormwater system, per NJDEP requirement of the Townships MS4 permit, is hereby accepted, and the Mayor and Township Clerk are authorized to execute any documents necessary to effectuate this award.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Resolution No. 552

2025

Resolution granting unpaid military leave to Michael Innella from December 4, 2025 through December 7, 2025

BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that pursuant to law, *Michael Innella*, a municipal employee, and member of the New Jersey Air National Guard, is hereby granted unpaid military leave on from December 4, 2025 through December 7, 2025.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Resolution No. 553

2025

Resolution appointing Nate Hartsough as Clerk I in the Office of the Township Clerk

BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the following person is hereby appointed as a full-time six (6) month probationary employee in the Township, subject to the investigation required by the Statute and the satisfaction of any other pre-employment qualifications:

Name	Position	Department	Annual Salary	Effective
<i>Nate Hartsough</i>	Clerk I, Category FF, Level 4	Administration and Finance – Office of Township Clerk	\$36,416	December 1, 2025

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Resolution No. 554

2025

Resolution appointing individuals as part-time employees to serve the Department of Parks and Recreation (Jamie G. Decker, Ayden J. Thompson, Claire M. Parmenter and Michael A. Butler)

BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that that the following individuals are hereby appointed as part-time employees to serve the Department of Parks and Recreation:

<i>Name</i>	<i>Position</i>	<i>Effective Date</i>	<i>Rate (per hour)</i>
Jamie G. Decker	Recreation Aide	December 1, 2025	\$15.49
Ayden J. Thompson	Recreation Aide	December 1, 2025	\$15.49
Claire M. Parmenter	Recreation Aide	December 1, 2025	\$15.49
Michael A. Butler	Fitness Instructor	December 1, 2025	\$28.00

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

Egg Harbor Township

Resolution No. 555

2025

Resolution authorizing payment of all bills, pursuant to the attachment

BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that all bills as enumerated on the annexed attachment are hereby authorized to be paid.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk

attachment

Manual Bill List ~ November 25, 2025

P.O. No.	Vender ID	Vender Name	Amount	Check No.	Wire No.
25-03889	AUX CARD	CARDIFF VOL FIRE CO AUXILARY	500.00	105593	
25-03885	CARDIF33	CARDIFF VOLUNTEER FIRE COMPANY	500.00	105594	
25-03890	EHTEDASC	EHT EDUCATION ASSOCIATION	500.00	105595	
25-03888	KATHYFOR	KATHY FORD	500.00	105596	
25-03886	MICHELBA	MICHELE BARBIERI	500.00	105597	
25-03900	NJDMV	STATE OF NEW JERSEY	60.00	105598	
25-03887	PATRICIF	PATRICIA FOTTRELL	500.00	105599	
25-03884	PHILIPIN	PHILIPINE NURSES ASSOC. ATL.	500.00	105600	
25-03891	ROBERWIL	ROBERT WILLIAMS	500.00	105601	
25-03892	SCULLVIL	SCULLVILLE VOLUNTEER FIRE CO.	500.00	105602	
25-03812	AMAZON	AMAZON CAPITAL SERVICES, INC.	392.78	105592	
25-02104	COMCAREC	COMCAST	197.85	105605	
25-01964	ATL CO 1	ATLANTIC COUNTY	6,766,547.22		25494
25-02502	COMCAREC	COMCAST	160.54	105607	
25-03940	EHT MUNI	EGG HARBOR TOWNSHIP MUA	205.00	105608	
25-02288	SOUTHERC	SOUTHERN COASTAL REGIONAL	379,083,000.00		25495
25-03792	COMCAST3	COMCAST CABLE	102.50	105610	
		TOTAL:	\$ 385,855,165.89		

Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
AGNGLASS												
AGN GLASS LLC*												
Vendor Total: \$870.00												
Account Continued												
AMAZON												
25-03474												
10/14/25												
Office Supplies and Tools												
1	Correction Tape	\$16.89	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
2	At a Glance 2026 Calendars	\$69.80	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
3	Heavy Duty Wheel Weight Hammer	\$19.92	5-01-25-265-267-259	B	AMB SV: Vehicle Repair Mainten		R	10/14/25	11/17/25		1HWD-J6NN-66L3	N
4	12pk Steno Note Pads	\$17.99	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
5	15pk clipboards w/ storage	\$63.99	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		1RC7-J99Y-C7LD	N
6	100 Birthday Cards for Office	\$26.97	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
7	Bankers Boxes 10 pack	\$51.72	5-01-25-265-265-275	B	FIRE: Training Aids & Programs		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
8	Dodge Charger Headlight LED	\$131.99	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
9	Ballpoint Pens Black Medium	\$9.99	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
10	Lined Sticky Notes	\$7.75	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
12	Elmers Glue sticks	\$5.99	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
13	Pocket Notebooks 42pk	\$22.97	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
14	File Folders 30pk	\$19.78	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
15	Telephone Message Pads	\$13.69	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
16	Liquid Ink Rollerball Pens	\$11.99	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
17	36pk sticky notes acordion	\$20.98	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
18	Clear Oval Tablecloth	\$19.99	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
19	Power Window Switch DC	\$11.59	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
20	Black Window Tint	\$54.31	5-01-26-300-300-353	B	EQ MNT: Trash/Gar Veh Repair		R	10/14/25	11/17/25		1RC7-J99Y-C7LD	N
21	LED Headlights Pair	\$42.99	5-01-26-300-300-353	B	EQ MNT: Trash/Gar Veh Repair		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
22	Set of 4 Leather Chairs	\$164.99	5-01-26-315-315-279	B	BUILDINGS: Other Contractual Services	R		10/14/25	11/17/25		14WC-PF7D-4D7RN	
23	50 BX File Folders	\$32.52	5-01-25-265-265-275	B	FIRE: Training Aids & Programs		R	10/14/25	11/17/25		14WC-PF7D-4D7RN	
24	50 BX File Folders	42.99-	5-01-26-290-290-221	B	ROADS: Office Materials & Supp		R	11/17/25	11/17/25		1G3G-YNRN-6WTFN	
\$795.81												
25-03622	10/22/25	FRIDGE										
1	FRIGIDAIRE FRIGE/FREEZER COMB	\$334.99	5-01-25-250-250-264	B	COMM: Service Division		R	10/22/25	11/19/25		1Q4P-XY7P-G6JV	N
25-03746	10/28/25	Supplies										
1	EXPO markers	\$5.64	5-01-21-185-185-221	B	ZONING: Office Mater& Suppl		R	10/28/25	11/18/25		1CH6-WV9D-96LT	N
2	Calendar 2026	\$11.99	5-01-22-195-196-221	B	INSP: Office Mat/Suppl		R	10/28/25	11/18/25		1CH6-WV9D-96LT	N
3	Hanging Folders	\$23.64	5-01-22-195-196-221	B	INSP: Office Mat/Suppl		R	10/28/25	11/18/25		1CH6-WV9D-96LT	N
4	pens pilot	\$29.10	5-01-22-195-196-221	B	INSP: Office Mat/Suppl		R	10/28/25	11/18/25		1CH6-WV9D-96LT	N

Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Contract Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
AMAZON												
5	expo cleaner	\$10.68	5-01-22-195-196-221	B	INSP: Office Mat/Suppl		R	10/28/25	11/18/25		1CH6-WV9D-96LT	N
		\$81.05										
25-03795	10/31/25	Clean Comm Awards Ceremony										
1	Clean Comm Awards Ceremony	\$36.97	G-02-05-770-001-245	B	CLEAN COMM: Other Mat/Supp		R	10/31/25	11/14/25		11W1-WFVR-MDPRN	
25-03817	10/31/25	VARIOUS ITEMS										
1	TAPE MEASURE	\$11.98	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
2	ZIP TIES 2000PCS	\$18.99	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
3	MONITOR ARM	\$32.99	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
4	WALL POWER STRIP	\$31.99	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
5	WORKBENCH	\$470.90	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
6	STAND CART	\$56.26	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
7	SCISSORS 3 PACK	\$14.80	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DAR			10/31/25	11/18/25		1CQG-KLNK-XMCMN	
8	RUBBER BANDS #33 700PCS	\$11.75	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DAR			10/31/25	11/18/25		1CQG-KLNK-XMCMN	
9	MONITOR MOUNT	\$137.74	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DAR			10/31/25	11/18/25		1CQG-KLNK-XMCMN	
10	USB EXTENSION CABLE 2 PACK	\$14.02	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
11	USB-C EXTENSION	\$25.18	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
12	USB EXTENSION DESKTOP	\$11.26	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DAR			10/31/25	11/18/25		1JKX-QL1T-DGV6	N
13	HDMI EXTENSION	\$27.06	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DAR			10/31/25	11/18/25		1CQG-KLNK-XMCMN	
14	DISPLAY PORT TO HDMI CABLE	\$11.69	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DAR			10/31/25	11/18/25		1CQG-KLNK-XMCMN	
15	SAFCO 6266 METAL SHELF	\$311.08	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
16	STARTECH 2U HINGED	\$29.93	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
17	SHIPPING	\$6.99	5-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT	RIR		10/31/25	11/18/25		1CQG-KLNK-XMCMN	
		\$1,224.61										
25-03839	11/03/25	VARIOUS ITEM										
1	ANTI-STATIC REPAIR MAT	\$47.49	5-01-42-257-257-202	B	PLEASANTVILLE IT OE		R	11/03/25	11/18/25		IHQD-1DF3-K4QC	N
2	KEYBOARD WALL TRAY	\$78.84	5-01-42-257-257-202	B	PLEASANTVILLE IT OE		R	11/03/25	11/18/25		IHQD-1DF3-K4QC	N
3	USB-C ETHERNET ADAPTER	\$14.98	5-01-42-257-257-202	B	PLEASANTVILLE IT OE		R	11/03/25	11/18/25		IHQD-1DF3-K4QC	N
4	shipping	\$6.99	5-01-42-257-257-202	B	PLEASANTVILLE IT OE		R	11/03/25	11/18/25		IHQD-1DF3-K4QC	N
		\$148.30										
25-03845	11/03/25	office supplies										
1	U Brands Cork Bulletin Board	\$25.19	5-01-20-100-100-221	B	ADMIN: Office Materials & Supp		R	11/03/25	11/18/25		1W3F-DR7M-61QRN	
2	Blue Sky 2026 Weekly	\$27.98	5-01-20-100-100-221	B	ADMIN: Office Materials & Supp		R	11/03/25	11/18/25		1R4L-FVWG-1FVVN	
3	Officemate Prong	\$10.00	5-01-20-100-100-221	B	ADMIN: Office Materials & Supp		R	11/03/25	11/18/25		1R4L-FVWG-1FVVN	
4	AT-A-GLANCE 2026	\$25.52	5-01-20-100-100-221	B	ADMIN: Office Materials & Supp		R	11/03/25	11/18/25		1XYT-MGFM-1649	N

EGG HARBOR TOWNSHIP
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ATT												
AT&T MOBILITY, LLC												
Account Continued												
BERGEYS												
25-03815	10/31/25	October 2025 Purchase Order										
1	October 2025 Purchase Order	\$690.54	5-01-25-265-265-259	B	FIRE: Vehicle Repair Maintenan	R		10/31/25	11/14/25		XA902020118:01	N
Vendor Total:		\$690.54										
BLANKARA												
25-03899	11/12/25	Professional Services Rendered										
1	Professional Services Rendered	\$676.50	5-01-20-155-155-239	B	LEGAL: LABOR RELATIONS	R		11/12/25	11/17/25		1047	N
Vendor Total:		\$676.50										
BLOODGOO												
25-02251	06/24/25	BLOODGOOD LAW ENFORCEMENT TRAINING										
1	REGISTRATION FOR 911 SUICIDAL	\$780.00	5-01-25-250-250-275	B	COMM: Training Aids & Programs	R		06/24/25	11/13/25		25-6254	N
Vendor Total:		\$780.00										
BOLSTER												
25-02693	07/31/25	BOLSTER HARDWARE II, LLC										
1	September 2025 Purchase Order	\$26.99	5-01-26-315-315-279	B	BUILDINGS: Other Contractual ServiceR			07/31/25	11/19/25		008725/S	N
2	September 2025 Purchase Order	\$10.79	5-01-26-315-315-279	B	BUILDINGS: Other Contractual ServiceR			11/18/25	11/19/25		008752/S	N
3	September 2025 Purchase Order	\$55.28	5-01-26-315-315-279	B	BUILDINGS: Other Contractual ServiceR			11/18/25	11/19/25		008774/S	N
4	September 2025 Purchase Order	\$190.77	5-01-26-315-315-279	B	BUILDINGS: Other Contractual ServiceR			11/18/25	11/19/25		008792/S	N
5	September 2025 Purchase Order	\$13.95	5-01-26-315-315-279	B	BUILDINGS: Other Contractual ServiceR			11/18/25	11/19/25		008828/S	N
6	September 2025 Purchase Order	\$35.99	5-01-26-315-315-279	B	BUILDINGS: Other Contractual ServiceR			11/18/25	11/19/25		008827/S	N
7	September 2025 Purchase Order	\$166.23	5-01-26-315-315-279	B	BUILDINGS: Other Contractual ServiceR			11/18/25	11/19/25		008822/S	N
8	September 2025 Purchase Order	\$100.43	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008822/S	N
9	September 2025 Purchase Order	\$9.52	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008847/S	N
10	September 2025 Purchase Order	\$16.74	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008883/S	N
11	September 2025 Purchase Order	\$67.23	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008873/S	N
12	September 2025 Purchase Order	\$21.56	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008863/S	N
13	September 2025 Purchase Order	\$68.38	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008919/S	N
14	September 2025 Purchase Order	\$174.53	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008925/S	N
15	September 2025 Purchase Order	\$44.98	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008966/S	N
16	September 2025 Purchase Order	\$105.76	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008978/S	N
17	September 2025 Purchase Order	\$7.19	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008985/S	N
18	September 2025 Purchase Order	\$64.88	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R		11/19/25	11/19/25		008937/S	N

EGG HARBOR TOWNSHIP
Bill List By Vendor Id

Vendor # P.O. #	PO Date	Name	Description Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
BOLSTER														
BOLSTER HARDWARE II, LLC														
Account Continued														
19 September 2025 Purchase Order			\$19.04	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008998/S	N
20 September 2025 Purchase Order			\$178.16	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008997/S	N
21 September 2025 Purchase Order			\$25.16	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009006/S	N
22 September 2025 Purchase Order			\$21.58	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008972/S	N
23 September 2025 Purchase Order			\$74.66	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009002/S	N
24 September 2025 Purchase Order			\$61.20	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009003/S	N
25 September 2025 Purchase Order			\$15.29	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008970/S	N
26 September 2025 Purchase Order			\$57.57	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008913/S	N
27 September 2025 Purchase Order			\$22.28	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009019/S	N
28 September 2025 Purchase Order			\$30.59	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009032/S	N
29 September 2025 Purchase Order			\$74.66	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009026/S	N
30 September 2025 Purchase Order			\$16.15	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009038/S	N
31 September 2025 Purchase Order			\$26.98	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009014/S	N
32 September 2025 Purchase Order			\$49.69	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009068/S	N
33 September 2025 Purchase Order			\$66.04	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009058/S	N
34 September 2025 Purchase Order			\$13.48	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009069/S	N
35 September 2025 Purchase Order			\$5.00	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009029/S	N
36 September 2025 Purchase Order			\$4.92	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009020/S	N
37 September 2025 Purchase Order			\$70.17	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		009012/S	N
38 September 2025 Purchase Order			\$99.86	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008986/S	N
39 September 2025 Purchase Order			\$104.97	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008721/S	N
40 September 2025 Purchase Order			104.97 -	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R		11/19/25	11/19/25		008724/S	N
			\$2,113.68											
Vendor Total:			\$2,113.68											
BOUND TREE MEDICAL, LLC														
25-03624	10/22/25		Medical Supplies											
1 Medical Supplies			\$4,602.44	5-01-25-265-267-250	B	AMB SV: Medical Supplies								
Vendor Total:			\$4,602.44											
BSN SPORTS/COLLEGIATE PACIFIC*														
25-03710	10/24/25		Basketballs/Pinnies/Cones											
1 Rookie Balls			\$420.90	5-01-28-370-370-246	B	REC: Basketball								
2 Jr Balls			\$420.90	5-01-28-370-370-246	B	REC: Basketball								
3 28.5 Wilson Game Balls			\$300.00	5-01-28-370-370-246	B	REC: Basketball								
4 29.5 Wilson Game Balls			\$300.00	5-01-28-370-370-246	B	REC: Basketball								

EGG HARBOR TOWNSHIP
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
BSN COLL												
BSN SPORTS/COLLEGIATE PACIFIC*												
Account Continued												
5 27.5 Wilson Game Balls		\$91.05	5-01-28-370-370-246	B	REC: Basketball		R	10/24/25	11/18/25		931856962	N
6 Scrimmage Vest/Pinnie		\$289.75	5-01-28-370-370-246	B	REC: Basketball		R	10/24/25	11/18/25		931856962	N
7 Yellow low profile cones		\$171.50	5-01-28-370-370-246	B	REC: Basketball		R	10/24/25	11/18/25		931856962	N
		<u>\$1,994.10</u>										
Vendor Total:		\$1,994.10										
CAMPBELL												
25-03335	10/03/25	CAMPBELL SUPPLY COMPANY INC*										
Repairs to Trash Truck												
1 Repairs to Trash Truck		\$90.78	5-01-26-300-300-353	B	EQ MNT: Trash/Gar Veh Repair		R	10/03/25	11/17/25		C021009868:01	N
2 Repairs to Trash Truck		\$717.76	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	10/03/25	11/17/25		C021009868:01	N
3 Repairs to Trash Truck		\$2,425.29	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		C021009868:02	N
4 Repairs to Trash Truck		\$23.61	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		C021009893:01	N
5 Repairs to Trash Truck		\$42.69	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		C021009914:01	N
6 Repairs to Trash Truck		\$228.98	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		C021010036:01	N
7 Repairs to Trash Truck		\$620.08	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	11/17/25	11/17/25		C021010065:01	N
8 Repairs to Trash Truck		\$2,068.17	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	11/17/25	11/17/25		C021009868:03	N
9 Repairs to Trash Truck		390.63-	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	11/17/25	11/17/25		C021009916:01	N
10 Repairs to Trash Truck		181.25-	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	11/17/25	11/17/25		C021009917:01	N
11 Repairs to Trash Truck		312.50-	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	11/17/25	11/17/25		C021009915:01	N
		<u>\$5,332.98</u>										
25-03781	10/31/25	November 2025 Purchase Order										
1 Repairs to F1533		\$1,499.24	5-01-25-265-265-259	B	FIRE: Vehicle Repair Maintenan		R	10/31/25	11/14/25		R021007575	N
Vendor Total:		\$6,832.22										
CAN-AM												
25-03597	10/20/25	CAN-AM MERCHANDISING SYSTEMS*										
CABINET												
1 MC4D27 4-DRAWER CABINET COLO		\$1,970.00	5-01-25-240-240-278	B	POLICE DEPT: CID		R	10/20/25	11/19/25		55440	N
2 DIVBS24 SET OF 24 DIVIDERS		\$128.00	5-01-25-240-240-278	B	POLICE DEPT: CID		R	10/20/25	11/19/25		55440	N
3 SHIPPING & HANDLING		\$394.90	5-01-25-240-240-278	B	POLICE DEPT: CID		R	10/20/25	11/19/25		55440	N
		<u>\$2,492.90</u>										
Vendor Total:		\$2,492.90										
CASA PAY												
25-01746	06/03/25	CASA PAYROLL SERVICE										
11/21/2025 PR #24												
1 11/21/2025 PR #24		\$726.50	5-01-20-130-130-279	B	FIN: Other Contractual Service		R	06/03/25	11/20/25		1291062	N

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Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
DAVES R												
DAVE'S REBUILDING LIMITED LIAB												
Account Continued												
25-03561	10/20/25	October 2025 Purchase Order										
1	October 2025 Purchase Order	\$225.00	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli	R		10/20/25	11/17/25	2678		N
Vendor Total:		\$225.00										
DELL INC												
25-03609	10/20/25	LAPTOPS										
1	LAPTOPS	\$1,165.24	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DAR			10/20/25	11/18/25	10844663477		N
		\$1,165.24	5-01-25-265-267-295	B	AMB SV: Computer/Data Processi							N
		\$2,330.48										
25-03612	10/22/25	SERVERS										
1	SERVERS	\$12,469.31	5-01-42-252-252-202	B	CITY IF LINWOOD DISPATCH OE	R		10/22/25	11/19/25	10845156470		N
2		\$12,469.31	5-01-42-253-253-202	B	BOROUGH OF LONGPORT OE	R		10/22/25	11/19/25	10845156470		N
3		\$12,469.31	5-01-42-250-000-399	B	CITY OF NORTHFLD: Other Expens	R		10/22/25	11/19/25	10845156470		N
4		\$12,469.31	5-01-42-256-256-202	B	CITY OF PLEASANTVILLE DISPATCHR			10/22/25	11/19/25	10845156470		N
		\$49,877.24										
25-03775	10/31/25	BACKUP SERVER REPLACEMENT										
1	BACKUP SERVER REPLACEMENT	\$6,523.72	5-01-25-240-240-279	B	POLICE DEPT: Other Cont Serv	R		10/31/25	11/18/25	10846907855		N
25-03777	10/31/25	SERVER										
1	DELL SERVER	\$6,523.72	5-01-25-240-240-295	B	POLICE DEPT: Comp/Data Proces	R		10/31/25	11/19/25	10846907863		N
Vendor Total:		\$65,255.16										
DELTA 33												
25-02076	06/13/25	DELTA DENTAL PLAN OF NJ*										
1	DECEMBER 2025 BILLING	\$15,847.20	5-01-23-220-220-361	B	GROUP INS: Delta Dental	R		06/13/25	11/14/25	PM1215957		N
2	DECEMBER 2025 BILLING	\$4,733.12	5-01-23-220-220-361	B	GROUP INS: Delta Dental	R		06/13/25	11/14/25	PM1213784		N
		\$20,580.32										
Vendor Total:		\$20,580.32										
EAST WAR												
25-03528	10/16/25	EASTERN AUTO PARTS WAREHOUSE*										
1	October 2025 Purchase Order	\$15.57	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		10/16/25	11/17/25	21IV385018		N
2	October 2025 Purchase Order	\$4.62	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		10/16/25	11/17/25	21IV385662		N
3	October 2025 Purchase Order	\$92.43	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		10/16/25	11/17/25	21IV385490		N
4	October 2025 Purchase Order	\$48.41	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		10/16/25	11/17/25	21IV385625		N
5	October 2025 Purchase Order	\$13.92	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25	21IV386506		N

EGG HARBOR TOWNSHIP
Bill List By Vendor Id

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EAST WAR												
EASTERN AUTO PARTS WAREHOUSE*												
Account Continued												
6 October 2025 Purchase Order		\$37.28	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		21IV386583	N
7 October 2025 Purchase Order		\$13.45	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		21IV386973	N
8 October 2025 Purchase Order		\$13.45	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		21IV386960	N
9 October 2025 Purchase Order		\$12.24	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		21IV386959	N
10 October 2025 Purchase Order		\$19.76	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		21IV386872	N
11 October 2025 Purchase Order		\$507.35	5-01-22-195-196-259	B	ISNP: Vehicle Repair Maintenance	R		11/17/25	11/17/25		21IV385491	N
12 October 2025 Purchase Order		\$161.44	5-01-22-195-196-259	B	ISNP: Vehicle Repair Maintenance	R		11/17/25	11/17/25		21IV386584	N
13 October 2025 Purchase Order		\$74.00	5-01-22-195-196-259	B	ISNP: Vehicle Repair Maintenance	R		11/17/25	11/17/25		21IV387059	N
14 October 2025 Purchase Order		\$216.76	5-01-22-195-196-259	B	ISNP: Vehicle Repair Maintenance	R		11/17/25	11/17/25		21IV387056	N
15 October 2025 Purchase Order		\$34.24	5-01-22-195-196-259	B	ISNP: Vehicle Repair Maintenance	R		11/17/25	11/17/25		21IV387167	N
		<u>\$1,264.92</u>										
Vendor Total:		\$1,264.92										
EDWARD STEARNS												
25-03861	11/05/25	UNIFORM										
1 UNIFORM REIMBURSEMENT		\$464.00	5-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING	R		11/05/25	11/19/25		10/30/25 RCPT	N
Vendor Total:		\$464.00										
ELDER PEST CONTROL, INC*												
25-02864	08/19/25	COMM CENTER SPRAYING										
1 COMM CENTER SPRAYING		\$449.00	5-01-26-315-315-279	B	BUILDINGS: Other Contractual Service	R		08/19/25	11/17/25		227347	N
2 COMM CENTER SPRAYING		\$51.00	5-01-26-315-315-279	B	BUILDINGS: Other Contractual Service	R		11/17/25	11/17/25		227975	N
3 COMM CENTER SPRAYING		\$138.00	5-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool	R		11/17/25	11/17/25		227975	N
4 COMM CENTER SPRAYING		\$239.00	5-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool	R		11/17/25	11/17/25		229702	N
		<u>\$877.00</u>										
Vendor Total:		\$877.00										
ENGLISH CREEK SUPPLY*												
25-01828	06/03/25	K9 supplies										
1 K9 Food and Supplies		\$53.09	5-01-25-240-240-241	B	POLICE DEPT: K9 Food/Drugs	R		06/03/25	11/19/25		220001255711	N
Vendor Total:		\$53.09										
FLEETPRIDE, INC.*												
25-02444	07/08/25	October 2025 Purchase Order										
1 October 2025 Purchase Order		\$83.99	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		07/08/25	11/17/25		129362279	N
2 October 2025 Purchase Order		\$293.34	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		129916702	N

EGG HARBOR TOWNSHIP
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Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
FLEETPRI		FLEETPRIDE, INC.*	Account Continued									
3 October 2025 Purchase Order		\$1,301.50	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		129937413	N
		<u>\$1,678.83</u>										
25-03763	10/28/25	Disc Brakes Hub Handler										
1 Disc Brakes Hub Handler		\$1,340.60	C-03-25-015-000-914	B	ORD 15-2025 BUILDING IMPROVEMER			10/28/25	11/14/25		129848866	N
		Vendor Total:	\$3,019.43									
FW WEBB		F. W. WEBB COMPANY*										
25-03547	10/20/25	October 2025 Purchase Order										
1 October 2025 Purchase Order		\$78.38	5-01-25-265-265-259	B	FIRE: Vehicle Repair Maintenan	R		10/20/25	11/13/25		93001878	N
		Vendor Total:	\$78.38									
GENCHEVY		GENTILINI CHEVROLET LLC										
25-02992	09/03/25	September 2025 Purchase Order										
1 September 2025 Purchase Order		\$23.79	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R		09/03/25	11/17/25		170512	N
2 September 2025 Purchase Order		\$111.96	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R		11/17/25	11/17/25		170568	N
3 September 2025 Purchase Order		\$303.55	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R		11/17/25	11/17/25		170764	N
4 September 2025 Purchase Order		\$1,642.04	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		170337	N
5 September 2025 Purchase Order		\$1,761.65	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		170399	N
		<u>\$3,842.99</u>										
		Vendor Total:	\$3,842.99									
GENTILIN		GENTILINI FORD INC.*										
25-01770	06/03/25	OCTOBER 2025 PURCHASE ORDER										
1 OCTOBER 2025 PURCHASE ORDER		\$588.81	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		06/03/25	11/17/25		54079	N
2 OCTOBER 2025 PURCHASE ORDER		\$386.60	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		54107	N
3 OCTOBER 2025 PURCHASE ORDER		\$286.48	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		53049	N
4 OCTOBER 2025 PURCHASE ORDER		\$76.50	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		170294	N
5 OCTOBER 2025 PURCHASE ORDER		\$92.94	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		53082	N
6 OCTOBER 2025 PURCHASE ORDER		\$92.27	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		53092	N
7 OCTOBER 2025 PURCHASE ORDER		\$84.00	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		317270	N
8 OCTOBER 2025 PURCHASE ORDER		\$3,983.80	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		53217	N
9 OCTOBER 2025 PURCHASE ORDER		\$88.25	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		53397	N
10 OCTOBER 2025 PURCHASE ORDEI		17.61 -	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R		11/17/25	11/17/25		CM50730	N
11 OCTOBER 2025 PURCHASE ORDEI		\$265.92	5-01-25-265-265-259	B	FIRE: Vehicle Repair Maintenan	R		11/17/25	11/17/25		54029	N
12 OCTOBER 2025 PURCHASE ORDEI		\$1,097.09	5-01-25-265-265-259	B	FIRE: Vehicle Repair Maintenan	R		11/17/25	11/17/25		53916	N
13 OCTOBER 2025 PURCHASE ORDEI		\$628.48	5-01-25-265-267-259	B	AMB SV: Vehicle Repair Mainten	R		11/17/25	11/17/25		53268	N

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Vendor #	Name	Description	Contract	PO Type	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Type	Description				
Item Description									
LAWSON P	LAWSON PRODUCTS, INC.*								
25-03423	10/08/25	October 2025 Purchase Order							
1 October 2025 Purchase Order		\$499.45	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	10/08/25	11/13/25	9312860088
25-03425	10/08/25	November 2025 Purchase Order							
1 November 2025 Purchase Order		\$499.70	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	10/08/25	11/17/25	9312945465
	Vendor Total:	\$999.15							
LOWES HO	LOWES HOME CENTERS INC.*								
25-03578	10/20/25	October 2025 Purchase Order							
1 October 2025 Purchase Order		\$299.17	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli	R	10/20/25	11/14/25	991868
2 October 2025 Purchase Order		\$304.83	5-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool	R	11/14/25	11/14/25	982309
3 October 2025 Purchase Order		\$34.02	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli	R	11/14/25	11/14/25	998774
4 October 2025 Purchase Order		\$20.11	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli	R	11/14/25	11/14/25	995822
5 October 2025 Purchase Order		\$37.98	5-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool	R	11/14/25	11/14/25	981576
6 October 2025 Purchase Order		\$82.61	5-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool	R	11/14/25	11/14/25	999403
		\$778.72							
	Vendor Total:	\$778.72							
MAJESTIC	MAJESTIC OIL CO, INC *								
25-01904	06/03/25	October 2025 Purchase Order							
1 October 2025 Purchase Order		\$5,619.97	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	06/03/25	11/13/25	65115
3 October 2025 Purchase Order		\$5,635.90	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65295
4 October 2025 Purchase Order		\$5,061.26	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65531
5 October 2025 Purchase Order		\$5,040.09	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65747
6 October 2025 Purchase Order		\$2,077.09	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65827
7 October 2025 Purchase Order		\$4,671.38	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65915
8 October 2025 Purchase Order		\$1,733.06	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65103
9 October 2025 Purchase Order		\$3,142.74	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65327
10 October 2025 Purchase Order		\$3,696.24	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65561
11 October 2025 Purchase Order		\$4,592.11	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	65748
12 October 2025 Purchase Order		\$3,455.27	5-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp	R	11/13/25	11/13/25	66024
		\$44,725.11							
	Vendor Total:	\$44,725.11							
MARC FRI	MARC FRIEDMAN, ESQUIRE								
25-01874	06/03/25	Monthly Retainer - Nov 2025							

Vendor # P.O. #	Name PO Date	Description Amount	Charge Account	Acct Type	Contract Description	PO Type Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
MUNIC166		MUNICIPAL EMERGENCY SERVICES*									
25-02870	08/20/25	ARMOR									
1 GH ARMOR SYSTEMS ATLAS T9 SOI		\$2,818.80	5-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING	R	08/20/25	11/19/25		IN2373627	N
25-03611	10/21/25	Hurts Jaws Service for EHTFD									
1 Jaws Service for Bargaintown		\$3,270.48	5-01-25-265-265-279	B	FIRE: Equipment Certification	R	10/21/25	11/18/25		IN2337266	N
2 Jaws Service for Farmington		\$6,087.90	5-01-25-265-265-279	B	FIRE: Equipment Certification	R	10/21/25	11/18/25		IN2338948	N
3 Jaws Service for Cardiff		\$3,648.56	5-01-25-265-265-279	B	FIRE: Equipment Certification	R	10/21/25	11/18/25		IN2338946	N
4 Jaws Service for Scullville		\$6,383.50	5-01-25-265-265-279	B	FIRE: Equipment Certification	R	10/21/25	11/18/25		IN2337269	N
		<u>\$19,390.44</u>									
	Vendor Total:	\$22,209.24									
NIELSEN		NIELSEN FORD-MORRISTOWN INC*									
25-03303	09/30/25	2024 Ford F-250 X2B 4WD 8' Box									
1 2024 Ford F-250 X2B 4WD 8' Box		\$49,102.00	C-03-25-015-000-908	B	ORD 15-2025 PUB WORKS: VEHICLER		09/30/25	11/13/25		15077	N
	Vendor Total:	\$49,102.00									
NJ NENA		NEW JERSEY NENA*									
25-03841	11/03/25	training									
1 1 NJ NENA CONFERENCE ATTENDE		\$350.00	5-01-25-250-250-264	B	COMM: Service Division	R	11/03/25	11/19/25		2025-0026-0187	N
	Vendor Total:	\$350.00									
NJ STA60		NJ STATE ASSC CHIEF OF POLICE*									
25-03882	11/12/25	TRAINING									
1 REGISTRATION FOR THE CRITICAL		\$180.00	5-01-25-240-240-275	B	POLICE DEPT: Train Aids/Prog	R	11/12/25	11/19/25		IN-22774	N
	Vendor Total:	\$180.00									
ONESOURC		ONE SOURCE OF NEW JERSEY LLC									
25-03741	10/28/25	October 2025 Purchase Order									
1 October 2025 Purchase Order		\$592.70	C-03-25-015-000-914	B	ORD 15-2025 BUILDING IMPROVEMER		10/28/25	11/14/25		13378	N
	Vendor Total:	\$592.70									
PENNSYL		PENNSYLVANIA TURNPIKE COMM									
25-03948	11/20/25	TOLL FEES FOR PA TURNPIKE									
1 TOLL FEES FOR PA TURNPIKE		\$86.29	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R	11/20/25	11/20/25		145758159-1	N
2 TOLL FEES FOR PA TURNPIKE		\$27.02	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R	11/20/25	11/20/25		145758160-1	N
		<u>\$113.31</u>									
	Vendor Total:	\$113.31									

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PENNSYL												
PENNSYLVANIA TURNPIKE COMM												
Account Continued												
PMC ASSO												
25-03623	10/22/25	EQUIPMENT FOR R15-8										
1 R980		\$945.00	5-01-25-265-267-294	B	AMB SV: OTHER EQUIPMENT		R	10/22/25	11/18/25		INV-000978	N
2 ANTENNA PACKAGE		\$472.51	5-01-25-265-267-294	B	AMB SV: OTHER EQUIPMENT		R	10/22/25	11/18/25		INV-000978	N
3 DISCOUNT		105.00-	5-01-25-265-267-294	B	AMB SV: OTHER EQUIPMENT		R	10/22/25	11/18/25		INV-000978	N
		<u>\$1,312.51</u>										
Vendor Total:		\$1,312.51										
POLISTIN												
25-03879	11/12/25	POLISTINA & ASSOCIATES LLC										
1 Professional Planning Services		\$390.00	5-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	11/12/25	11/17/25		11-25-92	N
2 Professional Planning Services		\$715.00	5-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	11/12/25	11/17/25		11-25-91	N
3 Professional Planning Services		\$1,105.00	5-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	11/12/25	11/17/25		11-25-90	N
4 Professional Planning Services		\$585.00	5-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	11/12/25	11/17/25		11-25-89	N
5 Professional Planning Services		\$780.00	5-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	11/12/25	11/17/25		11-25-88	N
		<u>\$3,575.00</u>										
Vendor Total:		\$3,575.00										
PUGGI RE												
25-03432	10/08/25	AJ PUGGI RECYCLING, INC*										
1 October 2025 Purchase Order		\$2,200.00	5-01-32-865-865-324	B	LANDFILL/SOLID WASTE: Other Ex		R	10/08/25	11/13/25		11782	N
2 October 2025 Purchase Order		\$160.00	5-01-32-865-865-324	B	LANDFILL/SOLID WASTE: Other Ex		R	11/13/25	11/13/25		11786	N
		<u>\$2,360.00</u>										
Vendor Total:		\$2,360.00										
PURDY CO												
25-03854	11/05/25	PURDY COLLISION LLC										
1 EHTAL 19-2025		\$10,231.30	5-01-23-210-210-338	B	INS OTH: Joint Insurance Fund		R	11/05/25	11/17/25		9575-25	N
25-03857	11/05/25	EHTAL 18-2025										
1 EHTAL 18-2025		\$3,978.75	5-01-23-210-210-338	B	INS OTH: Joint Insurance Fund		R	11/05/25	11/17/25		9597-25	N
		<u>\$14,210.05</u>										
Vendor Total:		\$14,210.05										
REMINGTO												
25-03931	11/14/25	REMINGTON & VERNICK										
1 Professional Services Rendered		\$8,100.00	G-02-05-812-001-301	B	TRANSPORTAION IMPROVEMENT GR		GR	11/14/25	11/18/25		0108T260-15	N

EGG HARBOR TOWNSHIP
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SOUTH 48												
SOUTH JERSEY WELDING*												
Account Continued												
25-03582	10/20/25	October 2025 Purchase Order										
1 October 2025 Purchase Order		\$359.79	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli		R	10/20/25	11/18/25		1820399	N
2 October 2025 Purchase Order		\$211.72	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli		R	11/18/25	11/18/25		1819049	N
3 October 2025 Purchase Order		\$8.06	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli		R	11/18/25	11/18/25		1822885	N
		<u>\$579.57</u>										
25-03715	10/24/25	OXYGEN										
1 DP CYLINDER MEDICAL OXYGEN		\$379.31	5-01-25-240-240-292	B	POLICE DEPT: Vehicle Equipment		R	10/24/25	11/19/25		0001823625	N
3 DP CYLINDER MEDICAL OXYGEN		\$16.30	5-01-25-250-250-264	B	COMM: Service Division		R	11/19/25	11/19/25		0001823625	N
		<u>\$395.61</u>										
Vendor Total:		\$975.18										
SP AUTO												
25-03421	10/08/25	October 2025 Purchase Order										
1 October 2025 Purchase Order		\$1,069.79	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	10/08/25	11/17/25		I-005683916	N
2 October 2025 Purchase Order		\$558.17	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005683918	N
3 October 2025 Purchase Order		\$511.20	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005683841	N
4 October 2025 Purchase Order		\$90.07	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005684014	N
5 October 2025 Purchase Order		\$185.80	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005684341	N
6 October 2025 Purchase Order		\$245.76	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005683867	N
7 October 2025 Purchase Order		\$38.01	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005685059	N
8 October 2025 Purchase Order		\$129.40	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005685036	N
9 October 2025 Purchase Order		\$690.42	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	11/17/25	11/17/25		I-005689095	N
10 October 2025 Purchase Order		\$204.34	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	11/17/25	11/17/25		I-005685039	N
11 October 2025 Purchase Order		\$221.38	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	11/17/25	11/17/25		I-005695129	N
		<u>\$3,944.34</u>										
Vendor Total:		\$3,944.34										
STAPLES												
25-03804	10/31/25	STAPLES ADVANTAGE*										
		SUPPLIES										
1 781470 COPY STAMP		\$8.48	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	10/31/25	11/19/25		6047326560	N
2 659760 ASSORTED HIGHLIGHTERS		\$11.29	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	10/31/25	11/19/25		6047326560	N
3 321689 DRAFT STAMP		\$5.30	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	10/31/25	11/19/25		6047326560	N
4 1538610 STAMP INK REFILLS		\$5.44	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	10/31/25	11/19/25		6047326560	N
5 781473 VOID STAMP		\$8.92	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	10/31/25	11/19/25		6047326560	N
6 QUA9338 EXPANSION ENVELOPES		\$39.72	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	10/31/25	11/19/25		6047326560	N

Vendor #	Name		Description	P.O.#	PO Date	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Type	Acct Description								
STAPLES	STAPLES ADVANTAGE*	Account Continued										
7 2622595 COPY STAMP	\$16.19	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp	R				10/31/25	11/19/25	6047326560	N
8 781465 ORIGINAL STAMP	\$8.67	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp	R				10/31/25	11/19/25	6047326560	N
	<u>\$104.01</u>											
25-03870	supplies											
1 Item #: 24398921	\$291.72	5-01-20-100-100-291	B	ADMIN: Office Furniture & Equi	R				11/06/25	11/17/25	6047397808	N
	Vendor Total:	\$395.73										
STEPHON	STEPHON GIBBS											
25-03816	Clothing Reimbursement 2025											
1 Clothing Reimbursement 2025	\$160.00	5-01-26-305-305-220	B	SANAT: Uniform/Clothing	R				10/31/25	11/14/25	92637	N
25-03913	Clothing Allowance Reimburseme											
1 Clothing Allowance Reimburseme	\$130.10	5-01-26-305-305-220	B	SANAT: Uniform/Clothing	R				11/14/25	11/20/25	11/8/25 RECEIPT	N
	Vendor Total:	\$290.10										
T MOBILE	T-MOBILE USA, INC.*											
25-03866	subpoena											
1 Charges of Subpoena Phone	\$50.00	5-01-25-240-240-278	B	POLICE DEPT: CID	R				11/06/25	11/19/25	L2510280054	N
	Vendor Total:	\$50.00										
TELESYST	TELESYSTEM*											
25-01776	municipal phones and internet											
1 Various Municipal Lines and	\$2,011.30	5-01-31-440-440-399	B	TELEPHONE: Miscel Expense	R				06/03/25	11/19/25	1511153	N
	Vendor Total:	\$2,011.30										
THE HU33	FC THE HUB, LLC											
25-03567	October 2025 Purchase Order											
1 October 2025 Purchase Order	\$350.00	5-01-26-300-300-222	B	EQ MNT: UNIFORM,CLOTHING	R				10/20/25	11/13/25	10/25/25 RCPT	N
2 October 2025 Purchase Order	\$350.00	5-01-26-300-300-222	B	EQ MNT: UNIFORM,CLOTHING	R				11/13/25	11/13/25	10/17/25 RCPT	N
3 October 2025 Purchase Order	\$52.54	5-01-26-300-300-222	B	EQ MNT: UNIFORM,CLOTHING	R				11/13/25	11/13/25	10/24/25 RCPT	N
4 October 2025 Purchase Order	\$175.00	5-01-26-290-290-220	B	ROADS: Uniform/Clothing	R				11/13/25	11/13/25	10/2/25 RCPT	N
5 October 2025 Purchase Order	\$89.04	5-01-26-320-320-222	B	GROUPDS: Uniforms	R				11/13/25	11/13/25	10/27/25 RCPT	N
6 October 2025 Purchase Order	\$255.02	5-01-26-320-320-222	B	GROUPDS: Uniforms	R				11/13/25	11/13/25	10/2/25 RCPT	N
	<u>\$1,271.60</u>											
	Vendor Total:	\$1,271.60										
THOMAS R	THOMAS ROCCO											
25-03897	UNIFORM											
	11/12/25											

Vendor #	Name	Description	Charge Account	Acct Type	Contract	PO Type	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount			Description						
Item Description											
THOMAS R	THOMAS ROCCO	Account Continued									
1 UNIFORM REIMBURSEMENT		\$800.00	5-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING	R	11/12/25	11/19/25	11/6/25	RECEIPT	N
Vendor Total:		\$800.00									
TIM COLE	TIMOTHY COLELLA										
25-03916	11/14/25	REIMBURSE									
1 REIMBURSEMENT FOR FOOD DURII		\$50.90	5-01-25-240-240-273	B	POLICE DEPT: Mtging,Conv/Conf	R	11/14/25	11/20/25	11/11&11/13	RCT	N
2 UNIFORM REIMBURSEMENT		\$453.00	5-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING	R	11/14/25	11/20/25	11/13/25	RCPT	N
		\$503.90									
Vendor Total:		\$503.90									
TOSHIBA	TOSHIBA FINANCIAL SERVICES*										
25-03275	09/25/25	PLANNING COPIER									
1 PLANN COPIER-CONTRACT PAYMNT		\$111.08	5-01-20-130-130-279	B	FIN: Other Contractual Service	R	09/25/25	11/17/25	568712236		N
2 PLANN COPIER-SUPPLY FREIGHT		\$5.00	5-01-20-130-130-279	B	FIN: Other Contractual Service	R	09/25/25	11/17/25	568712236		N
		\$116.08									
Vendor Total:		\$116.08									
TREASU48	TREASURER STATE OF NEW JERSEY										
25-03798	10/31/25	Elevator Safety Inspection Fee									
1 Elevator Safety Inspection Fee		\$636.00	5-01-26-290-290-275	B	ROADS: Training Aids & Programs	R	10/31/25	11/14/25	4421206		N
Vendor Total:		\$636.00									
UNIFAID	UNIFIRST FIRST AID CORP*										
25-03796	10/31/25	October 2025 Purchase Order									
1 October 2025 Purchase Order		\$861.68	5-01-26-290-290-232	B	ROADS: Road Materials & Suppli	R	10/31/25	11/14/25	B156916		N
2 October 2025 Purchase Order		\$154.91	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R	11/14/25	11/14/25	2253295		N
		\$1,016.59									
Vendor Total:		\$1,016.59									
USBANKEQ	U.S. BANK EQUIPMENT FINANCE *										
25-02090	06/13/25	Copier Lease - Admin									
1 Copier Lease - Admin		\$232.30	5-01-20-100-100-291	B	ADMIN: Office Furniture & Equi	R	06/13/25	11/17/25	568773691		N
Vendor Total:		\$232.30									
VASSO	VASSO SYSTEMS, INC.*										
25-01271	04/08/25	April 2025 Purchase Order									
1 April 2025 Purchase Order		\$1,232.65	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R	04/08/25	11/13/25	121185		N

Vendor #	Name	Description	Contract	PO Type	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Type	Description				
Item Description									
WB MASON									
W.B. MASON CO., INC.*									
Account Continued									
1 BOSTICH ELECTRIC STAPLER		\$14.61	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
2 SHARP EL-1801V CALCLTR		\$90.98	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
3 BOSTICH DESKTOP STAPLER		\$16.42	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
4 AVERY LASER ADDRESS LABELS		\$57.94	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
5 AVERY HEAVY DUTY 3 RING BINDEF		\$106.85	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
6 WALL CALENDER REFILL 2026		\$16.17	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
7 POST IT DISP POP UPS		\$13.99	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
8 POST IT STICKY NOTES		\$21.13	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
9 KLEENEX		\$18.99	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
10 MONTHLY CALENDER 2026 x2		\$30.18	5-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	10/20/25	11/13/25	257662980
		\$387.26							
OFFICE SUPPLIES									
25-03822	10/31/25								
1 UNIVERSAL BINDER CLIPS, MEDIUM		\$2.55	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	258031826
2 SCOTCH DOUBLE SIDED TAPE		\$4.28	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
3 HIGHLAND INVISIBLE TAPE, 12PK		\$7.44	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
4 LINED POST IT NOTES 4X6		\$50.00	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
5 FLAGSHIP STANDARD STAPLES,		\$8.20	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
6 KLEENEX		\$39.38	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
7 GLUE STICKS, 30BOX		\$12.26	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
8 GLUE STICKS, 12PK		\$1.86	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
9 PACKING TAPE STRIPS, 50PK		\$5.51	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
10 PACKING TAPE, 6 ROLLS		\$14.55	5-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	10/31/25	11/14/25	
		\$146.03							
print clicks									
25-03865	11/06/25								
1 MPS BW & Color Printing Clicks		\$1,020.86	5-01-25-240-240-265	B	POLICE DEPT: Printing/Binding	R	11/06/25	11/19/25	257813993
Vendor Total:		\$6,098.37							
Total Purchase Orders: 131 Total P.O. Line Items: 402 Total List Amount: \$848,587.58 Total Void Amount: \$0.00									

Totals by Year-Fund	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
Fund Description							
CURRENT FUND:	5-01	\$743,712.97	\$0.00	\$743,712.97	\$0.00	\$0.00	\$743,712.97
	C-03	\$73,696.75	\$0.00	\$73,696.75	\$0.00	\$0.00	\$73,696.75
STATE & FEDERAL GRANTS A	G-02	\$31,177.86	\$0.00	\$31,177.86	\$0.00	\$0.00	\$31,177.86
Total Of All Funds:		\$848,587.58	\$0.00	\$848,587.58	\$0.00	\$0.00	\$848,587.58

Egg Harbor Township
Resolution No. 556
2025

Authorizing the Township Committee to convene into a Closed Executive Session to discuss matters which may involve personnel and/or legal matters

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss matters involving personnel and/or legal matters as follows:

Personnel	Anticipated Disclosure
Legal	Anticipated Disclosure

WHEREAS, minutes will be kept and once the matter(s) involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the public be excluded from this meeting.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk