GENERAL MEETING OF THE MAYOR AND TOWNSHIP COMMITTEE
AGENDA
JULY 21, 2026
7:00 PM

MEETING CALLED TO ORDER

SALUTE TO FLAG

OPENING PRAYER

ROLL CALL

COMMITTEEMAN BORRELLI	_____
COMMITTEEMAN FLAMINI	_____
COMMITTEEMAN GLIKAS	_____
COMMITEEWOMAN LEE	_____
COMMITTEEWOMAN LEVERETT	_____
COMMITTEEMAN PEOPLES	_____
COMMITTEEMAN WATKINS	_____
COMMITTEEMAN WILSON	_____
MAYOR LAWRENCE	_____

OTHER OFFICIALS PRESENT

"OPEN PUBLIC MEETINGS LAW" ANNOUNCEMENT:
This meeting is being conducted in full compliance of the "Open Public Meetings Law" and notices were sent to the Courier Post and The Hammonton Gazette and other news media. In addition, the notice was provided on the Official Bulletin Board. This meeting is being electronically recorded.

EMERGENCY EXITS:
Please be aware in the event of an emergency, all persons in the courtroom should exit the courtroom quickly and orderly, using the two main doors in the courtroom and then locate the nearest exit to safety. In addition, all cell phones shall be turned off or placed on vibrate during the Township meeting.

MEETING SCHEDULE:
Please be aware Governing Body meetings for 2026 are held the second and fourth Tuesdays of the month with the exception of July, August, and December, being the third Tuesday of the month and November being the second Tuesday of the month. All residents are encouraged to attend all meetings.

ANNOUNCEMENTS

1. Winslow Township proclaims mandatory restriction of the use of water for certain purposes. Even numbered addresses can water on even numbered days and odd numbered addresses can water on odd numbered days. Water usage is restricted to 5:00 am to 7:00 am and 7:00 pm to 9:00 pm. Outside water usage is prohibited on the 31st day of the month.

2. Winslow Township Family Day will be held on Saturday, August 22, 2026 from 2:00 pm - 7:00 pm at New Brooklyn Park. Local vendors, activities and community fun for all ages. Earth Wind and Fire tribute "Let's Groove Tonight" will be performing at 6:00 pm

3. Winslow Township Police presents National Night Out 2026 will be held on Tuesday, August 4th, 2026 at 6:00 pm at the Winslow Township Municipal Complex. Games trucks, music, giveaways, free food and more. All are welcome!

4. Mayor Lawrence and the Governing Body presents Painting in the Park on July 22nd at Frank Donio Memorial Park (Kite Making & Flying) from 6:00 pm - 7:30 pm

MINUTES OF PREVIOUS MEETING

Minutes from the June 9, 2026 Workshop/Business Meeting have been distributed and are now subject to approval.

PROCLAMATIONS

None.

SECOND READING OF ORDINANCES

1. ORDINANCE TO ESTABLISH A CAP BANK AND EXCEED THE MUNICIPIAL BUDGET APPROPRIATION LIMITS FOR THE 2026 MUNICIPAL BUDGET (N.J.S.A 40A:4-45.14)
   CAP ORD 2026 for intro.docx

PRESENTATIONS

2026 MUNICIPAL BUDGET:

1. 2026 Budget PowerPoint Presentation by Mr. Gallagher and Mr. Dringus

2. Resolution Authorizing the Reading of the Budget by Title Only

3. 2026 Budget Hearing

4. Adoption of 2026 Municipal Budget

res budget by title 2026.doc
2026 condensed budget -condensed final.pdf

CLAIMS APPROVAL

A List of Claims has been submitted by Treasury for approval and individual vouchers are available for review.
Claims List 07 21 2026.pdf
07 21 2026.pdf

COMMUNICATIONS

INTRODUCTION OF ORDINANCES

1. ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING ORDINANCE O-2024-026 AUTHORIZING A FINANCIAL AGREEMENT PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW WITH K. HOVNANIAN VILLAGES AT HAYS MILL CREEK, LLC
   Ordinance - Total Disabled Veteran Exemption-51 Sweetgum Road.docx

2. AN ORDINANCE OF THE TOWNSHIP OF WINSLOW ACCEPTING A DEED OF DEDICATION FOR CERTAIN OPEN SPACE LANDS WITHIN THE ROYAL RIDGE DEVELOPMENT PURSUANT TO PLANNING BOARD APPROVALS
   Ordinance Accepting Deed of Dedication Open Space.docx
   1. Deed of Dedication with Legal Description.pdf

3. AN ORDINANCE OF THE TOWNSHIP OF WINSLOW AUTHORIZING THE GRANT OF A SANITARY SEWER EASEMENT ACROSS MUNICIPALLY OWNED PROPERTY FOR THE BENEFIT OF THE ROYAL RIDGE DEVELOPMENT, AUTHORIZING CONNECTION TO THE TOWNSHIP SANITARY SEWER SYSTEM, AUTHORIZING A UTILITY EASEMENT ACROSS CHEWS LANDING ROAD, AND RESERVING CERTAIN MUNICIPAL RIGHTS RELATING THERETO
   Ord Grant of Utility Easement and Maintenance Agreement.docx
   4. Utility Easement and Maintenance Agreement with Exhibits (Rev. 7-15-26).pdf

4. AN ORDINANCE OF THE TOWNSHIP OF WINSLOW ACCEPTING CERTAIN UTILITY AND EMERGENCY ACCESS EASEMENTS WITHIN THE ROYAL RIDGE DEVELOPMENT AND AUTHORIZING MUNICIPAL ACCESS, MAINTENANCE, REPAIR, REPLACEMENT, COST RECOVERY, AND LIEN ENFORCEMENT RELATED THERETO
   Utility & Emergency Access Easements Ordinance.docx
   Apartments - Utility and Emergency Access Easement with Exhibits.pdf
   Townhouse - Utility and Emergency Access Easement with Exhibits.pdf

5. ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE I, CHAPTER 296-3.C “DISTRICTS ESTABLISHED; PROHIBITED USES” TO INCLUDE “DATA NODE”, AMENDING ARTICLE I, CHAPTER 296-7 “DEFINITIONS” TO REDEFINE THE TERM “DATA CENTER” AND DEFINE THE TERM “DATA NODE” WITHIN PINELANDS AREAS OF WINSLOW TOWNSHIP
   ORDINANCE Prohibiting Data Nodes and Redefining Data Center in Pinelands Areas.docx

6. ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING ARTICLE II, CHAPTER 294-10. “DEFINITIONS” TO REDEFINE THE TERM “DATA CENTER”AND DEFINE THE

TERM “DATA NODE” TO AMEND AND SUPPLEMENT ARTICLE I, CHAPTER 294-8.3 “PROHIBITED USES”, TO INCLUDE “DATA NODES” WITHIN NON-PINELANDS AREAS OF THE WINSLOW TOWNSHIP CODE
ORDINANCE Reefining Data Center and Defining Data Nodes NON-PINELANDS.docx

RESOLUTIONS

1. Resolution Of The Mayor And Township Committee Of The Township Of Winslow Supporting Artheon Inc.’s NJDOT Municipal Aid Application Submission (FY2027) For Walden Chase Phase 2 Pavement Preservation
artheon - NJDOT app FY 2027 walden chase phase 2 pavement preservation.doc
ltr 2026-07-06 dority Walden Chase Phase 2 SAGE app.pdf

2. A Resolution Providing For The Refund Of Monies For Vacant And Abandoned Property Registration
res auth Bron Refund - vacant propery reg.docx

3. Resolution Authorizing The Township Of Winslow To Participate In OMNIA Partners Public Sector Contract No. R-TC-17006 (Formerly U.S. Communities) For The Online Marketplace Purchase Of Products And Services On An As-Needed Basis
Resolution authorizing the use of Omni Partners.docx

4. Resolution Recognizing The Appointment Of Police Officer(s) For The Winslow Township Police Department
Resolution req for New Hires July 2026.pdf
Appt Police Officers provisional- 7-21-26.doc

5. Resolution Providing For A Meeting Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 - *Matters Relating to the Employment Relationship*
Executive Session New Format - Personnel Matter 7-21-26.docx

6. Resolution Of The Township Of Winslow, County Of Camden, And State Of New Jersey Adopting The Revised Rehabilitation Program Manual For The Township Of Winslow
Winslow Twp - Trust Fund Owner Occupied & Rental Operating Manual Rev July 2026.pdf
Resolution Adopting revised Rehab Manual 7-21-26.docx

7. Resolution Reducing Performance Guarantee for Ravello Court
Res-performance guarantee reduction-Ravello Court.pdf
bond_estimate_pdf.pdf
excel_pdf.pdf

8. Resolution Authorizing 2026/2027 Plenary Retail Consumption License Renewals
RETAIL-CONSUMPTION 2026-2027 #3.pdf

9. Resolution Providing For Closing And Refund of Developers' Escrow Budget #E 1227 Bank #7766731721 358 Wallington LLC 368 Cross Keys Road
E1227 Close Out Resolution 2026-07-07 rev.pdf
E 1227 Close Out Memo 2026-07-07.pdf

10. Resolution Authorizing Cancellation of Tax Levy - Jershey Madrigal

Madrigal J. - 2 Villa Circle.pdf
Madrigal, J. - TDV.pdf

11. Resolution Authorizing Cancellation of Tax Levy - Richard Congleton
Congleton R. - 23 Fountaine Court.pdf
Congleton, R. - TDV.pdf

12. Resolution Authorizing Cancellation of Tax Levy - Veronica Valdes-Melendez
Valdes-Melendez V. - 193 South Route 73.pdf
Valdes-Melendez, V. - TDV.pdf

13. Resolution Authorizing Cancellation of Tax Levy - Neil Rigney
Rigney N. - 107 Curcio Lane.pdf
Rigney, N. - TDV.pdf

14. Resolution Placing a Lien on Various Properties - Grass Cutting Liens
Grass Liens - various blocks and lots July 21, 2026 General Meeting.doc
20260716102557679.pdf

15. Resolution Authorizing Cancellation of Tax Levy - Lisa Morales
Morales L. - 2 Sleepy Hollow Court.pdf
Morales, L. - TDV.pdf

16. Resolution Authorizing Acceptance Of A Deed Of Dedication For An Open Space Parcel Within The Royal Ridge Development
1. Deed of Dedication with Legal Description.pdf
Resolution Accepting Deed of Dedication.docx

17. Resolution Authorizing Execution And Recording Of A Utility Easement And Maintenance Agreement In Favor Of Hallmark Homes – Royal Ridge, LLC In Connection With The Royal Ridge Development
Utility Easement and Maintenance Agreement with Exhibits (Rev. 7-15-26).pdf
Resolution Authorizing Utility Easement and Maintenance Agreement.docx

18. Resolution Granting An Extension Of Resource Extraction Permits For Heidelberg Materials Northeast, LLC, New Freedom And Oak Terrace Tracts For An Additional Forty-Five (45) Days

Mining Extension - heidelberg 45 day ext 7-21-26.pdf

MUNICIPAL CLERK TO SWEAR IN NEW POLICE OFFICERS:

TABLED ITEMS-UNFINISHED BUSINESS

UNFINSIHED BUSINESS

NEW BUSINESS

1 Engineer's report - Artheon, Inc. dated July 21, 2026
Winslow Township July 2026 Engineers Report.pdf

2. Engineer's Report - Remington & Vernick dated July 2026
July 2026 DMU Engineer's Report.pdf

3. Block Party Request - Florence Avenue on August 15, 2026 from 3:00 pm - 10:00 pm
(*No action required by the Governing Body*)

4. Block Party Request - Wilson Drive on August 29, 2026 from 8:00 am - 8:00 pm
(*No action required by the Governing Body)*

BUSINESS LICENSE APPLICATIONS

1. Adel RX, Inc. dba Winslow Pharmacy (NEW OWNER)
510 Williamstown Road
Suite 3
Sicklerville, NJ 08081

2. Dollar Tree
510 Williamstown Road
Sicklerville, NJ 08081
20260717102747710.pdf

CLOTHING/DONATION BINS

1. Turnkey Enterprises
801 W. Vulcanite Avenue
Alpha, NJ 08865

Location: 438 Tansboro Road
20260714115636843.pdf

PUBLIC PARTICIPATION:

COMMENTS BY OFFICIALS

CLOSING PRAYER

CLOSED EXECUTIVE SESSION

RETURN TO OPEN SESSION:

ADJOURNMENT

TIME

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN, NEW JERSEY

ORDINANCE TO ESTABLISH A CAP BANK AND EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS FOR THE 2026 MUNICIPAL BUDGET (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local government CAP Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.0% ($696,277.24) unless authorized by ordinance to increase it to 3.5% ($1,218,485.17) over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.-15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate ($1,218,485.17) as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Township Committee of the Township of Winslow in the County of Camden finds it advisable to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations,

WHEREAS, the Mayor and Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final 2026 budget shall be retained as an exception to the final appropriation in either of the next two succeeding years.

WHEREAS, by the mayor and Township Committee of the Township of Winslow in the County of Camden, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year,, the final appropriations of the Township of Winslow shall, in accordance with this ordinance and N.J.S.A. 4-45.14, be increased by 3.5%, amounting to $1,218,485.17, and that the CY 2026 municipal budget for the Township of Winslow be approved and adopted in accordance with this ordinance, and,

NOW, THEREFORE, BE IT ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final 2026 appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED that a certified copy of this ordinance, upon adoption, with the recorded vote included thereon, be filed with the Director within 5 days after such adoption.

Introduced: June 23, 2026

Adopted:

Marie D. Lawrence, Mayor

Lisa Dority, RMC
Municipal Clerk

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RESOLUTION AUTHORIZING THE READING OF THE 2026 BUDGET BY TITLE ONLY

WHEREAS, N.J.S.A. 40A:4-8, as amended by L.2015, c.95, §14,2015, provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full Governing Body, providing that at least one week prior to the date of hearing, a complete copy of the budget has been made available for public inspection, and has been made available to each person upon request; and

WHEREAS, these two conditions have been met.

NOW, THEREFORE, BE IT RESOLVED, that the budget shall be read by title only.

ADOPTED: July 21, 2026

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk
Township of Winslow

R-2026-_____

WINSLOW TOWNSHIP 2026 BUDGET PRESENTATION

PRESENTED BY
JOSEPH GALLAGHER
AND
STEPHEN DRINGUS

Overview of 2026 General Budget

General Budget:

- Maintains the same level of services and providing additional services.

- Provides continued funding of Economic Development initiatives, which have added over $135 million in new tax ratables since 2014.

TOWNSHIP OF WINSLOW

MUNICIPAL PURPOSE TAX RATE COMPARISON - 2025 to 2026

	2025	2026
Amount to be Raised by Taxation - Municipal Purposes	$ 19,999,964.00	$ 21,441,044.00
Net Taxable Valuation	$ 2,758,607,500.00	$ 2,772,577,300.00
Municipal Purpose Tax Rate	0.00725002	0.00773325
Average Assessed Value	$ 177,700.00	$ 177,700.00
Municipal Purpose Tax	$ 1,288.33	$ 1,374.20

	Dollar Impact	Rate Impact
2025	$ 1,288.33	0.00725002
2026	$ 1,374.20	0.00773325
Increase/(Decrease) Based Upon Average Assessed Value	$ 85.87	.0004832

4.832 Cents

Assessed Value	2026	2025	Variance	Per Month/Per Day
Average Assessed Value	$1,374.20	$1,288.33	$85.87	$7.16/$0.24
$250,000.00	$1,933.31	$1,812.51	$120.81	$12.08/$0.40
$300,000.00	$2,319.98	$2,175.01	$144.97	$8.18/$0.28
$350,000.00	$2,706.64	$2,537.51	$169.13	$14.09/$0.47
$400,000.00	$3,093.30	$2,900.01	$193,.29	$16.11/$0.54

Highlights – Projects 2025

Pickleball Courts

At David Iuliucci Park

Tot Lot Install at Villa East Park & Swings at Albion Park

Various Road Projects with County including Mays Landing Rd

Addition of Residential Chatbot “Ask Winnie”

Police Department Accreditation Completed

Residential Festivities & Events

- Virtua Mobile Farmers Market every Wednesday
- Gas and Electric Utility Assistance Programs
- Assistance in Filing for Water Payment Assistance Program
- PAS-1– Collaborated with 4th Legislative District and other state offices to Bring Filing Program to Winslow
- Senior Bus for local seniors Monday-Friday
- Job Fair each October and April
- Easter Egg Hunt
- Bringing arts to the township through “Painting In the Park”
- Independence Day Fireworks at High School
- Juneteenth
- Winslow Township Family Day
- Green Fair and Shredder Event
- Memorial Day –at Township War Memorial
- New Jersey Motor Vehicle events
- Fall Festival at Miller’s Farm
- Dr. Martin Luther King, Jr. awards event
- Tree Lighting Festival
- Annual Health Fair with Local Vendors each October
- Veterans Day event at War Memorial every November
- Cancer Warriors & Survivors celebration - September
- Domestic Violence Awareness – October
- Junior Police Academy
- National Night Out



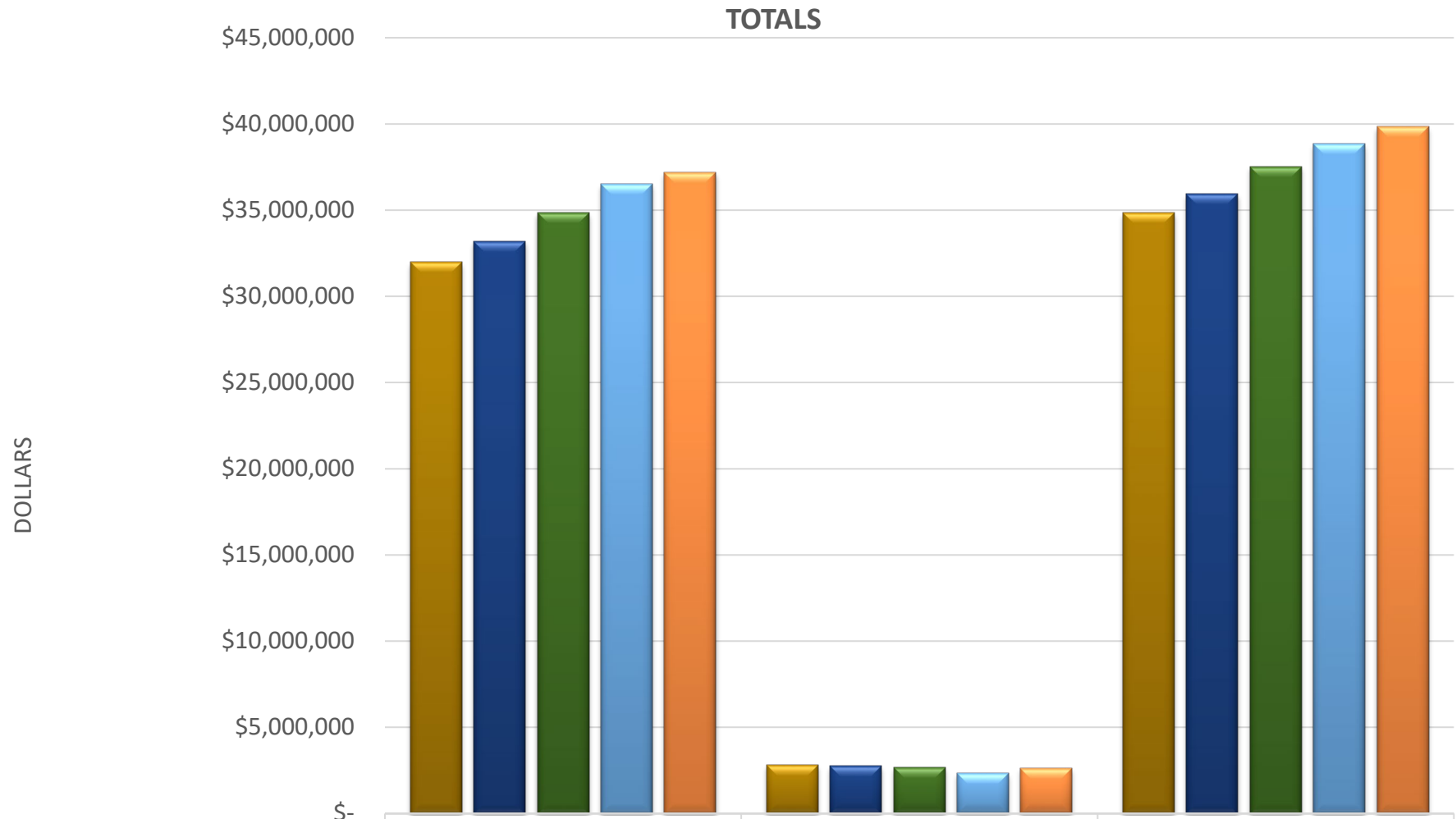
Mayor Lawrence and Governing Body

Township Administrator

Office of Administation	Municipal Clerk's Office	Finance Office	Assessing Office	Tax Collection Office	Court Office	Utilities Department	Planning/Zoning/Board of Health	Construction Office	Public Works Department	Police Department
Administrator	Municipal Clerk	Chief Financial Officer	Assessor	Tax Collector	Municipal Court Administrator	Superintendent of Water and Sewer	Secretary of Board Commission	Construction Official	Director of Public Works	Chief of Police
Assistant to Administrator/Mayor	Deputy Municipal Clerk	Sr Payroll Clerk	Sr. Assistant Tax Assessor	Assistant Tax Collector	Deputy Municipal Court Administrator	Executive Assistant	Administrative Secretary	Assistant Construction Official – P/T	Administrative Clerk	Deputy Chief of Police
Personnel Technician	Bus Driver	Administrative Clerk	Clerk 3	(3) Keyboarding Clerk 1	(4) Keyboarding Clerk 1	Administrative Clerk	Secretarial Assistant	Administrative Clerk	(2) Keyboarding Clerk 1	(2) Police Captains
Payroll Supervisor	Clerk 3		Keyboarding Clerk 1 P/T			Sr Pump Station/ Water Repairer	Keyboarding Clerk 2	Housing Inspector	General Supervisor Roads	(5) Patrol Lieutenants
Keyboarding Clerk 1	Keyboarding Clerk 2					Pump Station/Meter Repairer		Building Inspector – P/T	General Supervisor Maintenance Repairer	(7) Police Sergeants
Program Coordinator	Keyboarding Clerk 1					Sewer/Water Repairer 2		Plumbing Subcode Inspector – P/T	General Supervisor of Public Works	Administrative Clerk
Supervisor of Code Enforcement						(2) Sewer/Water Repairer 1		(2)Electrical Subcode Inspector – P/T	Supervising Mechanic	(2) Police School Resource Officers
Supervisor of Animal Control						(3) Laborer 1		(2) Keyboarding Clerk 3	Supervisor of Sanitation	(3) Administrative Police Officers
Administrative Clerk								Keyboarding Clerk 1	(2) Maintenance Grounds Worker 3	(9) Detectives
(2) Code Enforcement Officers									Senior Mechanic	(2) K-9 Officers
Animal Control Officer									(4) Mechanic	(63) Police Officers
									Motor Broom Operator	(2) Sr SLEOII
									Heavy Equipment Operator	(2) SLEOII
									Sign Maker 1	Records Support Technician 4
									(2) Truck Driver	Records Support Technician 3
									(11) Compaction Truck Drivers	(2) Records Support Technician 2
									(21) Laborer 1	Records Support Technician 1
										(2) Court Attendant – P/T

SUMMARY OF CHANGES IN PERSONNEL BY DEPARTMENT

DEPARTMENT	2022	2023	2024	2025	2026
Administration	11 FT/1PT	11 FT/1PT	11 FT/2 PT	11 FT/2 PT	12 FT
Assessing	2 FT/1 PT	3 FT/1PT	3 FT/1 PT	3 FT/1 PT	3 FT/1 PT
Clerk's Office	6	6	7	6	6
Court Office	6	6	5	6	6
Construction Office	6 FT/4 PT	6 FT/5 PT	6 FT/5 PT	6 FT/5 PT	6 FT/5 PT
Health	2	1	1	1	1
Public Works	36 FT/ 1 PT	30 FT	30 FT	30 FT	53 FT
Police Department*	95*	94*	97*	98*	106*
Planning and Zoning	2	2	3	3	3
Purchasing	0	0	3	3	3
Treasury	3	3	2	2	2
Tax Collection	5	5	5	5	5
Water and Sewer	12	11	11	11	11
Totals	178 FT/15 PT	170 FT/15 PT	173 FT/16 PT	175 FT/16 PT	210 FT/14 PT
*Police Officers	80 & 3 SP2	79 & 3 SP2	83 & 3 SP2	84 & 3 SP2	94 & 4 SP2
*Non-police	7	7	6	6	6
*Part time	5	5	5	5	2



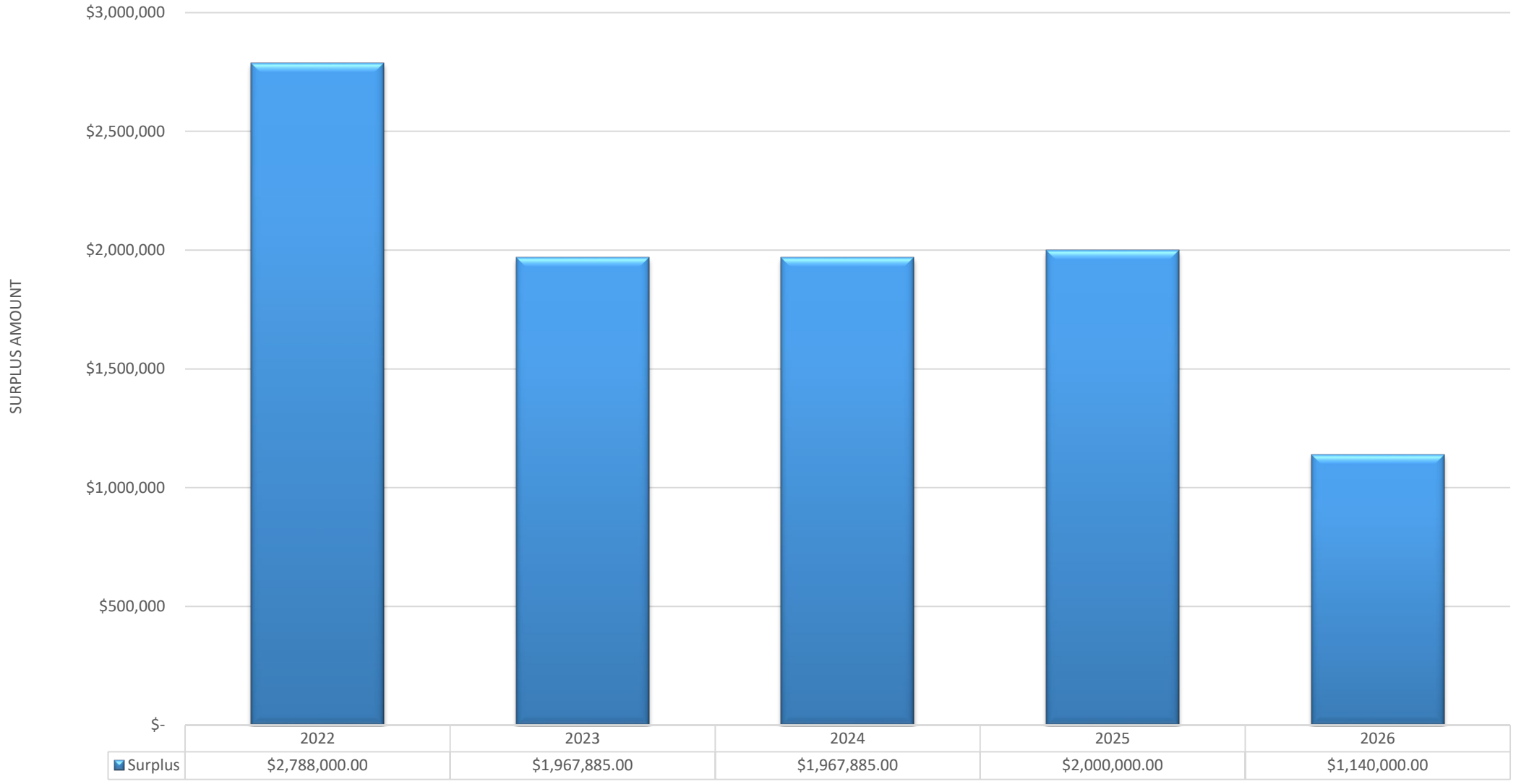
	Total Appropriations-excluding grants	Reserve for Uncollected Taxes	Total Budget-excluding grants
2022 Budget	$31,997,613.92	$2,819,847.00	$34,817,460.92
2023 Budget	$33,195,792.39	$2,737,778.00	$35,933,570.39
2024 Budget	$34,851,001.50	$2,680,320.07	$37,531,321.57
2025 Budget	$36,513,361.98	$2,352,176.00	$38,865,537.98
2026 Budget	$37,200,228.73	$2,631,331.98	$39,831,560.71

History of Grants

GRANTS AWARDED

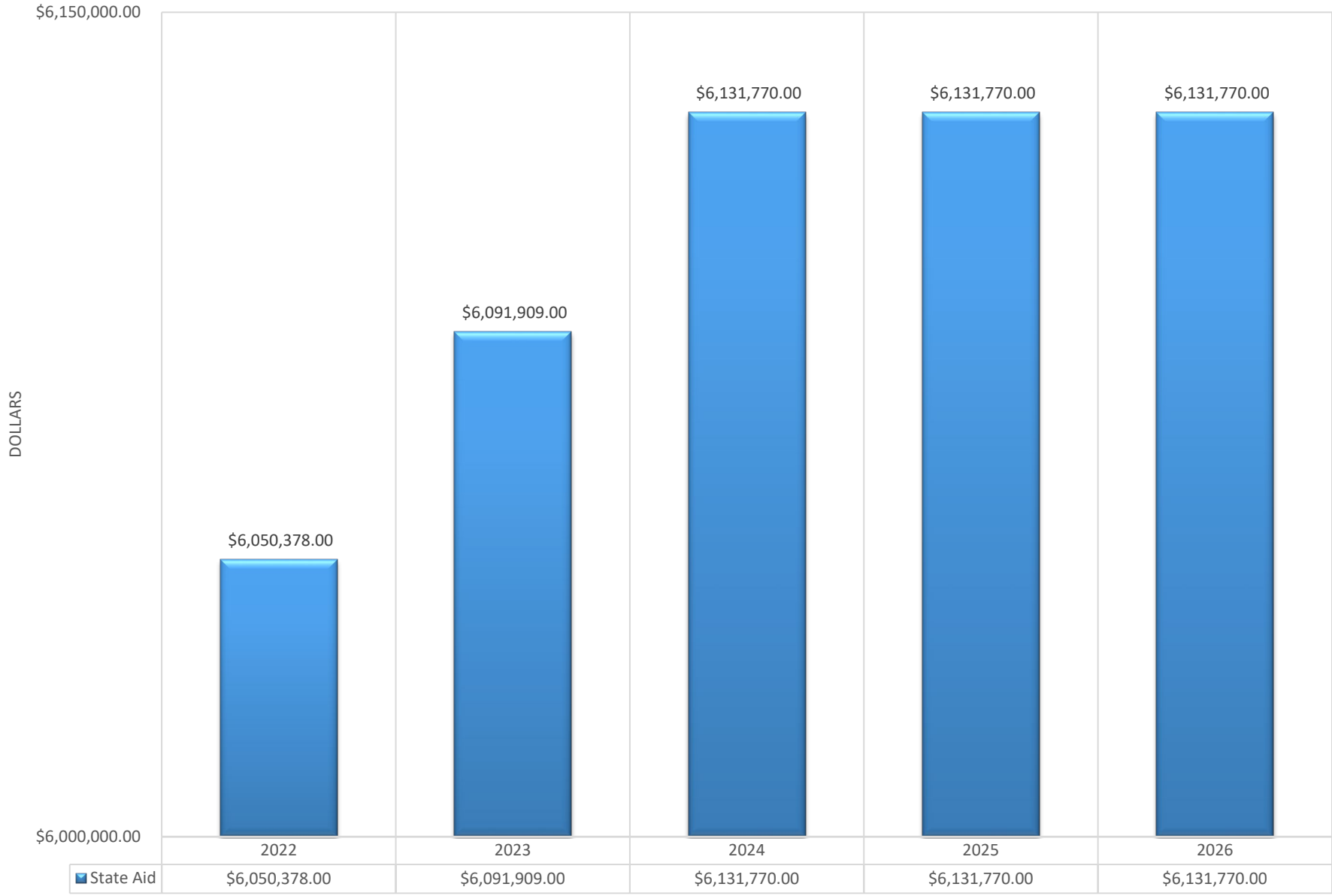
	#	2021	2022	2023	2024	2025	Total	
Clean Communities		$ 84,844.02	$ 87,634.58	$ 98,292.54	$ 111,642.39	$ 110,728.48		
Safe & Secure Neighborhoods		$ 32,400.00	$ 32,400.00	$ 32,400.00	$ 45,150.00	$ 45,150.00		
Drunk Driving Grants		$ 9,760.75	$ 5,906.76			$ 28,655.24		
Bulletproof Vests/Body Armor			$ 5,042.32	$ 22,080.65		$ 16,068.37		
Recycling Tonnage Grant		$ 39,943.20	$ 38,884.26	$ 44,584.32	$ 44,611.36	$ 43,729.26		
Police Body Cameras		$ 199,724.00						
Cross County Connection		$ 2,500.00	$ 2,250.00	$ 3,250.00	$ 2,250.00	$ 2,500.00		
SJ Gas Grant								
Department of Community Affairs Recreation Grant					$ 71,000.00	$ 487,000.00		
JAG Grants					$ 10,459.00	$ 10,661.00		
Gunshot Detection Grant				$ 285,452.00				
State Community Partnership Grant				$ 2,500.00				
Lead Paint Remdiation Grant				$ 23,500.00				
Clean Fleet Electric Vehicle Initiative			$ 12,000.00					
National Opioid Settlement			$ 37,358.02	$ 39,082.50		$ 174,689.65		
Municipal Aid-Road Program-Wiltons Corner Paving			$ 311,477.00					
Municipal Aid-Road Program-Wiltons Corner Paving-Phase 2						$ 338,221.00		
Municipal Aid-Road Program-Walden Chase Paving					$ 304,141.00			
NJDOT Grants			$ 278,951.00					
Camden County Open Space Grant		$ 50,000.00		$ 50,000.00				
Community Outreach Program			$ 2,495.14	$ 2,500.00				
HUD-Improvements to West Atco Community Center				$ 3,000,000.00				
NJ Transportation Trust Fund-Road Program								
Emergency Management		$ 10,000.00	$ 10,000.00	$ 10,000.00				
CDBG		$ 69,100.00	$ 65,000.00	$ 111,022.00	$ 59,550.00	$ 47,000.00		
SAGE Strategic Enforcement Grant						$ 20,000.00		
Municipal AllianceAgainst Drug & Alcohol Abuse:								
Grant			$ 8,535.00	$ 8,535.00	$ 9,735.00	$ 7,735.00		
Municipal Match			$ 2,133.75	$ 2,133.75	$ 1,933.75	$ 1,933.75		
DMHAS Youth Leadership Grants			$ 3,000.00	$ 3,000.00	$ 3,000.00			
NJDEP Stromwater Mapping Grant				$ 25,000.00				
Total		$ 498,271.97	$ 903,067.83	$ 3,763,332.76	$ 663,472.50	$ 1,334,071.75	$ 7,162,216.81	
Total Grant Funds		$ 498,271.97	$ 900,934.08	$ 3,761,199.01	$ 661,338.75	$ 1,331,938.00	$ 7,153,681.81	99.88%
Total Municipal Matches			$ 2,133.75	$ 2,133.75	$ 2,133.75	$ 2,133.75	$ 8,535.00	0.12%
Total		$ 498,271.97	$ 903,067.83	$ 3,763,332.76	$ 663,472.50	$ 1,334,071.75	$ 7,162,216.81	100.00%

SURPLUS



	2022	2023	2024	2025	2026
Surplus	$2,788,000.00	$1,967,885.00	$1,967,885.00	$2,000,000.00	$1,140,000.00

State Aid


$6,150,000.00
$6,000,000.00
DOLLARS
$6,050,378.00
$6,091,909.00
$6,131,770.00
$6,131,770.00
$6,131,770.00
2022
2023
2024
2025
2026
State Aid
$6,050,378.00
$6,091,909.00
$6,131,770.00
$6,131,770.00
$6,131,770.00

2026
Progress In Services

- Increasing accessibility to forms and online services to include chatbot and expansion into Eventbrite to reach more residents
- Expansion of direct-residential programs and events such as fireworks and additional Painting in the Park events.
- Automation of specific documentation processes (such as vendor registration) to increase production and grow time management within offices
- Increase in community services and shared services between offices

Utilities Department 2026

<u>The Winslow Township Utilities Water Distribution System consists of:</u>

Approximately 153 miles of Water Main

Approximately 11,322 Water Meters and Connections

760 Fire Hydrants

2 Elevated Water Storage Tanks

3 Water Treatment Facilities

7 Water Pumping Facilities

<u>The East Elmtowne Water Distribution System consists of:</u>

Approximately 4.3 miles of Water Main

Approximately 211 Water Connections

2 Water Pumping Facilities

<u>The Winslow Township Utilities Sewer Collection System consists of:</u>

Approximately 103.4 miles of Sewer Main

Approximately 9,619 Sewer Connections

Code Enforcement/Animal Control Cases
2024 vs. 2025 – Mostly Remained Steady

For Date Period From 01/01/2024 Through 12/31/2024

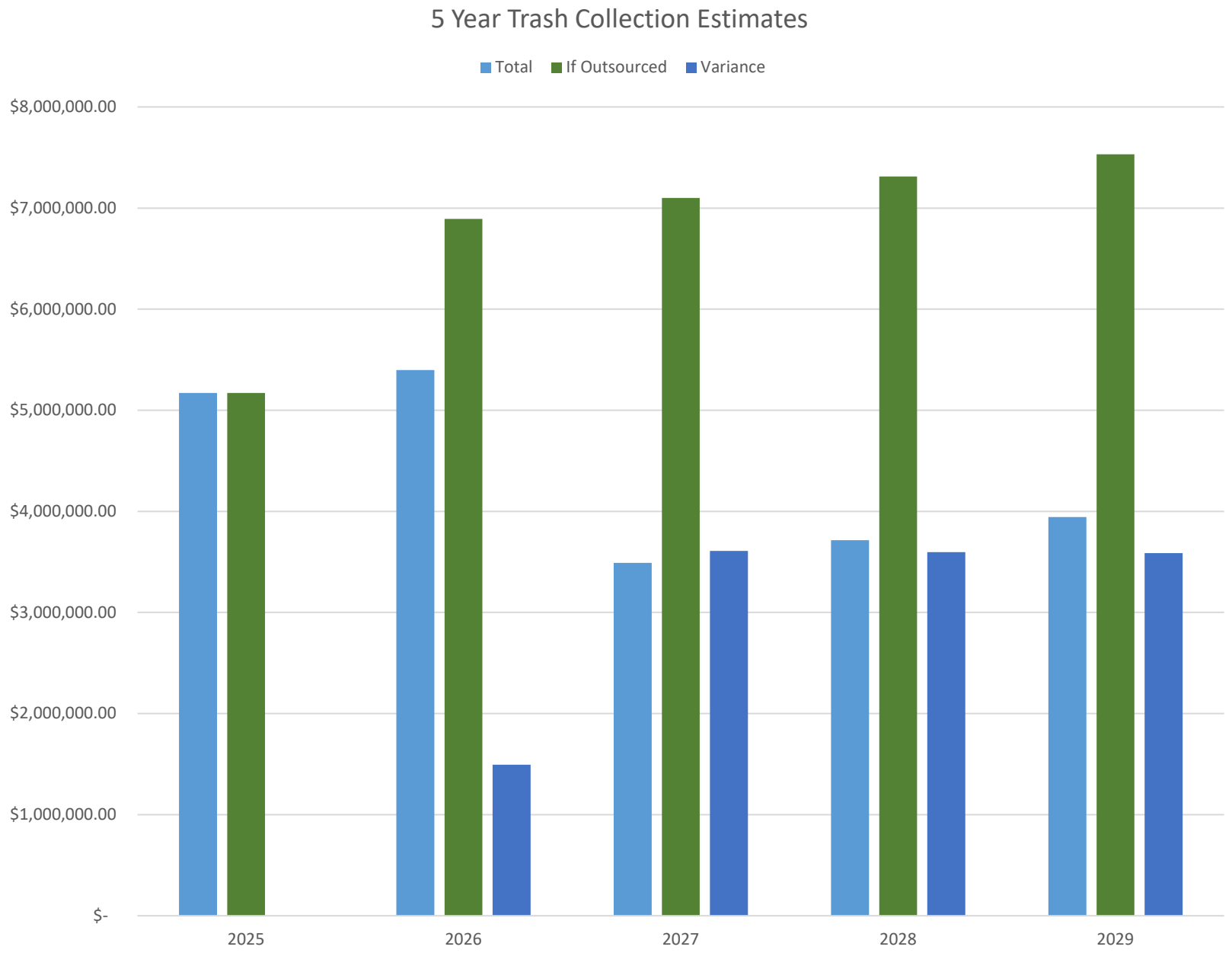
Topic	Count
Property Maintenance 10 Day	488
Trash	407
Animal Control	333
Reg with ProChamps	104
Planning & Zoning Issues	96
Toter Requests - Additional	88
Property Maintenance 15-Day	52
Vehicle/Trailer 3-Day	45
Vehicles 10-Day	26
Illegal Dumping	17
Property Maintenance 5-Day	16
Property Maintenance 30 Day	12
Filed Aban/Vacant Prop Reg ONLY	10
Roadway Obstruction	9
Exterior Property	4
Housing - Rent Control	4
ADMIN USE - Board Up	2
Signage Planning & Zoning	1
Water Restriction	1
Total	1715

For Date Period From 01/01/2025 Through 12/31/2025

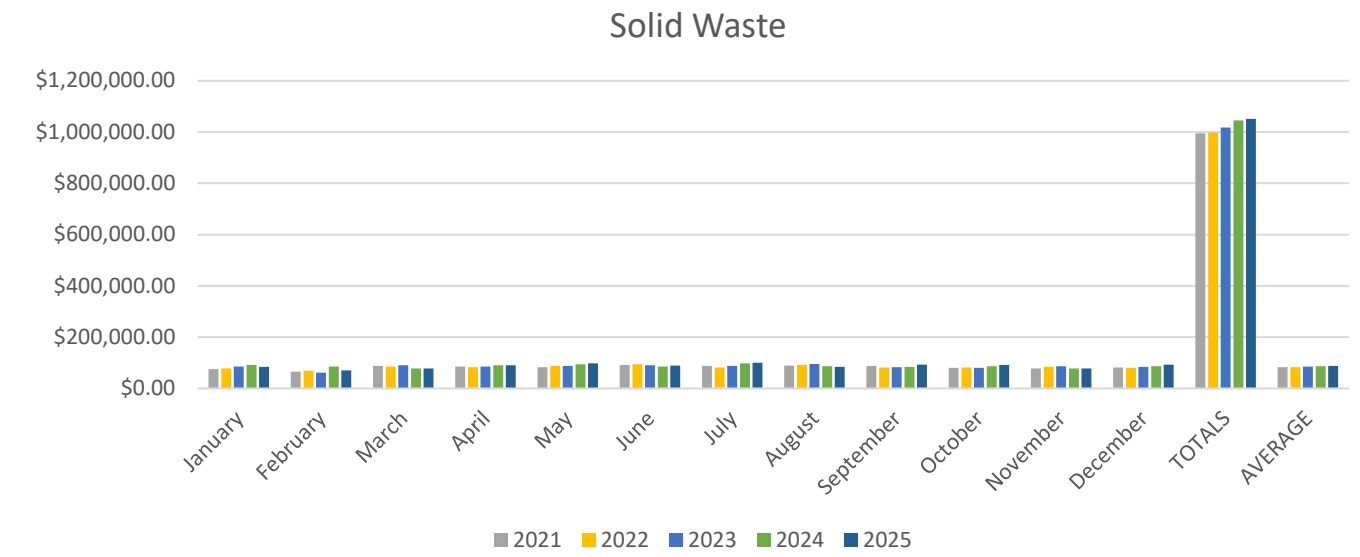
Topic	Count
Property Maintenance 10 Day	449
Animal Control	362
Trash	320
Planning & Zoning Issues	156
Reg with ProChamps	106
Toter Requests - Additional	103
Property Maintenance 15-Day	84
Vehicles 10-Day	57
Vehicle/Trailer 3-Day	57
Property Maintenance 5-Day	35
Property Maintenance 30 Day	13
Illegal Dumping	8
Exterior Property	6
Roadway Obstruction	5
ADMIN USE - Board Up	2
Filed Aban/Vacant Prop Reg ONLY	2
Signage	1
ADMIN USE - DEMOLITION REVIEW	1
Total	1767

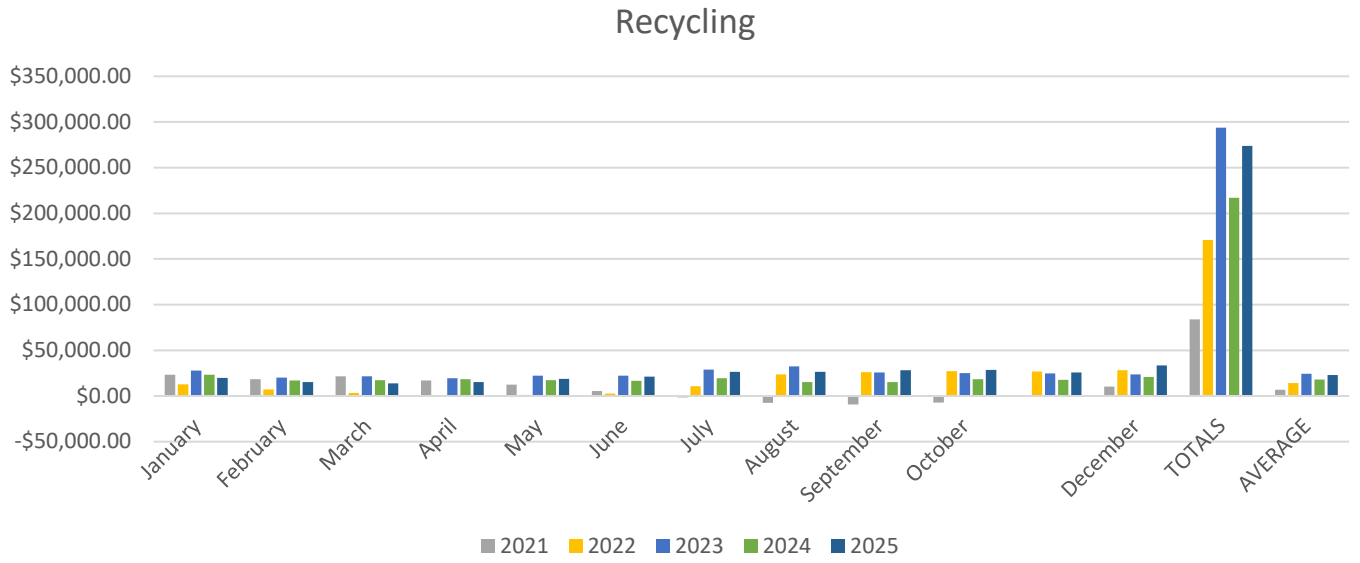
Major Appropriation Line-Item Changes

	Increase/(Decrease)
Solid Waste Collection (Contractual)	(655,312.00)
Solid Waste Collection Salaries	$525,000.00
Fuel	$46,000.00
Traffic Lighting	$32,500.00
Employers Share of Pension-PFRS	$146,466.00
Employer Share of Pension-PERS	($49,200.00)
Snow Removal	$33,000.00
Emergency Appropriations	$940,660.03
Debt Service	$124,869.72
Total	**$1,143,983.75**

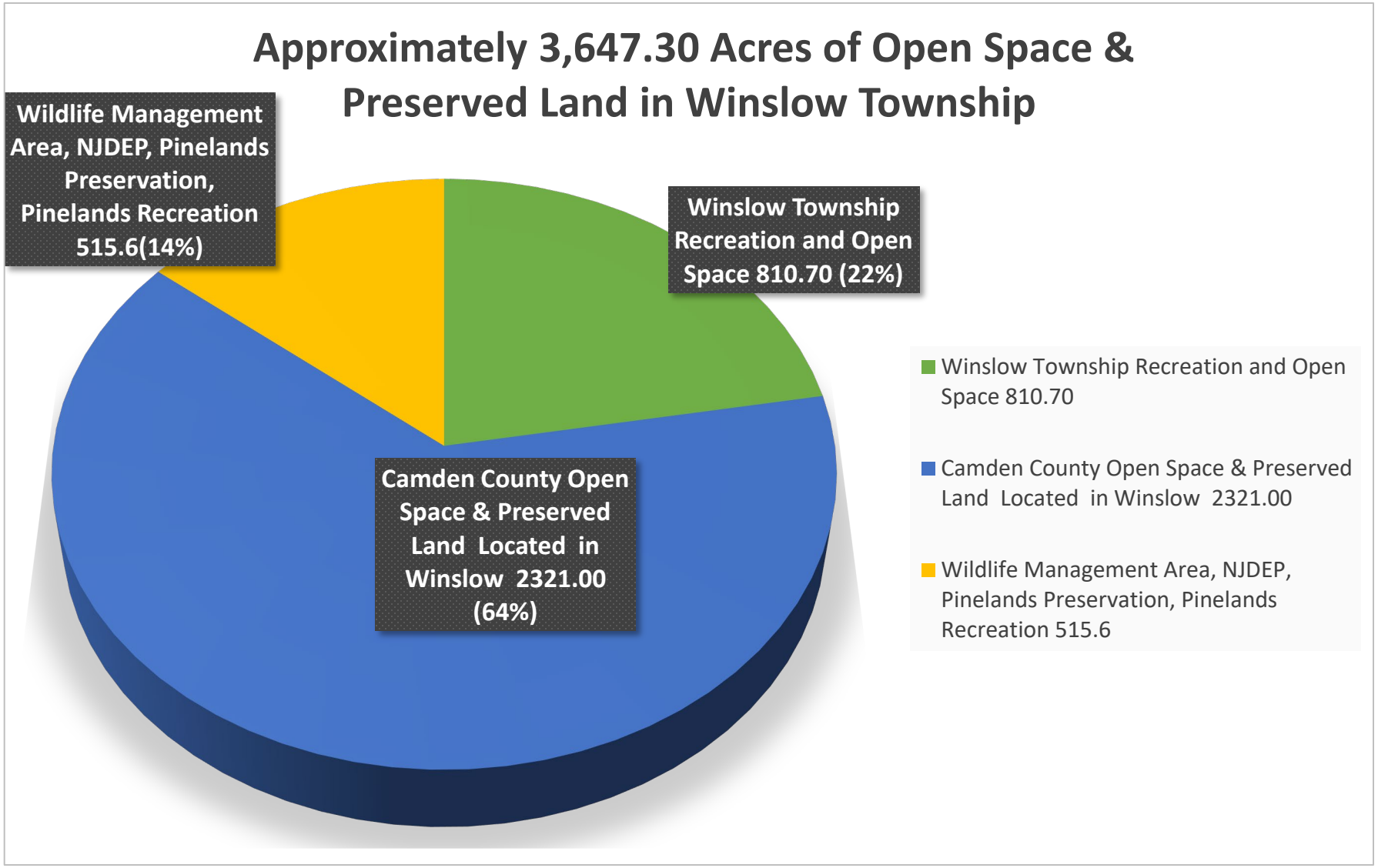

5 Year Trash Collection Estimates
Total
If Outsourced
Variance
$8,000,000.00
$7,000,000.00
$6,000,000.00
$5,000,000.00
$4,000,000.00
$3,000,000.00
$2,000,000.00
$1,000,000.00
$-
2025
2026
2027
2028
2029

Solid Waste/Recycling Disposal Costs



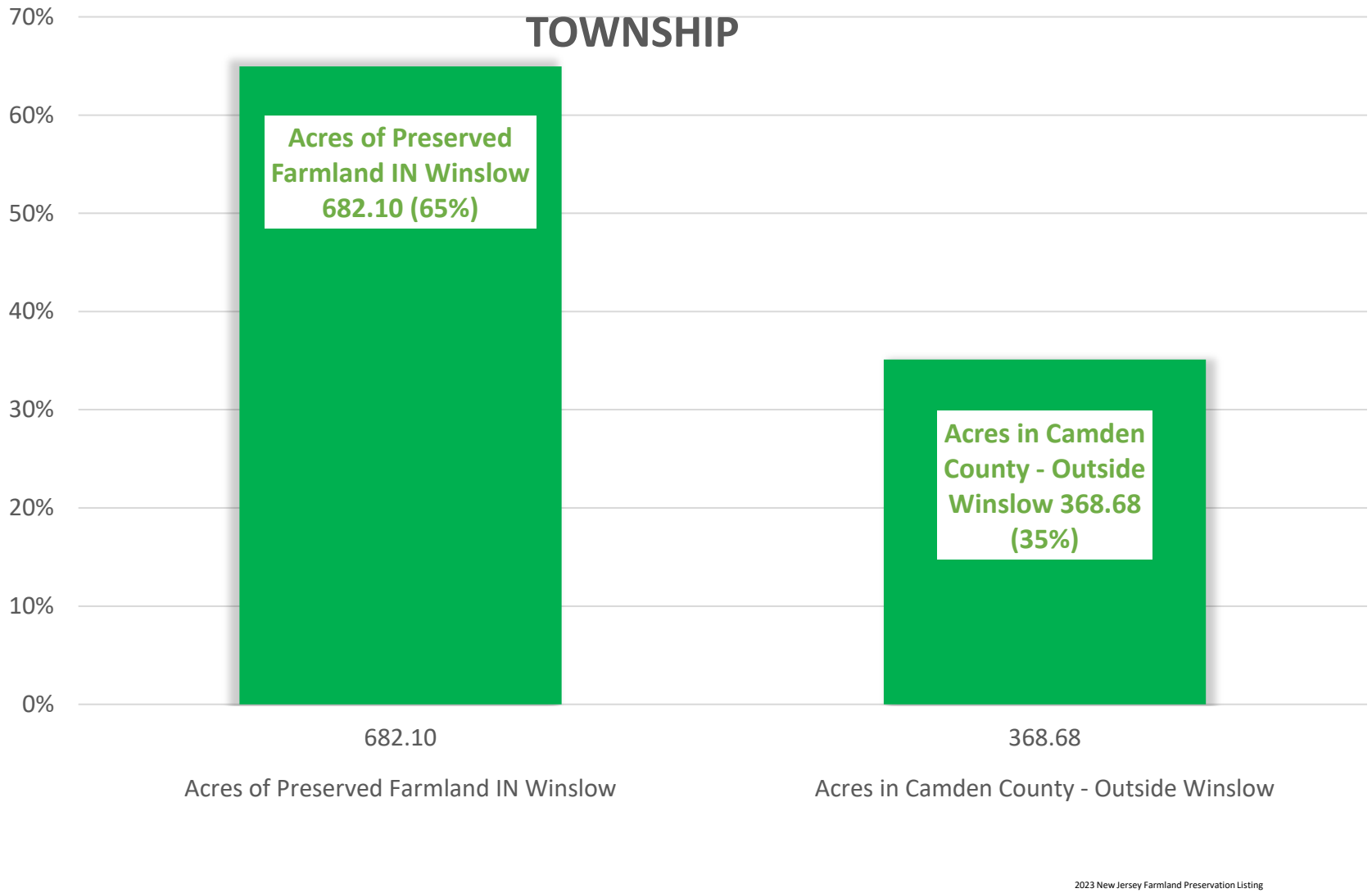


Approximately 3,647.30 Acres of Open Space & Preserved Land in Winslow Township



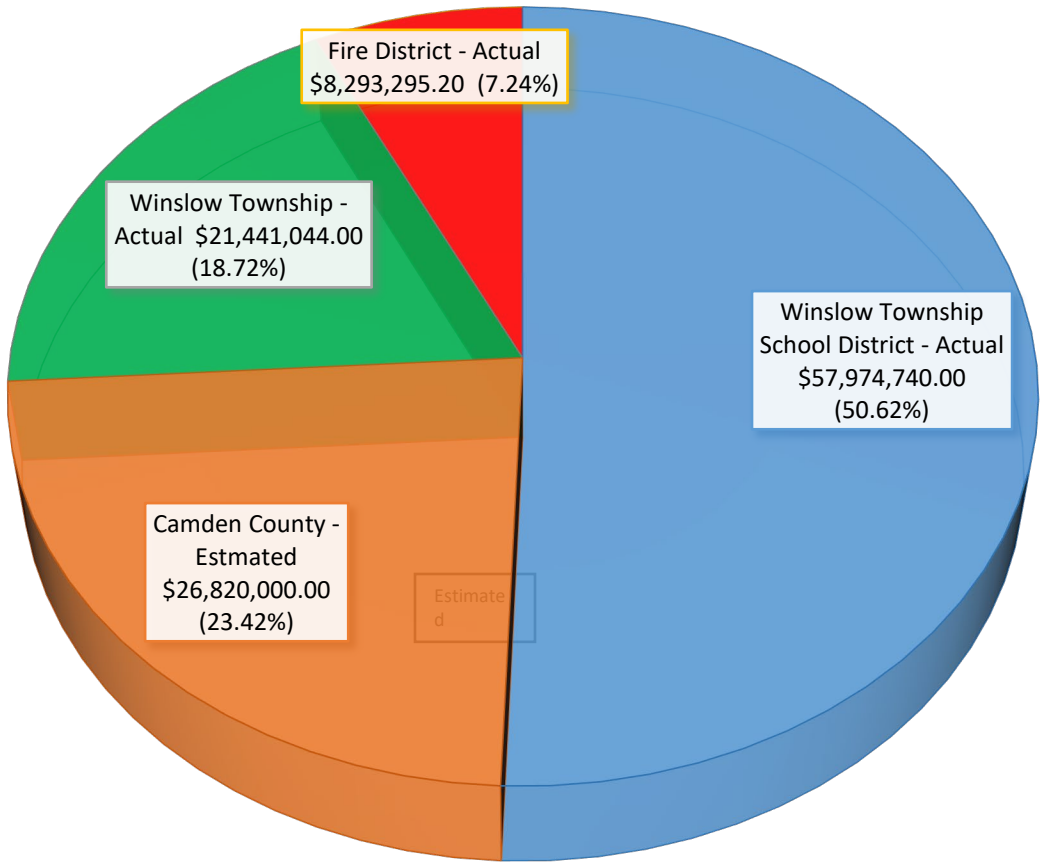
NJ Recreation & Open Space, Camden County Open Space and Tax Data

PERMANENTLY PRESERVED FARMLAND IN WINSLOW TOWNSHIP



2023 New Jersey Farmland Preservation Listing

2026 PERCENTAGE OF TAX DOLLAR ALLOCATIONS



FUTURE 2026 AND BEYOND…

- Continue to explore shared service options and innovative ideas with Camden County and other Municipal Governments
- Continuous evaluation of how services are provided in the effort to reduce spending and increase productivity.
- Continue Winslow's efforts for smart growth and develop strategic Economic Development Plans.
- Continue our commitment to exceptional municipal services and healthy growth of community amenities and options.

Ranges	Item Status	Purchase Types	Misc
Range: *First to Last* ***Rcvd Batch Id Range:*** *First to Last*	***Open:*** *N* ***Void:*** *N* ***Paid:*** *N* ***Held:*** *Y* ***Aprv:*** *N* ***Rcvd:*** *Y*	***Bid:*** *Y* ***State:*** *Y* ***Other:*** *Y* ***Exempt:*** *Y*	***P.O. Type:*** *All* ***Include Project Line Items:*** *Yes* ***Format:*** *Detail without Line Item Notes* ***Include Non-Budgeted:*** *Y* ***Vendors:*** *All*

Vendor # / *P.O. #* / *Item Description*	*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*
A0430	ACE PLUMBING & ELECTRICAL SUPP										
26-01490	06/02/26	DMU SUPPLIES									
1 DMU SUPPLIES		$515.20	6-09-55-502-747	B	Distribution System -Contracted Service	R	06/02/26	07/01/26		S5403477.001	N
	Vendor Total:	**$515.20**									
A0520	ACTION UNIFORM										
26-00747	03/09/26	Lt. Class B									
1 Lt. Class B		$1,424.00	6-01-25-240-129	B	Uniforms	R	03/09/26	06/24/26		89567	N
26-01848	07/01/26	Class B Initial Issue									
1 Class B Initial Issue		$12,257.00	6-01-25-240-129	B	Uniforms	R	07/01/26	07/01/26			N
	Vendor Total:	**$13,681.00**									
A0990	AETNA										
26-01976	07/16/26	Aetna 08.2026									
1 Aetna 08.2026		$19,780.80	6-01-23-220-117	B	Insurance - Medical	R	07/16/26	07/16/26			N
2 Aetna 08.2026		$13,187.20	6-09-55-502-517	B	Insurance - Group	R	07/16/26	07/16/26			N
		$32,968.00									
	Vendor Total:	**$32,968.00**									
A1250	ALBION AUTO PARTS										
26-01886	07/07/26	TOWING UNIT 3417 F250 TRUCK									
1 TOWING UNIT 3417 F250 TRUCK		$100.00	6-01-26-315-138	B	Contracted Vehicle Maint.	R	07/07/26	07/07/26		128169	N
	Vendor Total:	**$100.00**									
A3034	AMERIHEALTH ADMINISTRATORS INC										
26-01970	07/16/26	AmeriHealth Claims 07.06.26									
1 AmeriHealth Claims 07.06.26		$66,441.25	6-01-23-220-117	B	Insurance - Medical	R	07/16/26	07/16/26			N
2 AmeriHealth Claims 07.06.26		$44,294.17	6-09-55-502-517	B	Insurance - Group	R	07/16/26	07/16/26			N
		$110,735.42									
26-01971	07/16/26	AmeriHealth Claims 07.13.26									

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
A3034	AMERIHEALTH ADMINISTRATORS INC				*Account Continued*							
1 AmeriHealth Claims 07.13.26		$36,177.43	6-01-23-220-117	B	Insurance - Medical		R	07/16/26	07/16/26			N
2 AmeriHealth Claims 07.13.26		$24,118.28	6-09-55-502-517	B	Insurance - Group		R	07/16/26	07/16/26			N
		$60,295.71										
	Vendor Total:	**$171,031.13**										
A5475	AUTOZONE NORTHEAST LLC										
26-01489	06/02/26	DMU MISC SUPPLIES										
1 DMU MISC SUPPLIES		$556.90	6-09-55-502-719	B	Vehicle Repair & Maintenance		R	06/02/26	07/10/26		3907	N
	Vendor Total:	**$556.90**										
ATLAN015	Atlantic Electric											
26-01891	07/07/26	ELECTRIC BILL FOR JUNE 2026										
1 ELECTRIC BILL FOR JUNE 2026		$50,509.64	6-01-31-435-123	B	Electric		R	07/07/26	07/07/26		201000998304	N
	Vendor Total:	**$50,509.64**										
ATLAN020	ATLANTIC ELECTRIC											
26-01892	07/07/26	ELECTRIC BILL FOR JUNE 2026										
1 ELECTRIC BILL FOR JUNE 2026		$1,139.77	6-01-31-435-123	B	Electric		R	07/07/26	07/07/26		201000998306	N
	Vendor Total:	**$1,139.77**										
ATLAN025	ATLANTIC ELECTRIC											
26-01893	07/07/26	ELECTRIC BILL FOR JUNE 2026										
1 ELECTRIC BILL FOR JUNE 2026		$19,108.16	6-01-31-435-123	B	Electric		R	07/07/26	07/07/26		201000998305	N
	Vendor Total:	**$19,108.16**										
ATLAN105	ATLANTIC ELECTRIC											
26-01894	07/07/26	ELECTRIC BILL FOR JUNE 2026										
1 ELECTRIC BILL FOR JUNE 2026		$13.52	6-01-31-430-123	B	Electric		R	07/07/26	07/07/26		200172769275	N
	Vendor Total:	**$13.52**										
B0309	BAILEY JOSEPH											
26-01933	07/13/26	REIMBURSEMENT FOR TOLL										
1 REIMBURSEMENT FOR TOLL		$18.00	6-01-26-305-199	B	Miscellaneous - Other		R	07/13/26	07/13/26			N
	Vendor Total:	**$18.00**										
B0839	BARNES & NOBLE COLLEGE											
26-01926	07/13/26	Academy PT gear										
1 Academy PT gear		$1,134.64	6-01-25-240-129	B	Uniforms		R	07/13/26	07/13/26		527545	N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
B0839	BARNES & NOBLE COLLEGE				*Account Continued*							
	Vendor Total:	**$1,134.64**										
B1175	BARTUK HOSE & HYDRAULICS											
26-01536	06/04/26	HOSE AND FITTING WELL 3										
1 HOSE AND FITTING WELL 3		$276.24	6-09-55-502-708	B	Purchase of Other Equipment		R	06/04/26	06/24/26		52161	N
	Vendor Total:	**$276.24**										
B2435	BELLMAWR COLLISION CENTER INC											
26-01522	06/03/26	UNIT 3322 DAMAGE REPAIRS										
1 UNIT 3322 MVA DAMAGE REPAIRS		$10,273.88	6-01-26-315-138	B	Contracted Vehicle Maint.		R	06/03/26	07/08/26		019552	N
	Vendor Total:	**$10,273.88**										
B2693	Benistar											
26-01977	07/16/26	Benistar 08.2026										
1 Benistar 08.2026		$24,967.98	6-01-23-220-117	B	Insurance - Medical		R	07/16/26	07/16/26			N
2 Benistar 08.2026		$16,635.32	6-09-55-502-517	B	Insurance - Group		R	07/16/26	07/16/26			N
		$41,603.30										
	Vendor Total:	**$41,603.30**										
B3625	BILLOWS ELECTRIC SUPPLY CO.											
26-01226	04/30/26	DMU SUPPLIES										
1 DMU SUPPLIES		$796.50	6-09-55-502-708	B	Purchase of Other Equipment		R	04/30/26	06/26/26		S062383963.001	N
2 DPW SUPPLIES		$111.22	6-01-26-310-108	B	Purchase of Other Equip		R	06/15/26	06/26/26		S062420563.001	N
		$907.72										
	Vendor Total:	**$907.72**										
B4918	BOOMERANG 52											
26-01854	07/06/26	ESCROW ACCT CLOSE OUT E0976				B						
2 ESCROW ACCT CLOSE OUT E0976		$6,017.13	E-22-56-850-976	B	7765214629 E976 BOOMERANG 52,LI		R	07/06/26	07/13/26		R-2026-209	N
	Vendor Total:	**$6,017.13**										
B4940	BOOTAMERICA INC.											
26-00183	01/12/26	WORK SHOE ALLOWANCE FOR 2026				B						
12 Third Payment		$951.50	6-01-26-290-129	B	Uniforms		R	05/26/26	07/06/26		91085	N
	Vendor Total:	**$951.50**										
B6190	BROWN & CONNERY LLP											

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
B6190	BROWN & CONNERY LLP				*Account Continued*							
26-00085	01/08/26	LABOR MATTERS FOR 2026				B						
7 Payment #6		$1,591.00	6-01-20-155-115	B	Legal Services		R	04/08/26	07/10/26		393474	N
	Vendor Total:	**$1,591.00**										
C0182	Corporate Translation Svs											
26-01033	04/07/26	Phone translation service 2026				B						
5 Fourth Payment		$77.42	6-01-43-490-159	B	Court Interpreters		R	04/07/26	07/14/26		337644	N
	Vendor Total:	**$77.42**										
C3140	CAMDEN COUNTY TREASURER											
26-01897	07/08/26	2026 PRIMARY ELECTION										
1 ELECTION EXPENSES FOR		$35,768.64	6-01-20-121-101	B	Stationery, Forms		R	07/08/26	07/08/26		38055	N
	Vendor Total:	**$35,768.64**										
C3525	CAPITAL GROWTH BUCHALTER											
26-01735	06/26/26	Escrow Acct Close Out E1155										
1 Escrow Acct Close Out E1155		$265.30	E-22-56-851-155	B	7766169716 E1155 BERLIN DG,LLC IN		R	06/26/26	07/06/26		R-2026-210	N
26-01737	06/26/26	ESCROW ACCT CLOSE OUT E0974										
1 ESCROW ACCT CLOSE OUT E0974		$750.00	E-22-56-850-974	B	7765214611 E974 CGP ACQUISITION		R	06/26/26	07/06/26		R-2026-212	N
	Vendor Total:	**$1,015.30**										
C4505	CEDAR BROOK ANIMAL HOSPITAL											
26-01952	07/15/26	Animal Control Invoices										
1 Animal Control Invoices		$382.50	6-01-27-340-199	B	Miscellaneous - Other		R	07/15/26	07/15/26			N
	Vendor Total:	**$382.50**										
C4828	CENTRAL JERSEY EQUIPMENT LLC											
26-01115	04/16/26	REPAIR PARTS AND ACCESSORIES				B						
4 Final Payment		$730.71	6-01-26-315-119	B	Vehicle Repairs & Maint		R	04/16/26	07/02/26		1601879-1604290	N
	Vendor Total:	**$730.71**										
C5480	CHERRY VALLEY FORD TRACTOR											
26-01116	04/16/26	REPAIR PARTS AND MAINTENANCE				B						
5 Final Payment		$3,242.20	6-01-26-315-119	B	Vehicle Repairs & Maint		R	04/16/26	07/01/26		52185D - 52895D	N
	Vendor Total:	**$3,242.20**										
C6000	CHURCHILL P.C. CONSULTING ENG.											
25-01259	04/10/25	7766731846 E1230 WINSLOWTWPDEV										

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
C6000	CHURCHILL P.C. CONSULTING ENG.				*Account Continued*							
1 7766731846 E1230 WINSLOWTWPDE		$500.00	E-22-56-851-230	B	7766731846 E 1230 WINSLOWTOWNS		R	04/10/25	07/15/26		401280	N
26-00878	03/17/26	GRADING INSPECTION E1245				B						
7 GRADING INSPECTION E1245		$810.00	E-22-56-851-245	B	7766935448 E1245 DR HORTON GRA		R	03/17/26	06/30/26		102821	N
26-01198	04/27/26	REVIEW ESCROW E1106HEIDLEBERGM				B						
2 REVIEW ESCROW E1106HEIDLEBEF		$125.00	E-22-56-851-106	B	7766060485 E1106 HEIDLEBERG MA		R	04/27/26	06/30/26		102832	N
	Vendor Total:	**$1,435.00**										
C6120	CINTAS CORPORATION											
26-00705	03/05/26	SHOP TOWELS AND FENDER COVERS				B						
4 Final Payment - June 2026		$999.38	6-01-26-315-113	B	Other Supplies		R	03/05/26	07/10/26		4271970747	N
	Vendor Total:	**$999.38**										
C6360	CIVIL SERVICE COMMISSION											
26-01907	07/10/26	NJ EAS Contract 2027										
1 NJ EAS Contract 2027		$1,930.00	6-01-20-100-199	B	Miscellaneous - Other		R	07/10/26	07/10/26			N
	Vendor Total:	**$1,930.00**										
C7295	COMCAST											
26-00096	01/08/26	POLICE INTERNET FOR 2026				B						
8 7th payment		$229.96	6-01-25-240-111	B	Computer Equip & Repairs		R	01/08/26	07/13/26		849905044028261	N
	Vendor Total:	**$229.96**										
C7825	CONSULTING ENGINEER SERVICES											
26-00931	03/24/26	MS4 ANNUAL REPORT 2026				B						
2 First Payment		$8,327.50	6-01-20-165-116	B	General Engineering Services		R	03/24/26	07/10/26		51880	N
	Vendor Total:	**$8,327.50**										
C7885	CONTRACTOR SERVICE											
26-01204	04/28/26	GRABBERS FOR TOWNSHIP CLEAN UP				B						
2 First Payment		$275.88	6-01-26-290-108	B	Purchase of Other Equip		R	04/28/26	06/24/26		5543	N
26-01343	05/12/26	SUPPLIES FOR ROADS DEPARTMENT				B						
3 2nd payment		$275.88	6-01-26-290-113	B	Other Supplies		R	05/12/26	07/15/26		5819	N
4 Final Payment		$816.81	6-01-26-290-113	B	Other Supplies		R	05/12/26	07/15/26		5820	N
		$1,092.69										
	Vendor Total:	**$1,368.57**										
C8406	COURIER POST											

Vendor #	Name											
P.O. #	PO Date	Description			Contract		PO Type					
Item Description		Amount	Charge Account	Acct Type	Description			Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
C8406	COURIER POST				*Account Continued*								
26-00752	03/09/26	APRIL/JUNE 2026 - LEGAL ADS					B						
2 First Payment		$159.00	6-01-20-120-103	B	Legal Advertisments			R	03/09/26	07/02/26		0007755485	N
	Vendor Total:	**$159.00**											
C8788	CROSSING GUARD SERVICES LLC												
26-00222	01/14/26	Crossing Guards					B						
10 Payment #9		$1,808.46	6-01-25-240-199	B	Miscellaneous - Other			R	01/14/26	07/07/26		2330	N
	Vendor Total:	**$1,808.46**											
C9278	CWA-COPE PCC												
26-01044	04/08/26	CWA POL CONT 2026					B						
9		$2.00	P-18-56-850-118	B	CC #10			R	04/08/26	07/15/26			N
	Vendor Total:	**$2.00**											
C9280	CWA LOCAL 1014												
26-01967	07/16/26	pay 26-15 07.17.26											
1 pay 26-15 07.17.26		$3,073.26	P-18-56-850-118	B	CC #10			R	07/16/26	07/16/26			N
	Vendor Total:	**$3,073.26**											
CUMBE005	Cumberland Co. Imp. Authority												
26-01640	06/17/26	DISPOSAL OF BULKY WASTE - JUNE					B						
3 FINAL PAYMENT FOR JUNE 2026		$3,976.97	6-01-32-465-146	B	Solid Waste Disposal			R	06/17/26	07/01/26		260630	N
	Vendor Total:	**$3,976.97**											
D0230	DAMBLY'S GARDEN CENTER												
26-01908	07/10/26	3/4 STONE											
1 3/4 STONE		$256.50	6-09-55-502-708	B	Purchase of Other Equipment			R	07/10/26	07/14/26		WIN002	N
	Vendor Total:	**$256.50**											
D1030	DEER CARCASS REMOVAL SRVS LLC												
26-01823	06/30/26	Deer Removal											
1 Deer Removal		$195.00	6-01-25-240-199	B	Miscellaneous - Other			R	06/30/26	07/08/26		6709 & 6736	N
	Vendor Total:	**$195.00**											
D1469	DENNEY ELECTRIC SUPPLY AMBLER												
26-00026	01/08/26	SUPPLIES FOR B&G REPAIRS					B						
3 Second Payment		$73.62	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds			R	01/08/26	07/07/26		S102606178.001	N
	Vendor Total:	**$73.62**											

Vendor # / P.O. # / Item Description	PO Date	Name / Description / Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
D1469		DENNEY ELECTRIC SUPPLY AMBLER			*Account Continued*						
E0520		EASTERN WAREHOUSE DIST. INC									
26-00706	03/05/26	REPAIR PARTS AND MAINTENANCE				B					
10 Final Payment (June 2026)		$2,298.54	6-01-26-315-119	B	Vehicle Repairs & Maint	R	03/05/26	07/01/26		27-19005	N
26-01313	05/07/26	REPAIR PARTS AND MAINTENANCE				B					
3 Payment #1		$197.92	6-01-26-315-119	B	Vehicle Repairs & Maint	R	05/07/26	07/13/26		27IV347839	N
4 Payment #2		$35.60	6-01-26-315-119	B	Vehicle Repairs & Maint	R	05/07/26	07/14/26		27IV347974	N
5 Payment #3		$7.12	6-01-26-315-119	B	Vehicle Repairs & Maint	R	05/07/26	07/14/26		27IV347975	N
		$240.64									
	Vendor Total:	**$2,539.18**									
E1595		ENVIRONMENTAL EQUIPMENT CO.									
26-01535	06/04/26	LIME PUMP WELL 2									
1 LIME PUMP WELL 2		$9,839.00	6-09-55-502-847	B	Collection System - Contracted Service	R	06/04/26	07/01/26		16878	N
	Vendor Total:	**$9,839.00**									
E1935		EUROFINS DRINKING WATER									
26-01208	04/29/26	DRINKING WATER ANALYSIS				B					
4 Third Payment		$4,283.02	6-09-55-502-745	B	Lab Testing	R	04/29/26	07/14/26		8100181572-705	N
5 Final Payment		$976.04	6-09-55-502-745	B	Lab Testing	R	07/14/26	07/14/26		8100181990	N
		$5,259.06									
	Vendor Total:	**$5,259.06**									
F0900		FAZZIO JOSEPH INC.									
26-01494	06/02/26	DMU SUPPLIES									
1 DMU SUPPLIES		$1,134.56	6-09-55-502-708	B	Purchase of Other Equipment	R	06/02/26	07/07/26		1791911-0439986	N
	Vendor Total:	**$1,134.56**									
F1108		FERRETT PRINTING INC.									
26-01818	06/30/26	LETTERHEAD - CLERK'S OFFICE									
1 BLUE RAISED INK LETTERHEAD		$261.00	6-01-20-120-101	B	Stationary and Forms	R	06/30/26	07/10/26		7044	N
	Vendor Total:	**$261.00**									
F1460		FIREMATIC HEAVY DUTY									
26-01707	06/23/26	PARTS FOR TRASH TRUCKS				B					
2 First Payment		$339.45	6-01-26-315-119	B	Vehicle Repairs & Maint	R	06/23/26	06/30/26		INRSNY14424	N
3 second payment		$314.32	6-01-26-315-119	B	Vehicle Repairs & Maint	R	06/23/26	07/15/26		INRSNY14575	N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
F1460	FIREMATIC HEAVY DUTY				*Account Continued*							
4 third payment		$196.70	6-01-26-315-119	B	Vehicle Repairs & Maint		R	06/23/26	07/16/26		INRSNY14583	N
		$850.47										
	Vendor Total:	**$850.47**										
F3075	FRANKLIN TRAILERS INC.											
26-00039	01/08/26	SNOW PARTS FOR JAN-MAR 2026				B						
5 Fourth Payment		$645.75	6-01-26-315-119	B	Vehicle Repairs & Maint		R	01/08/26	07/10/26		672591-1	N
	Vendor Total:	**$645.75**										
G1715	GARDEN STATE STUMP REMOVAL LLC											
26-01835	07/01/26	EMERGENCY TREE REMOVAL										
1 EMERGENCY TREE REMOVAL		$1,500.00	6-01-26-290-197	B	TREE REMOVAL		R	07/01/26	07/08/26		7626	N
	Vendor Total:	**$1,500.00**										
G3675	GENTILINI FORD INC.											
26-01124	04/17/26	REPAIR PARTS AND MAINTENANCE										
1 REPAIR PARTS AND MAINTENANCE		$3,138.71	6-01-26-315-119	B	Vehicle Repairs & Maint		R	04/17/26	07/07/26		65675 - 67049	N
	Vendor Total:	**$3,138.71**										
G7190	GRAINGER											
26-01804	06/30/26	GENERAL PURPOSE RELAY										
1 GENERAL PURPOSE RELAY		$51.42	6-09-55-502-708	B	Purchase of Other Equipment		R	06/30/26	06/30/26		9968778804	N
26-01809	06/30/26	AUTOMOTIVE CIRCUIT BREAKER										
1 AUTOMOTIVE CIRCUIT BREAKER		$40.76	6-09-55-502-708	B	Purchase of Other Equipment		R	06/30/26	07/01/26		9969447813	N
26-01841	07/01/26	TRASH BAGS FOR ROADSIDE LITTER				B						
2 First Payment		$299.00	6-01-26-290-113	B	Other Supplies		R	07/01/26	07/02/26		9972207899	N
	Vendor Total:	**$391.18**										
H0200	H A DEHART & SON											
26-01930	07/13/26	REPAIR PARTS JULY-SEPT 2026				B						
2 INV X101042887:01 $150.65		$150.65	6-01-26-315-119	B	Vehicle Repairs & Maint		R	07/13/26	07/13/26		X101042887:01	N
	Vendor Total:	**$150.65**										
H0390	HD SUPPLY FACIITIES MAINT LTD											
26-01730	06/26/26	JANITORIAL SUPPLIES TOWNHALL										
1 JANITORIAL SUPPLIES TOWNHALL		$1,362.82	6-01-26-310-114	B	Janitorial Supplies		R	06/26/26	06/30/26		9250885346	N
	Vendor Total:	**$1,362.82**										

Vendor # / P.O. #	Name / PO Date	Description / Item Description	Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
H5310	HEYER GRUEL & ASSOCIATES PA											
26-00676	02/27/26	REVIEW ESCROW E1271 ECDN ENTER					B					
4 REVIEW ESCROW E1271 ECDN ENT			$37.50	E-22-56-851-271	B	7766935703 E1271 ECDN ENTERPRI	R	03/17/26	07/13/26		45843	N
26-01157	04/22/26	REVIEW ESCROW E1274NATHHOLROYD					B					
4 REVIEW ESCROW E1274NATHHOLR			$256.25	E-22-56-851-274	B	7766935737 NATHAN HOLROYD STAI	R	04/22/26	07/15/26		45841	N
26-01258	05/04/26	REVIEW ESCROW E1272 RGC5 LLC					B					
3 REVIEW ESCROW E1272 RGC5 LLC			$816.25	E-22-56-851-272	B	7766935711 E1272 RGC5, LLC	R	05/04/26	07/15/26		45844	N
26-01461	05/28/26	Phase 2 of the Master Plan					B					
2 First Payment			$5,970.00	6-01-21-180-126	B	Master Plan	R	05/28/26	07/08/26		45837	N
26-01623	06/12/26	REVIEW ESCROW E1204 WMCAPITAL					B					
2 REVIEW ESCROW E1204 WMCAPITA			$808.75	E-22-56-851-204	B	7766589378 E1204 WM CAPITAL LLC	R	06/12/26	07/16/26		45846	N
26-01629	06/15/26	Review Escrow E1275 Gordon					B					
3 Review Escrow E1275 Gordon			$262.50	E-22-56-851-275	B	7766935745 E1275 TODD GORDON E	R	06/15/26	07/15/26		45840	N
26-01643	06/17/26	Informal Concept Meeting					B					
2 Informal Concept Meeting			$43.75	E-22-56-851-281	B	7766935802 E1281 TAUNTON ROAD I	R	06/17/26	07/15/26		45845	N
	Vendor Total:		**$8,195.00**									
H7850	HOMEWARD BOUND PET ADOPTION											
26-00117	01/08/26	2026 SHELTER SERVICES					B					
12 seventh Payment July 2026			$15,477.08	6-01-27-340-198	B	Animal Control	R	06/15/26	07/14/26		4538	N
	Vendor Total:		**$15,477.08**									
H9153	HUNTER CARRIER SERVICES LLC											
26-00118	01/08/26	PHONE SERVICE 2026					B					
13 Sixth Payment - June 2026			$430.94	6-01-31-430-124	B	Telephone	R	01/08/26	07/10/26		13588	N
14 Sixth Payment - June 2026			$232.05	6-09-55-502-824	B	Telephone	R	01/08/26	07/10/26		13588	N
			$662.99									
	Vendor Total:		**$662.99**									
J0979	JJM PLUMBING CO.											
26-01306	05/07/26	REPAIRS MAY-JULY					B					
3 Second Payment			$1,173.87	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds	R	05/07/26	07/08/26		302564 & 302569	N
	Vendor Total:		**$1,173.87**									
J5252	JOE'S PIZZA PASTA & SUBS											
26-01916	07/10/26	15 PIZZAS FOR CONCERT IN PARK										

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
J5252	JOE'S PIZZA PASTA & SUBS				*Account Continued*						
1 15 PIZZAS FOR CONCERT IN PARK		$255.00	6-01-28-375-199	B	Miscellaneous - Other	R	07/10/26	07/16/26			N
	Vendor Total:	**$255.00**									
J6601	JOHNSON & TOWERS										
26-01806	06/30/26 DEF FLUID 55 GALLON DRUM										
1 DEF FLUID 55 GALLON DRUM		$390.00	6-01-26-315-141	B	Grease, Oil, Lubricants	R	06/30/26	06/30/26		X402073273	N
	Vendor Total:	**$390.00**									
J7100	JONES AND FRANK LLC										
26-01300	05/07/26 WIRELESS GASBOY FOBS FOR FUEL										
1 WIRELESS GASBOY FOBS FOR FUE		$715.80	6-01-31-430-109	B	Fuel Depot Equipment	R	05/07/26	06/24/26		PSINV-765839	N
	Vendor Total:	**$715.80**									
JONES005	Jones, Kevin										
26-01941	07/14/26 REIMBURSEMENT FOR FUEL										
1 REIMBURSEMENT FOR FUEL		$175.00	6-01-26-305-199	B	Miscellaneous - Other	R	07/14/26	07/16/26			N
	Vendor Total:	**$175.00**									
K1050	KAESER & BLAIR INC.										
26-01451	05/27/26 Chaplain Tablecover										
1 Chaplain Tablecover		$553.00	6-01-25-240-199	B	Miscellaneous - Other	R	05/27/26	06/26/26		60527254	N
	Vendor Total:	**$553.00**									
L0130	LB GTMA OPCO LLC										
26-01696	06/22/26 CONDENSOR FOR UNIT 3458										
1 CONDENSOR FOR UNIT 3458		$606.77	6-01-26-315-119	B	Vehicle Repairs & Maint	R	06/22/26	06/25/26		PSO575902-1	N
	Vendor Total:	**$606.77**									
L3801	LAWSON PRODUCTS INC.										
26-01899	07/08/26 FITTINGS F/ MAINTENANCE GARAGE										
1 FITTINGS F/ MAINTENANCE GARAG		$172.90	6-01-26-315-113	B	Other Supplies	R	07/08/26	07/10/26		9313614221	N
	Vendor Total:	**$172.90**									
L4705	LEE-WAY ELECTRICAL LLC.										
26-00062	01/08/26 ELECTRIC WORK-JAN,FEB,MAR 2026				B						
6 Payment #5		$402.80	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds	R	04/09/26	07/10/26		17925 & 17979	N
26-00985	03/31/26 ELECTRICAL WORK										
1 ELECTRICAL WORK		$4,449.13	6-09-55-502-847	B	Collection System - Contracted Service	R	03/31/26	07/13/26		17992	N

Vendor #	Name											
P.O. #	PO Date	Description				Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
L4705	LEE-WAY ELECTRICAL LLC.				Account Continued							
	Vendor Total:	**$4,851.93**										
L7450	LOMANNO GARY ESQ.											
26-00206	01/13/26	CONTRACTED SERVICES JAN - DEC					B					
8 7th Payment - July		$2,708.34	T-14-56-875-101	B	Reserve for Public Defender		R	06/10/26	07/01/26			N
	Vendor Total:	**$2,708.34**										
L8675	LOWER COUNTY RECYCLING											
26-01748	06/26/26	CONCRETE AND FOOTINGS DISPOSAL										
1 CONCRETE AND FOOTINGS DISPOS		$100.00	6-01-26-290-199	B	Miscellaneous - Other		R	06/26/26	06/29/26		I-178956	N
	Vendor Total:	**$100.00**										
M0620	MAGLOCLEN											
26-01910	07/10/26	Annual Membership										
1 Annual Membership		$400.00	6-01-25-240-104	B	Assoc Fee-Seminar-Training		R	07/10/26	07/10/26		13610	N
	Vendor Total:	**$400.00**										
M4020	MetLife											
26-01965	07/16/26	pay 26-15 07.17.26 Metlife										
1 pay 26-15 07.17.26 Metlife		$1,690.00	P-18-56-850-119	B	Defferred Comp.		R	07/16/26	07/16/26			N
	Vendor Total:	**$1,690.00**										
M4780	MATTLEMAN WEINROTH & MILLER											
26-01934	07/14/26	LEGAL SERVICES - D R HORTON										
1 LEGAL SERVICES - D R HORTON		$1,341.25	6-01-20-155-115	B	Legal Services		R	07/14/26	07/14/26		341607	N
	Vendor Total:	**$1,341.25**										
M4968	MILLENNIUM STRATEGIES LLC.											
26-00264	01/16/26	Yearly Grant Consult Services					B					
15 July 2026 Seventh Pmt		$2,275.00	6-01-20-101-199	B	Miscellaneous		R	06/16/26	07/16/26		21439	N
16 Seventh pmt		$1,225.00	6-09-55-502-599	B	Miscellaneous - Other		R	06/16/26	07/16/26		21439	N
		$3,500.00										
	Vendor Total:	**$3,500.00**										
M5235	MIRACLE CHEMICAL											
26-00054	01/08/26	SODIUM HYPOCHLORITE					B					
4 Final Payment		$4,477.84	6-09-55-502-746	B	CHEMICALS		R	01/08/26	06/25/26		66079	N
26-00690	03/03/26	SODIUM HYPOCHLORITE										

Vendor #	*Name*									
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*				
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*	*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
M5235	MIRACLE CHEMICAL				*Account Continued*						
1 SODIUM HYPOCHLORITE		$5,000.00	6-09-55-502-746	B	CHEMICALS	R	03/03/26	06/25/26		66079	N
26-01331	05/11/26	SODIUM HYPOCHLORITE									
1 SODIUM HYPOCHLORITE		$4,872.16	6-09-55-502-746	B	CHEMICALS	R	05/11/26	06/25/26		66079	N
	Vendor Total:	**$14,350.00**									
M6848	MOTOROLA SOLUTIONS										
26-01513	06/03/26	Portable radios									
2 Portable radios		$170.40	6-01-25-240-133	B	Radios & Repairs	R	06/03/26	06/24/26		8282346245	N
3 Portable radios		$10,343.80	6-01-25-240-133	B	Radios & Repairs	R	06/03/26	06/24/26		8282346501	N
4 Portable radios		$579.90	6-01-25-240-133	B	Radios & Repairs	R	06/03/26	06/24/26		8282346815	N
		$11,094.10									
	Vendor Total:	**$11,094.10**									
N0990	NASH PEREZ LLC.										
26-01156	04/22/26	REVEIW ESCROW E1274 NATHHOLROY			B						
2 REVEIW ESCROW E1274 NATHHOLI		$629.00	E-22-56-851-274	B	7766935737 NATHAN HOLROYD STAI	R	04/22/26	07/10/26		ROYD-04+06-2026	N
26-01371	05/15/26	General Legal									
3 2nd Pmt June 2026		$3,071.00	6-01-21-185-115	B	Legal Services	H	07/16/26	07/16/26		GENZBRD 6 2026	N
26-01384	05/19/26	REVIEW ESCROW E1280NEWLIFEGROU			B						
2 REVIEW ESCROW E1280NEWLIFEG		$1,535.50	E-22-56-851-280	B	7766935795 E1280 NEW LIFE GROUF	R	05/19/26	07/09/26		NLG 05+06-2026	N
26-01630	06/15/26	Review escrow E 1275 Gordon			B						
2 Review escrow E 1275 Gordon		$740.00	E-22-56-851-275	B	7766935745 E1275 TODD GORDON E	R	06/15/26	07/15/26		RDON-05+06-2026	N
26-01929	07/13/26	Review Escrow E1271			B						
2 Review Escrow E1271		$407.00	E-22-56-851-271	B	7766935703 E1271 ECDN ENTERPRI	R	07/13/26	07/15/26		PRECISIONMTRS	N
3 Review Escrow E1271		$518.00	E-22-56-851-271	B	7766935703 E1271 ECDN ENTERPRI	R	07/13/26	07/15/26		P-ECDN-06-2026	N
		$925.00									
	Vendor Total:	**$6,900.50**									
N2250	NATIONAL PAVING										
26-01130	04/17/26	FABC MATERIAL FOR PATCHING			B						
3 SECOND PAYMENT		$441.60	6-01-26-290-137	B	Stone & Patch	R	04/17/26	07/01/26		46410	N
4 Third Payment		$158.08	6-01-26-290-137	B	Stone & Patch	R	04/17/26	07/14/26		46736	N
		$599.68									
	Vendor Total:	**$599.68**									
N2790	NURTURE PET BERLIN										

Vendor # / P.O. # / Item Description	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
N2790		NURTURE PET BERLIN			*Account Continued*						
26-00899	03/19/26	K9 supplies				B					
4 third payment		$237.97	6-01-25-240-199	B	Miscellaneous - Other	R	03/19/26	07/15/26		1358	N
	Vendor Total:	**$237.97**									
O5560		OMNI RECYCLING LLC.									
26-01036	04/07/26	S/S DISPOSAL FOR APR-JUNE 2026				B					
3 Second Payment - June 2026		$25,709.93	6-01-32-465-143	B	Recycling	R	04/07/26	07/07/26		58213	N
	Vendor Total:	**$25,709.93**									
O5858		ONE CALL CONCEPTS INC.									
26-01498	06/02/26	UTILITY MARKOUTS									
1 UTILITY MARKOUTS		$1,468.30	6-09-55-502-847	B	Collection System - Contracted Service	R	06/02/26	07/01/26		6065732	N
	Vendor Total:	**$1,468.30**									
P1710		PASSARELLA'S AUTO REPAIR									
26-00072	01/08/26	ALIGNMENTS AND TOWING SERVICES				B					
5 Fourth Payment		$135.00	6-01-26-315-138	B	Contracted Vehicle Maint.	R	01/08/26	06/30/26		16245	N
	Vendor Total:	**$135.00**									
P1960		PAUL'S CUSTOM AWARDS									
26-01898	07/08/26	Retirement Plaque									
1 Retirement Plaques		$640.00	6-01-25-240-199	B	Miscellaneous - Other	R	07/08/26	07/08/26		4570/4028	N
	Vendor Total:	**$640.00**									
P1970		PAYARGO INC.									
26-01890	07/07/26	INVOICE #26-37202 (APRIL-JUNE)									
1 INVOICE #26-37202 (APRIL-JUNE)		$463.75	6-01-20-145-199	B	Miscellaneous - Other	R	07/07/26	07/07/26		26-37202	N
	Vendor Total:	**$463.75**									
P4290		PJ BUILDING CLEANING LLC.									
26-00030	01/08/26	CLEANING SERVICES JAN-MAR 2026									
15 Seventh Payment - July 2026		$3,552.25	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds	R	07/01/26	07/01/26		050184	N
16 Seventh Payment - July 2026		$1,912.75	6-09-55-502-721	B	Repairs-Maint Bldgs & Gnds	R	07/01/26	07/01/26		050184	N
		$5,465.00									
26-01517	06/03/26	STRIPING AND WAXING COURTROOM									
1 STRIPING AND WAXING COURTROC		$1,500.00	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds	R	06/03/26	07/01/26		050185	N
	Vendor Total:	**$6,965.00**									

Vendor # / P.O. #	PO Date	Name / Description	Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P4380		The Platt Law Group P.C.										
26-01875	07/06/26	N&SV MHC,LLC - FILE 24-0110										
1 General Legal Matters			$3,381.32	6-01-20-155-115	B	Legal Services	R	07/06/26	07/06/26		95607	N
26-01876	07/06/26	Neiss v. Winslow Township										
1 Neiss v. Winslow Township			$425.50	6-01-20-155-115	B	Legal Services	R	07/06/26	07/06/26		95608	N
26-01877	07/06/26	UTILITY MATTERS - JUNE 2026										
1 UTILITY MATTERS - JUNE 2026			$1,147.00	6-09-55-502-515	B	Legal Services	R	07/06/26	07/06/26		95613	N
26-01878	07/06/26	LABOR MATTERS - JUNE 2026										
1 LABOR MATTERS - JUNE 2026			$222.00	6-01-20-155-115	B	Legal Services	R	07/06/26	07/06/26		95614	N
26-01879	07/06/26	O'Hara and CWA v. Winslow Twp.										
1 O'Hara and CWA v. Winslow Twp.			$555.00	6-01-20-155-115	B	Legal Services	R	07/06/26	07/06/26		95616	N
26-01880	07/06/26	Next Level Const v Winslow Twp										
1 Next Level Const v Winslow Twp			$2,062.00	6-01-20-155-115	B	Legal Services	R	07/06/26	07/06/26		95612	N
26-01882	07/07/26	GENERAL MATTERS - JUNE 2026										
1 GENERAL MATTERS - JUNE 2026			$14,097.00	6-01-20-155-115	B	Legal Services	R	07/07/26	07/07/26		95611	N
2 GENERAL MATTERS - JUNE 2026			$203.50	V-36-56-850-101	B	COAH EXPENDITURE	R	07/07/26	07/07/26		95611	N
3 GENERAL MATTERS - JUNE 2026			$333.00	W-08-55-618-102	B	Soft Costs	R	07/07/26	07/07/26		95611	N
			$14,633.50									
	Vendor Total:		**$22,426.32**									
P5660		POWERTRAIN PLUS TRUCK PARTS &										
26-01944	07/14/26	WHEEL KIT AND BRAKE PARTS										
1 WHEEL KIT AND BRAKE PARTS			$2,897.63	6-01-26-315-119	B	Vehicle Repairs & Maint	R	07/14/26	07/14/26		13499LR	N
	Vendor Total:		**$2,897.63**									
R0560		RIO SUPPLY INC.										
26-00669	02/27/26	MISC METER PARTS										
1 MISC METER PARTS			$16,984.51	6-09-55-502-708	B	Purchase of Other Equipment	R	02/27/26	07/10/26		80783	N
	Vendor Total:		**$16,984.51**									
R0562		RJM CONSTRUCTION SERVICES INC										
26-01920	07/10/26	TIRE DISPOSAL IN DPW YARD										
1 TIRE CONTAINER DISPOSAL			$2,238.50	6-01-32-465-143	B	Recycling	R	07/10/26	07/13/26		18902	N
	Vendor Total:		**$2,238.50**									
R2030		RARITAN GROUP INC.										

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
R2030	RARITAN GROUP INC.				*Account Continued*							
26-01729	06/26/26	51/4 A423 MUELLER REPAIR KITS										
1 51/4 A423 MUELLER REPAIR KITS		$535.35	6-09-55-502-708	B	Purchase of Other Equipment		R	06/26/26	07/10/26		3216627	N
	Vendor Total:	**$535.35**										
R3800	REMINGTON & VERNICK ENGINEERS											
24-00797	03/06/24	TAX MAP REVISION E1200STCYBRIS										
2 TAX MAP REVISION E1200STCYBRIS		$225.00	E-22-56-851-200	B	7766569247	E1200 STACEY BRISTOV	R		07/13/26	07/13/26	0436P425-1	N
24-01217	04/15/24	WATERSEWER REVIEW E1170DRHORTN				B						
11 WATERSEWER REVIEW E1170DRH		$190.00	E-22-56-851-170	B	7766169857	E1170 DR HORTON TSTI	R		04/15/24	07/14/26	0436P376-14	N
24-02423	08/22/24	TAX MAP REVISION E1220RCHDAVIS				B						
2 TAX MAP REVISION E1220RCHDAVIS		$150.00	E-22-56-851-220	B	7766708069	E1220 RICHARD DAVIS M	R		08/22/24	07/13/26	0436P426-1	N
25-01203	04/07/25	SURVEY SERVICES FOR STORMWATER				B						
7 Final		$1,150.00	C-04-55-955-404	B	Beebeetown Road Construction Soft Co		R		04/07/25	07/10/26	0436T311-6	N
25-02048	07/02/25	INSPECTION ESCROW E1251CAROLLO				B						
8 INSPECTION ESCROW E1251CAROI		$1,357.50	E-22-56-851-251	B	7767054859	E 1251 Carollo, Inc.	R		07/02/25	07/14/26	0436P382. I-7	N
25-02231	07/24/25	PROVIDE SURVEYING GIS AS BUILT				B						
12 Final Payment		$12,580.00	C-04-55-962-401	B	Stormwater management soft cost		R		07/24/25	07/10/26	0436T311-16	N
25-03049	10/03/25	INSPECTION ESCROW E1228 JEFFME				B						
9 INSPECTION ESCROW E1228 JEFFM		$6,447.50	E-22-56-851-228	B	7766731789	E1228 WINSLOW DEVELI	R		10/03/25	07/14/26	0436P392.I-12	N
25-03245	10/24/25	TAX MAP REVISIONS E1262 LNDVIW				B						
2 TAX MAP REVISIONS E1262 LNDVIW		$225.00	E-22-56-851-262	B	7766935612	E1262 LINDA VIEWEG	R		10/24/25	07/13/26	0436P427-1	N
26-00127	01/08/26	WATER SERVICE FOR 2026				B						
8 Sixth Payment - June 2026		$8,055.00	6-09-55-502-716	B	Engineering Services		R		05/05/26	07/10/26	0436T322-6	N
26-00128	01/08/26	SEWER SERVICE FOR 2026				B						
6 Fifth Payment - June 2026		$2,650.00	6-09-55-502-716	B	Engineering Services		R		06/03/26	07/10/26	0436T323-6	N
26-00496	02/06/26	INSPECTION ESCROW E1270BPAPRON				B						
5 INSPECTION ESCROW E1270BPAPF		$4,366.25	E-22-56-851-270	B	7766935696	E1270 BRUCE PAPARON	R		06/01/26	07/14/26	0436P406.I-4	N
26-01113	04/16/26	GIS HOSTING SERVICES				B						
4 Third Payment		$3,860.00	C-04-55-961-102	B	soft costs		R		04/16/26	07/10/26	0436T324-3	N
26-01221	04/30/26	INSPECTION ESCROW E1273TUTORPE				B						
3 INSPECTION ESCROW E1273TUTOF		$1,280.00	E-22-56-851-273	B	7766935729	E1273 TUTOR PERINI IN	R		04/30/26	07/14/26	0436P405.I-2	N
26-01353	05/13/26	TAX MAP REVISIONS 2026				B						
2 First Payment - July 2026		$525.00	6-01-20-166-116	B	Engineering Services		R		05/13/26	07/10/26	0436T325-1	N
26-01670	06/17/26	TAX MAP REVISION E1181EVANSCHA										
1 TAX MAP REVISION E1181EVANSCH		$300.00	E-22-56-851-181	B	7766407554	E1181 EVAN SCHAEFFEI	R		06/17/26	07/13/26	0436P428-1	N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
R3800		REMINGTON & VERNICK ENGINEERS			*Account Continued*							
	Vendor Total:	**$43,361.25**										
R4605		RICCIARDI BROTHER OF SJ INC.										
26-00981	03/31/26	PAINT AND SUPPLIES										
1 PAINT AND SUPPLIES		$255.85	6-09-55-502-708	B	Purchase of Other Equipment		R	03/31/26	07/06/26		4072 & K04078	N
	Vendor Total:	**$255.85**										
R5180		RIVERVIEW LANDSCAPES										
26-01089	04/15/26	LANDSCAPE MAINTENANCE 2026				B						
4 Third Payment - June 2026		$860.00	6-01-26-315-199	B	Miscellaneous - Other		R	04/15/26	07/07/26		78550	N
26-01624	06/15/26	SPRAYING FLOWER BEDS										
1 SPRAYING FLOWER BEDS		$160.00	6-01-28-375-161	B	Fertilizer & Seed		R	06/15/26	06/25/26		74257	N
	Vendor Total:	**$1,020.00**										
R8885		RX BENEFITS INC.										
26-01972	07/16/26	RXBenefits 07.10.26										
1 RXBenefits 07.10.26		$27,585.83	6-01-23-220-117	B	Insurance - Medical		R	07/16/26	07/16/26			N
2 RXBenefits 07.10.26		$18,390.55	6-09-55-502-517	B	Insurance - Group		R	07/16/26	07/16/26			N
		$45,976.38										
	Vendor Total:	**$45,976.38**										
S0720		SJ WELDING & MEDICAL SUPPLY										
26-00710	03/05/26	REPAIR PARTS FOR APR-JUNE 2026				B						
4 Final Payment - June 2026		$446.17	6-01-26-315-113	B	Other Supplies		R	03/05/26	07/01/26		1851798/1854146	N
	Vendor Total:	**$446.17**										
S1838		SaveOnSP LLC.										
26-01973	07/16/26	SaveOn 07.15.26										
1 SaveOn 07.15.26		$6,252.77	6-01-23-220-117	B	Insurance - Medical		R	07/16/26	07/16/26			N
2 SaveOn 07.15.26		$4,168.52	6-09-55-502-517	B	Insurance - Group		R	07/16/26	07/16/26			N
		$10,421.29										
	Vendor Total:	**$10,421.29**										
S3360		SHARE CORPORATION										
26-01805	06/30/26	SEWER CHEMCIAL										
1 SEWER CHEMCIAL		$1,693.98	6-09-55-502-847	B	Collection System - Contracted Service		R	06/30/26	07/08/26		343724	N
	Vendor Total:	**$1,693.98**										

Vendor # / P.O. #	*Name / PO Date*	*Description / Item Description*	*Amount*	*Charge Account*	*Acct Type*	*Description / Contract*	*PO Type / Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
S3360	SHARE CORPORATION	*Account Continued*										
S4598	SITE ONE LANDSCAPE SUPPLY											
26-00644	02/26/26	BLANKET FOR MARCH 2026					B					
2 First Payment - June 2026			$229.03	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds	R	02/26/26	07/01/26		166951574-001	N
	Vendor Total:		**$229.03**									
S4717	SMITH ORCHARDS											
26-01316	05/07/26	YARD WASTE DISPOSAL MAY & JUNE					B					
3 Final Payment - June 2026			$21,749.00	6-01-32-465-144	B	Vegetative Waste	R	05/07/26	07/10/26		SM1186	N
	Vendor Total:		**$21,749.00**									
S7218	STARR SEPTIC LLC.											
26-01009	04/01/26	2026 PORTABLE SANITATION UNITS					B					
5 Fourth Payment - June 2026			$2,951.00	6-01-28-375-174	B	RENTALS	R	04/01/26	07/01/26		23-41914	N
26-01427	05/22/26	PORTABLE RESTROOMS FOR EVENT										
1 PORTABLE RESTROOM FOR EVENT			$1,670.00	6-01-30-420-192	B	Fireworks	R	05/22/26	07/07/26		23-42080	N
	Vendor Total:		**$4,621.00**									
S7760	STATE OF NJ -PWT											
26-01968	07/16/26	PUBLIC WATER TAX										
1 PUBLIC WATER TAX			$2,074.19	6-09-55-502-747	B	Distribution System -Contracted Service	R	07/16/26	07/16/26			N
	Vendor Total:		**$2,074.19**									
S9070	SUPERIOR OFFICERS ASSOCIATION											
26-01966	07/16/26	pay 26-15 07.17.26										
1 pay 26-15 07.17.26			$600.00	P-18-56-850-116	B	SOA	R	07/16/26	07/16/26			N
	Vendor Total:		**$600.00**									
STAPL100	STAPLES ADVANTAGE											
26-01850	07/02/26	Purchasing Office Supplies										
1 Office supplies for			$319.40	6-01-20-101-112	B	Office Supplies	R	07/02/26	07/10/26		6068053844/6/8	N
2			$77.19	6-01-20-101-112	B	Office Supplies	R	07/13/26	07/13/26		7010545307	N
			$396.59									
26-01936	07/14/26	SUPPLIES FOR B&G & DPW OFFICE					B					
2 Payment #1			$209.98	6-01-26-310-114	B	Janitorial Supplies	R	07/14/26	07/16/26		6068735798	N
	Vendor Total:		**$606.57**									

Vendor # / P.O. #	Name / PO Date	Description / Item Description	Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
T0526	TACTICAL PUBLIC SAFETY LLC.											
26-01698	06/23/26	EMERGENCY LIGHTS UNIT 3343										
1 EMERGENCY LIGHTS UNIT 3343			$1,529.82	6-01-26-315-119	B	Vehicle Repairs & Maint	R	06/23/26	06/24/26		EV26-059	N
26-01922	07/13/26	UNDERCARRIAGE LIGHTING										
1 UNDERCARAGE LIGHTING			$1,397.45	6-01-26-315-119	B	Vehicle Repairs & Maint	R	07/13/26	07/13/26		261806	N
	Vendor Total:		**$2,927.27**									
T2432	THE WOUNDED HEALER INC.											
26-00135	01/08/26	TREATMENT SERVICES FOR 2026			B							
7 Payment #6 - June 2026			$4,800.00	G-02-40-409-101	B	Opioid	R	01/08/26	07/06/26		762026	N
	Vendor Total:		**$4,800.00**									
T3406	TIME FOR FUN & MORE INC.											
26-01949	07/15/26	JUNETEENTH - RENTALS										
1 JUNETEENTH - RENTALS			$4,000.00	6-01-30-420-191	B	Juneteenth	R	07/15/26	07/15/26		33251	N
	Vendor Total:		**$4,000.00**									
T3469	TOCHI CONSULTING ENGINEERS											
25-01735	06/04/25	INSPECTION ESCROW E1190 SAC										
9 INSPECTION ESCROW E1190 SAC			$3,720.00	E-22-56-851-190	B	7766568942 E1190 SAC COOPERFOL	R	07/14/26	07/14/26		WTPB23-07-29I	N
25-03255	10/27/25	REVIEW ESCROW E1262LINDAVIEWEG			B							
5 REVIEW ESCROW E1262LINDAVIEW			$210.00	E-22-56-851-262	B	7766935612 E1262 LINDA VIEWEG	R	10/27/25	07/06/26		WTPB25-12-04	N
26-01270	05/06/26	REVIEW ESCROW E1238EPSTEIN FAM			B							
5 REVIEW ESCROW E1238EPSTEIN F/			$1,260.00	E-22-56-851-238	B	7766935373 E1238 EPSTEIN FAMILY	R	05/06/26	07/06/26		WTPB25-04-11	N
26-01326	05/08/26	REVIEW ESCROW E1278BONNIEPLANT			B							
4 REVIEW ESCROW E1278BONNIEPL/			$1,155.00	E-22-56-851-278	B	7766935779 E1278 BONNIE PLANTS	R	05/08/26	07/06/26		WTPB26-02-03	N
26-01637	06/17/26	INSPECTION ESCROW E1235 WATERB			B							
2 INSPECTION ESCROW E1235 WATE			$1,250.00	E-22-56-851-235	B	7766731995 E1235 NVR INC.	R	06/17/26	07/06/26		WTPB23-07-29GI	N
26-01883	07/07/26	Review Escrow E1249 Osbornr PG			B							
2 Review Escrow E1249 Osbornr PG			$1,470.00	E-22-56-851-249	B	7766935480 E 1249 OSBORNE POWE	R	07/07/26	07/08/26		WTPB25-09-04	N
	Vendor Total:		**$9,065.00**									
T4690	TREASURER STATE OF NEW JERSEY											
26-01889	07/07/26	UCC STATE TAXES DUE TO NJ										
1 UCC STATE TAXES DUE TO NJ			$23,286.00	6-01-98-835-101	B	UCC State Fees Due to NJ	R	07/07/26	07/07/26			N
	Vendor Total:		**$23,286.00**									

Vendor # / P.O. #	Name / PO Date	Description / Item Description	Amount	Charge Account	Acct Type	Description	Contract / PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
T4747	TREASURER STATE OF NJ												
26-01888	07/07/26	MARRIAGE LICENSE APRIL-JUNE 26											
1 MARRIAGE LICENSE APRIL-JUNE 26			$1,450.00	6-01-98-835-104	B	Marriage Fees Due NJ		R	07/07/26	07/07/26			N
	Vendor Total:		**$1,450.00**										
T7015	TRU GREEN/CHEMLAWN												
26-00911	03/19/26	2026 FERTILIZATION PROGRAM					B						
4 Third Payment			$8,222.00	6-01-28-375-161	B	Fertilizer & Seed		R	03/19/26	07/08/26		228014163	N
	Vendor Total:		**$8,222.00**										
T9010	TWP. OF WINSLOW PAYROLL AGENCY												
26-01978	07/16/26	cover 2nd qtr pens ci j jurado											
1 cover 2nd qtr pens ci j jurado			$408.81	6-01-26-290-011	B	Salary & Wage		R	07/16/26	07/16/26			N
	Vendor Total:		**$408.81**										
U0376	USA - BLUE BOOK-HD SUPPLY INC.												
26-01847	07/01/26	WATER CHEMICAL											
1 WATER CHEMICAL			$578.11	6-09-55-502-746	B	CHEMICALS		R	07/01/26	07/08/26		INV01090619-827	N
2			$126.88	6-09-55-502-746	B	CHEMICALS		R	07/14/26	07/14/26		INV01098307	N
			$704.99										
26-01884	07/07/26	CHART RECORDER PEN											
1 CHART RECORDER PEN			$585.02	6-09-55-502-708	B	Purchase of Other Equipment		R	07/07/26	07/08/26		INV01094284	N
26-01947	07/14/26	1/2 INCH PVDF FITTINGS											
1 1/2 INCH PVDF FITTINGS			$202.64	6-09-55-502-708	B	Purchase of Other Equipment		R	07/14/26	07/16/26		INV01103033	N
2 Payment #1			$101.32	6-09-55-502-708	B	Purchase of Other Equipment		R	07/14/26	07/15/26		INV011011977	N
			$303.96										
	Vendor Total:		**$1,593.97**										
U3515	ULINE INC.												
26-01709	06/23/26	CLASS 3 HI-VIS RAIN JACKETS											
1 CLASS 3 HI-VIS RAIN JACKETS			$853.03	6-01-26-290-129	B	Uniforms		R	06/23/26	06/24/26		209706977	N
26-01909	07/10/26	Supplies											
1 Supplies			$500.07	6-01-25-240-113	B	Other Supplies		R	07/10/26	07/13/26		210462982	N
	Vendor Total:		**$1,353.10**										
U4002	UNITED CONCORDIA COMPANIES INC												
26-01974	07/16/26	UCCI Claims 07.06.26											

Vendor #	Name									
P.O. #	PO Date	Description			Contract	PO Type				
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
U4002	UNITED CONCORDIA COMPANIES INC				*Account Continued*							
1 UCCI Claims 07.06.26		$1,650.50	6-01-23-220-117	B	Insurance - Medical		R	07/16/26	07/16/26			N
2 UCCI Claims 07.06.26		$1,100.33	6-09-55-502-517	B	Insurance - Group		R	07/16/26	07/16/26			N
		$2,750.83										
26-01975	07/16/26	UCCI Claims 07.13.26										
1 UCCI Claims 07.13.26		$1,518.42	6-01-23-220-117	B	Insurance - Medical		R	07/16/26	07/16/26			N
2 UCCI Claims 07.13.26		$1,012.28	6-09-55-502-517	B	Insurance - Group		R	07/16/26	07/16/26			N
		$2,530.70										
	Vendor Total:	**$5,281.53**										
U4101	UNITED RENTALS (N AMERICA) INC											
26-01431	05/22/26	UTV RENTAL FOR JUNETEENTH										
1 UTV RENTAL FOR JUNETEENTH		$94.00	6-01-30-420-191	B	Juneteenth		R	05/22/26	07/08/26		263647008-001	N
26-01612	06/12/26	BIKE RACK RENTAL										
1 BIKE RACK RENTAL		$2,775.00	6-01-30-420-192	B	Fireworks		R	06/12/26	07/10/26		264378434-001	N
	Vendor Total:	**$2,869.00**										
V0100	V C I											
26-01521	06/03/26	GRAPHICS FOR UNIT 3322										
1 GRAPHICS FOR UNIT 3322		$299.85	6-01-26-315-119	B	Vehicle Repairs & Maint		R	06/03/26	07/10/26		0024204	N
	Vendor Total:	**$299.85**										
V0155	VAL U AUTO PARTS LLC.											
26-00078	01/08/26	PARTS FOR VEHICLES APR-JUNE				B						
6 Third Payment - June 2026		$3,905.10	6-01-26-315-119	B	Vehicle Repairs & Maint		R	01/08/26	07/01/26		49908	N
7 Third Payment - June 2026		$60.04	6-09-55-502-519	B	VEHICLE MAINTENANCE AND REPAIR			01/08/26	07/01/26		49908	N
		$3,965.14										
26-01239	04/30/26	DMU SUPPLIES										
1 DMU SUPPLIES		$717.98	6-09-55-502-719	B	Vehicle Repair & Maintenance		R	04/30/26	07/01/26		49913	N
26-01518	06/03/26	1500 WATT POWER INVERTER										
1 1500 WATT POWER INVERTER		$929.00	6-09-55-502-719	B	Vehicle Repair & Maintenance		R	06/03/26	07/01/26		488773	N
	Vendor Total:	**$5,612.12**										
V3500	VECTOR SECURITY INC.											
26-01900	07/08/26	SMOKE DETECTOR AT RECORDS BLDG										
1 REINSTALLED SMOKE DETECTOR		$233.00	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds		R	07/08/26	07/08/26		78037178	N
	Vendor Total:	**$233.00**										

Vendor # / P.O. #	PO Date	Name / Description	Amount	Charge Account	Acct Type	Contract / Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
V3500		VECTOR SECURITY INC.				*Account Continued*							
V5055		VERTI LLC.											
26-01744	06/26/26	GOV'T RELATIONS CONSULTANT											
1 GOV'T RELATIONS CONSULTANT			$2,843.75	6-01-20-165-116	B	General Engineering Services		R	06/26/26	06/30/26		V5055	N
2 GOV'T RELATIONS CONSULTANT			$1,531.25	6-09-55-502-816	B	Engineering Services		R	06/26/26	06/30/26		V5055	N
			$4,375.00										
	Vendor Total:		**$4,375.00**										
V6021		VICTORIA MANOR HOMEOWNERS ASSO											
26-00202	01/13/26	2026 STREET LIGHT REIMBURSEMEN					B						
3 Payment #2			$1,281.51	6-01-31-435-123	B	Electric		R	01/13/26	07/06/26			N
	Vendor Total:		**$1,281.51**										
W0540		WALTER'S SIGNS LLC											
26-01440	05/27/26	LARGE LOGO FOR TRASH TRUCKS											
1 LARGE LOGO FOR TRASH TRUCKS			$6,650.00	C-04-55-963-101	B	Acquisition		R	05/27/26	06/24/26		16221	N
	Vendor Total:		**$6,650.00**										
W4100		WEST JERSEY AIR CONDITIONING											
26-01749	06/26/26	HVAC REPAIRS F/ JULY-SEPT 2026					B						
3 Payment #1			$2,825.00	6-01-26-310-121	B	Repairs-Maint Bldgs & Gnds		R	06/26/26	07/15/26		08824	N
	Vendor Total:		**$2,825.00**										
W4400		WEST-THOMSEN REUTERS											
26-01885	07/07/26	Thomson Reuters Subscription											
1 Thomson Reuters Subscription			$1,064.00	6-01-20-150-199	B	Miscellaneous - Other		R	07/07/26	07/07/26		853874157	N
	Vendor Total:		**$1,064.00**										
W7600		WINSLOW RENTAL & SUPPLY											
26-00713	03/05/26	SUPPLIES FOR ROADS DEPARTMENT					B						
4 Final Payment - June 2026			$2,355.24	6-01-26-290-113	B	Other Supplies		R	05/01/26	07/01/26		604386 - 604995	N
26-00993	03/31/26	PARTS AND RENTALS					B						
5 Payment #4 (June 2026)			$85.95	6-09-55-502-708	B	Purchase of Other Equipment		R	03/31/26	07/01/26		2-604576	N
26-01766	06/30/26	PARTS AND RENTALS					B						
2 Payment #1 $99.74			$99.74	6-09-55-502-708	B	Purchase of Other Equipment		R	06/30/26	07/14/26		2-605218	N
	Vendor Total:		**$2,540.93**										

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
WGLEN005	WGL Energy Services, Inc										
26-01905	07/08/26	1 Birch Avenue - Gas Bill									
1 1 Birch Avenue Gas Bill		$606.20	6-09-55-502-777	B	Fuel Oil, Propane, LNG		R	07/08/26	07/15/26		361853	N
	Vendor Total:	**$606.20**										
WGLEN010	WGL Energy Services, Inc.										
26-01906	07/08/26	GAS BILL - 700 Chews Landing									
1 Gas Bill 700 Chews Landing		$1,557.72	6-01-31-430-177	B	Fuel Oil, Propane, LNG		R	07/08/26	07/15/26		361854	N
	Vendor Total:	**$1,557.72**										

Total Purchase Orders: 182 Total P.O. Line Items: 211 Total List Amount: $826,493.29 Total Void Amount: $0.00

Totals by Year-Fund

Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	6-01	$543,353.98	$3,071.00	$546,424.98	$0.00	$0.00	$546,424.98
WATER & SEWER OPERATING	6-09	$204,290.03	$0.00	$204,290.03	$0.00	$0.00	$204,290.03
	Year Total:	$747,644.01	$3,071.00	$750,715.01	$0.00	$0.00	$750,715.01
GENERAL CAPITAL BUDGET	C-04	$24,240.00	$0.00	$24,240.00	$0.00	$0.00	$24,240.00
RESERVE SITE PLAN REVIEW	E-22	$38,128.18	$0.00	$38,128.18	$0.00	$0.00	$38,128.18
GRANT FUND BUDGET	G-02	$4,800.00	$0.00	$4,800.00	$0.00	$0.00	$4,800.00
RES. PAYROLL EXPENDITURE	P-18	$5,365.26	$0.00	$5,365.26	$0.00	$0.00	$5,365.26
TRUST FUND OTHER	T-14	$2,708.34	$0.00	$2,708.34	$0.00	$0.00	$2,708.34
COHA TRUST	V-36	$203.50	$0.00	$203.50	$0.00	$0.00	$203.50
WATER & SEWER CAPITAL BU	W-08	$333.00	$0.00	$333.00	$0.00	$0.00	$333.00
Total Of All Funds:		$823,422.29	$3,071.00	$826,493.29	$0.00	$0.00	$826,493.29

TOWNSHIP OF WINSLOW
Bill List By Budget Account

Ranges	Item Status	Purchase Types	Misc
Range: *E2256850004 to E2256851999*	***Open:*** *N*	***Bid:*** *Y*	***P.O. Type:*** *All*
	Void: *N*	***State:*** *Y*	***Format:*** *Super Condensed*
Rcvd Batch Id Range: *First to Last*	***Paid:*** *N*	***Other:*** *Y*	***Include Non-Budgeted:*** *Y*
	Held: *Y*	***Exempt:*** *Y*	***Vendors:*** *All*
	Aprv: *N*		***Department Page Break:*** *No*
	Rcvd: *Y*		***Subtotal CAFR:*** *Yes*
			Subtotal Department: *Yes*

Budget Account	*Description*	*Amount*	*Void Amount*
Fund:RESERVE SITE PLAN REVIEW			
Department:RES FOR SITE PLAN REVIEW			
E-22-56-850-974	7765214611 E974 CGP ACQUISITION & DEVE	$750.00	$0.00
E-22-56-850-976	7765214629 E976 BOOMERANG 52,LLC	$6,017.13	$0.00
	Department Total: RES FOR SITE PLAN REVI	**$6,767.13**	
E-22-56-851-106	7766060485 E1106 HEIDLEBERG MATERIALS	$125.00	$0.00
E-22-56-851-155	7766169716 E1155 BERLIN DG,LLC INSPECTI	$265.30	$0.00
E-22-56-851-170	7766169857 E1170 DR HORTON TSTPIT/REVI	$190.00	$0.00
E-22-56-851-181	7766407554 E1181 EVAN SCHAEFFER	$300.00	$0.00
E-22-56-851-190	7766568942 E1190 SAC COOPERFOLLEY LLC	$3,720.00	$0.00
E-22-56-851-200	7766569247 E1200 STACEY BRISTOW	$225.00	$0.00
E-22-56-851-204	7766589378 E1204 WM CAPITAL LLC REVIEW	$808.75	$0.00
E-22-56-851-220	7766708069 E1220 RICHARD DAVIS MINORSI	$150.00	$0.00
E-22-56-851-228	7766731789 E1228 WINSLOW DEVELOPERS	$6,447.50	$0.00
E-22-56-851-230	7766731846 E 1230 WINSLOWTOWNSHIPDEV	$500.00	$0.00
E-22-56-851-235	7766731995 E1235 NVR INC.	$1,250.00	$0.00
E-22-56-851-238	7766935373 E1238 EPSTEIN FAMILY PROPEF	$1,260.00	$0.00
E-22-56-851-245	7766935448 E1245 DR HORTON GRADINGINS	$810.00	$0.00
E-22-56-851-249	7766935480 E 1249 OSBORNE POWER GROU	$1,470.00	$0.00
E-22-56-851-251	7767054859 E 1251 Carollo, Inc.	$1,357.50	$0.00
E-22-56-851-262	7766935612 E1262 LINDA VIEWEG	$435.00	$0.00
E-22-56-851-270	7766935696 E1270 BRUCE PAPARONE, INC.(	$4,366.25	$0.00
E-22-56-851-271	7766935703 E1271 ECDN ENTERPRISES LLC	$962.50	$0.00
E-22-56-851-272	7766935711 E1272 RGC5, LLC	$816.25	$0.00
E-22-56-851-273	7766935729 E1273 TUTOR PERINI INSPECTIC	$1,280.00	$0.00
E-22-56-851-274	7766935737 NATHAN HOLROYD STARLIGHTS	$885.25	$0.00
E-22-56-851-275	7766935745 E1275 TODD GORDON ESCROW	$1,002.50	$0.00
E-22-56-851-278	7766935779 E1278 BONNIE PLANTS PHASE 2	$1,155.00	$0.00

Budget Account	*Description*	*Amount*	*Void Amount*
E-22-56-851-278	7766935779 E1278 BONNIE *Account Continued*		
E-22-56-851-280	7766935795 E1280 NEW LIFE GROUP NJ LLC	$1,535.50	$0.00
E-22-56-851-281	7766935802 E1281 TAUNTON ROAD LLC	$43.75	$0.00
	Department Total:	**$31,361.05**	
	CAFR Total:	**$38,128.18**	
	Fund Total: RESERVE SITE PLAN REVIEW	**$38,128.18**	
	Year Total:	**$38,128.18**	

Total Charged Lines: 32 Total List Amount: $38,128.18 Total Void Amount: $0.00

Totals by Year-Fund

Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total
RESERVE SITE PLAN F	E-22	$38,128.18	$0.00	$38,128.18
Total Of All Funds:		**$38,128.18**	**$0.00**	**$38,128.18**

TOWNSHIP OF WINSLOW, NEW JERSEY

ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING ORDINANCE O-2024-026 AUTHORIZING A FINANCIAL AGREEMENT PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW WITH K. HOVNANIAN VILLAGES AT HAYS MILL CREEK, LLC

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or rehabilitation; and

WHEREAS, on May 22, 2018, the Township Committee adopted Resolution R-2018-249, designating parcels identified as Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504 Lot 3 (the "Property" or "Redevelopment Area") as an "Area in Need of Redevelopment" in accordance with the Redevelopment Law, referred to herein as the "Redevelopment Area;" and

WHEREAS, pursuant to Ordinance O-2021-005 adopted on February 23, 2021, the Township Committee adopted a redevelopment plan entitled the "Redevelopment Plan Block 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3" (the "Redevelopment Plan"), and which sets forth, inter alia, the plans for the redevelopment and rehabilitation of the Redevelopment Area; and

WHEREAS, the provisions of the Five-Year Tax Exemption and Abatement Law, N.J.S.A 40A:21-1, et seq. (the "Exemption Law"), permit a municipality to exempt from the payment of real estate taxes, for a limited period of time, any improvements made in the development of a rehabilitation area, subject to the terms and conditions of a tax agreement complying with the requirements of the Exemption Law; and

WHEREAS, K. Hovnanian Villages at Hays Mill Creek, LLC having offices at 110 Fieldcrest Avenue, Edison, New Jersey 08873 (the "Entity"), has taken title to the Property and submitted a proposal to the Township to construct 142 detached single-family homes on a portion of the property as (the "Project") or ("Project Improvements); and

WHEREAS, the Township adopted Ordinance O-2024-026 on October 16, 2024 authorizing a Financial Agreement pursuant to the Five-Year Exemption and Abatement Law with K. Hovnanian Villages at Hays Mill Creek, LLC; and

WHEREAS, the Township has received a request from the owners of property located at 51 Sweetgum Road, Block 2502.04, Lot 8, which is encompassed within Ordinance 0-2024-026 who now seek totally disabled veteran status for tax exemption purposes; and

WHEREAS, the owners of 51 Sweetgum Road, Block 2502.04, Lot 8 should be removed effective May 29, 2026 the date they originally filed their application for exemption on May 29, 2026; and

WHEREAS, the Township will issue a refund of the taxes paid by the owners of 51 Sweetgum Road, Block 2502.04, Lot 8 effective May 29, 2026, the date of their initial application for exemption; and

WHEREAS, the Township has contacted the State of New Jersey, Division of Taxation who has informed that in order to provide the owner of 51 Sweetgum Road with totally disabled veterans status for tax exemption purposes it is necessary to amend Ordinance O-2024-026 accordingly;

WHEREAS, the Mayor and Township Committee find that the totally disabled veterans status for tax exemption purposes for the owner of 51 Sweetgum Road should take priority and

preference over the Five-Year Exemption and Abatement Law so that this disabled veteran can achieve complete tax exemption status for his service to his country.

NOW THEREFORE BE IT ORDAINED, by the Mayor and the Township Committee of the Township of Winslow, as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. The owner of the property located at 51 Sweetgum Road, Block 2502.04, Lot 8 in the Township of Winslow, County of Camden and State of New Jersey is hereby removed from the Financial Agreement under the Five-Year Exemption and Abatement Law as set forth in Ordinance O-2024-026 so that they may apply for and receive, if eligible, tax exemption status as totally disabled veterans as provided for under law and as determined by the Township Tax Assessor and the Township shall issue a refund of the taxes paid by the owners of 51 Sweetgum Road from May 29, 2026, the date of their initial application for exemption.

SECTION 3. In the event the property located at 51 Sweetgum Road in the Township of Winslow, County of Camden and State of New Jersey loses eligibility for tax exemption purposes as set forth herein, said property may be reinstated into the Financial Agreement as set forth in Ordinance O-2024-026 to the extent the property is still eligible for same.

SECTION 4. This Ordinance shall take effect after final adoption and publication according to law.

INTRODUCED: July 21, 2026

ADOPTED:

_____

MARIE D. LAWRENCE, MAYOR

_____

LISA L. DORITY, RMC
MUNICIPAL CLERK

CERTIFICATION

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **August 18, 2026** at the Winslow Township Municipal Building

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

AN ORDINANCE OF THE TOWNSHIP OF WINSLOW ACCEPTING A DEED OF DEDICATION FOR CERTAIN OPEN SPACE LANDS WITHIN THE ROYAL RIDGE DEVELOPMENT PURSUANT TO PLANNING BOARD APPROVALS

WHEREAS, the Township of Winslow, a body corporate and politic of the State of New Jersey, with offices located at 125 South Route 73, Winslow Township, Camden County, New Jersey (the "Township"), is authorized pursuant to the laws of the State of New Jersey to acquire, accept, preserve, maintain, and hold lands for open space, conservation, recreation, drainage, environmental protection, and related public purposes; and

WHEREAS, Hallmark Homes – Royal Ridge, LLC, having a principal business address at 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976 (the "Developer"), is the owner and developer of certain property located on Chews Landing Road and designated on the official Tax Map of the Township of Winslow as Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01 and 9; and Block 2203, Lot 2, together with related subdivision lots and parcels created pursuant to approved subdivision and site plan applications (the "Royal Ridge Development"); and

WHEREAS, the Township Planning Board previously granted preliminary and final major subdivision and site plan approvals for the Royal Ridge Development, subject to numerous conditions and requirements; and

WHEREAS, among the conditions of said Planning Board approvals was the requirement that certain lands designated as open space be offered and dedicated to the Township for public ownership and preservation purposes; and

WHEREAS, the Developer has offered to convey to the Township, by Deed of Dedication, the open space parcel identified as Lot _____ in Block _ on the Township Tax Map, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Open Space Parcel"); and

WHEREAS, the Township Engineer, Township Planner, and Township Solicitor have reviewed the proposed conveyance and have determined that acceptance of the Open Space Parcel is consistent with the conditions of the applicable Planning Board approvals and serves the public interest; and

WHEREAS, the Township Council has determined that acceptance of the Open Space Parcel will promote the preservation of open space, environmental resources, natural features, stormwater management functions, buffering, and other public purposes contemplated by the Planning Board approvals.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Winslow, County of Camden, State of New Jersey, as follows:

SECTION 1.
ACCEPTANCE OF DEED OF DEDICATION.

The Township hereby accepts the conveyance of the Open Space Parcel by Deed of Dedication from Hallmark Homes – Royal Ridge, LLC, subject to review and approval of the final deed form, legal description, title documentation, and related conveyance materials by the Township Solicitor, Township Engineer, and Township Planner.

SECTION 2.
AUTHORIZATION TO ACCEPT TITLE.

The Mayor and Township Clerk are hereby authorized and directed to execute any and all documents necessary to effectuate acceptance of title to the Open Space Parcel, including but not limited to deeds, affidavits, certifications, acknowledgments, escrow releases, corrective instruments, and recording documents.

SECTION 3.
PURPOSE OF CONVEYANCE.

The Open Space Parcel is being conveyed to the Township in satisfaction of conditions imposed by the Township Planning Board in connection with the Royal Ridge Development approvals.

Acceptance of the Open Space Parcel shall not relieve the Developer of any other obligations imposed by the Planning Board approvals, developer's agreement, ordinances, resolutions, permits, or applicable law.

SECTION 4.
USE OF OPEN SPACE PARCEL.

Upon acceptance, the Township may utilize, preserve, maintain, manage, restore, improve, regulate, or otherwise use the Open Space Parcel for any lawful public purpose, including but not limited to:

(a) Open space preservation;

(b) Environmental conservation;

(c) Stormwater management;

(d) Recreation;

(e) Passive recreation;

(f) Greenway and trail purposes;

(g) Habitat protection;

(h) Buffering and screening;

(i) Municipal purposes authorized by law.

SECTION 5.
NO OBLIGATION TO IMPROVE.

Nothing contained herein shall obligate the Township to improve, develop, maintain, construct facilities upon, or otherwise alter the Open Space Parcel.

The Township may preserve all or any portion of the Open Space Parcel in its existing natural condition and shall retain sole discretion regarding future management and use.

SECTION 6.
TITLE REQUIREMENTS.

As a condition of acceptance, the Developer shall provide:

(a) A recordable Deed of Dedication;

(b) A current survey acceptable to the Township Engineer;

(c) A metes and bounds legal description;

(d) Evidence of marketable title;

(e) Such title insurance, title commitments, certifications, affidavits, and curative documents as may be required by the Township Solicitor;

(f) Confirmation that the Open Space Parcel is free and clear of liens, encumbrances, mortgages, easements, restrictions, or claims that would materially interfere with the Township's intended ownership and use; provided that the Developer may reserve, and the conveyance shall be subject to, such drainage, access, stormwater, utility, conservation, and related easements and restrictions as are necessary to serve the Royal Ridge development or as required by the Planning Board approvals.

SECTION 7.
ENVIRONMENTAL CONDITION.

The Developer shall remain responsible for any environmental condition, contamination, violation, or remediation obligation to the extent caused by the Developer’s activities on the Open Space Parcel prior to conveyance. The Developer shall not be responsible for pre-existing conditions not caused by the Developer, for conditions migrating from off-site, or for naturally occurring conditions.

Acceptance of the Open Space Parcel shall not constitute a waiver of any rights or remedies available to the Township under federal, state, or local environmental laws.

SECTION 8.
DEVELOPER WARRANTIES.

The Developer shall warrant that it possesses good and marketable title to the Open Space Parcel and full authority to convey same to the Township.

The Developer shall defend, indemnify, and hold harmless the Township from claims arising from title defects, ownership disputes, boundary disputes, or encumbrances existing prior to conveyance.

With respect to title defects, ownership disputes, boundary disputes, or encumbrances existing prior to conveyance, the Township shall look first to the title insurance policy to be provided pursuant to Section 6; the Developer's indemnification obligation under this Section shall be limited to matters not covered by such title policy and shall not extend to matters insured thereunder.

SECTION 9.
RESTRICTIONS RUNNING WITH THE LAND.

To the extent required by the Planning Board approvals, developer's agreement, conservation restrictions, deed restrictions, or applicable law, the Open Space Parcel shall remain subject to such restrictions and conditions as may be imposed for preservation, conservation, stormwater management, buffering, or related public purposes.

SECTION 10.
RECORDING.

Upon acceptance, the Township Clerk, Township Solicitor, or their designee is authorized to record the Deed of Dedication and any ancillary documents in the Office of the Camden County Clerk.

SECTION 11.
SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid by a court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance.

SECTION 12. REPEALER.

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

SECTION 13.
EFFECTIVE DATE.

This Ordinance shall take effect upon final passage, publication, and filing as required by law.

INTRODUCED: July 21, 2026

ADOPTED:

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk

CERTIFICATION

I, Lisa L. Dority, Clerk of the Township of Winslow, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Township Committee at a meeting held on **August 18, 2026** at the Winslow Township Municipal Building.

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

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EXHIBIT A

LEGAL DESCRIPTION OF OPEN SPACE PARCEL

EXHIBIT B

OPEN SPACE LOT PLAN

Prepared by:
Brittany M. Chan, Esquire
Nehmad Davis & Goldstein, P.C.
Preparer signature no longer required pursuant to N.J.S.A. 46:26A-3(b)

DEED OF DEDICATION

This DEED is made on _____, 2026

BETWEEN

HALLMARK HOMES-ROYAL RIDGE LLC, a Pennsylvania limited liability company, with a principal address of 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976,

referred to as the **GRANTOR**,

AND

TOWNSHIP OF WINSLOW, a municipal corporation of the State of New Jersey, with a principal address of 125 South Route 73, Winslow Township, New Jersey 08037,

referred to as the **GRANTEE**.

(The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above).

TRANSFER OF OWNERSHIP: The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of – NO CONSIDERATION.

TAX MAP REFERENCE: (N.J.S.A. 46:26A-3). Municipality of the Township of Winslow, **Block No.** 2203 **Lot No.** 2 **Qualifier No.** ___ **Account No.** _____.

☐ No property tax identification number is available on the date of this Deed *(check box if applicable)*

PROPERTY: The property consists of the land and all the buildings and structures on the land in the Township of Winslow, County of Camden, and State of New Jersey. The legal description is:

(See Legal Description attached as Exhibit "A")

BEING the same lands and premises conveyed to and vested in Hallmark Homes-Winslow, LLC, a New Jersey Limited Liability Company, by deed from Scott Family Holding Company LLC, dated September 25, 2025 and effective September 30, 2025, recorded October 31, 2025 in the Atlantic County Clerk's Office in Deed Book 12952, Page 100, as Instrument No. 2025068814.

THIS DEED is made in connection with a condition of preliminary and final site plan approval and final major subdivision approval as granted by the Winslow Township Planning Board at a meeting held before it on January 16, 2025, and memorialized in a written Resolution adopted on February 20, 2025 (Resolution #2025-020 and 2025-021).

TYPE OF DEED: This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title but simply transfers whatever interest the Grantor has to the Grantee.

SIGNATURES: The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

HALLMARK HOMES-ROYAL RIDGE LLC,
a Pennsylvania limited liability company

By: HALLMARK PARTNERS II, LP,
a Pennsylvania limited partnership, its Manager

By: HM PARTNERS II, INC.,
a Pennsylvania corporation, its General Partner

By: _____
Richard R. Carroll, III, President

STATE OF _____:
: §§
COUNTY OF _____:

I CERTIFY that on _____, 2026, Richard R. Carroll, III personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

a. was the maker of this Deed;
b. was authorized and did execute this deed as the President of HM PARTNERS II, INC., the General Partner of HALLMARK PARTNERS II, LP, the Manager of HALLMARK HOMES-ROYAL RIDGE LLC, the entity named in this; and
c. made this Deed for zero Dollars ($0.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

_____
Notary Public

EXHIBIT “A”

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
September 26, 2025

Metes and Bounds Description of:
Block 2203, Lot 2
Township of Winslow, Camden County, New Jersey

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point in the northeasterly line of Sicklerville Road, (24.75 feet from centerline, A.K.A. County Route 705, A.K.A. County House Road), said point being distant the following two (2) courses from the intersection of the northeasterly line of Sicklerville Road, (33 feet from centerline) with the northwesterly line of Rose Court, (50 foot R.O.W.) and running; thence

A. Along said northeasterly line of Sicklerville Road, (33 foot from centerline), North 50 South 52 degrees 24 minutes West, 842.82 feet to a point therein; thence
B. South 61 South 40 degrees 55 minutes West, 8.93 feet to a point in the northeasterly line of Sicklerville Road, (24.75 feet from centerline) and from said Beginning Point running; thence

1. Along said northeasterly line of Sicklerville Road, (24.75 feet from centerline), North 50 South 52 degrees 24 minutes West, 1,514.98 feet to a point therein; thence
2. North 59 South 57 degrees 23 minutes East, 896.81 feet to a point near a cap rebar found; thence
3. North 27 South 56 degrees 20 minutes East, 1,426.14 feet to a point at or near a monument found; thence
4. South 61 South 40 degrees 55 minutes West, 305.85 feet to a point in the northeasterly line of Sicklerville Road, said point being the Point and Place of Beginning.

Containing 853,009 square feet (19.582 acres)

This description has been prepared in accordance with a map entitled, “Boundary & Topographic Survey for Tax Block 1302 – Tax Lots 4, 5 & 7, Tax Block 1303 – Tax Lots 4.01 & 9, Tax Block 2203 – Tax Lot 2, (Reference Tax Sheet No. 13 & 22), Township of Winslow, Camden County, New Jersey,” Prepared by Professional Design Services, LLC, Steven Metelski, Jr., PLS dated 3/8/2021 and revised through 8/26/25.

_____
Steven Metelski, Jr., PLS 43393

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Hallmark Homes-Royal Ridge LLC

Current Street Address
865 Easton Road, Suite 320

City, Town, Post Office	State	ZIP Code
Warrington	PA	18976

Property Information

Block(s)	Lot(s)	Qualifier
2203	2	

Street Address
Sicklerville Road

City, Town, Post Office	State	ZIP Code
Winslow	NJ	08081

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	$0.00	$0.00	

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☒ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated Income Tax payment.

7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.

7b. ☐ Seller **only** received like-kind property.

8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Hallmark Homes-Royal Ridge LLC

Date

Richard R. Carroll, III, President of HM Partners II, Inc., the General Partner of Hallmark Homes Partners II, LP, the Managing Member of Hallmark Homes-Royal Ridge LLC

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 **(Rev. 3/2/22)**
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, **P.L.**1968, as amended through Chapter 33, **P.L**. 2006) **(N.J.S.A.** 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
} SS.
COUNTY _____ County Municipal Code 0436

FOR RECORDER'S USE ONLY
Consideration $ _____
RTF paid by seller $ _____
Date_____ By _____

MUNICIPALITY OF PROPERTY LOCATION WINSLOW TOWNSHIP

***Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (*See Instructions #3 and #4 on reverse side)*

Deponent, Richard R. Carroll, III, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Corporate Officer in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 2203 Lot number 2 located at

Sicklerville Road, Winslow Township and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION $ 0.00 (*Instructions #1 and #5 on reverse side)* ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A)**REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:**
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

$_____ ÷ _____**% = $**_____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by **C.** 49, **P.L.** 1968, as amended through **C**. 66, **P.L.** 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) For consideration of less than $100.

(5) PARTIAL EXEMPTION FROM FEE *(Instruction #9 on reverse side)*
NOTE: All boxes below apply to grantor(s) *only***. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED**. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by **C.** 176, **P.L.** 1975, **C.** 113, **P.L.** 2004, and **C.** 66, **P.L.** 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over. * *(Instruction #9 on reverse side for A or B)*
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
☐Owned and occupied by grantor(s) at time of sale. ☐Resident of State of New Jersey.
☐One or two-family residential premises. ☐Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(Instruction #9 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(Instructions #2, #10 and #12 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐ Entirely new improvement ☐Not previously occupied.
☐ Not previously used for any purpose. ☐"**NEW CONSTRUCTION**" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐No prior mortgage assumed or to which property is subject at time of sale.
☐No contributions to capital by either grantor or grantee legal entity.
☐No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER **IF APPLIES ALL BOXES MUST BE CHECKED**. *(Instruction #15 on reverse side)*
☐Intercompany transfer between combined group members as part of the unitary business
☐Combined group NU ID number **(Required)** _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, **P.L.** 1968, as amended through Chapter 33, **P.L.** 2006.

Subscribed and sworn to before me
this day of , 20

_____
Signature of Deponent
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976
Deponent Address

Hallmark Homes-Royal Ridge LLC
Grantor Name
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976
Grantor Address at Time of Sale

XXX-XX-X
Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number_____ County_____
Deed Number_____ Book _____ Page_____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

AN ORDINANCE OF THE TOWNSHIP OF WINSLOW AUTHORIZING THE GRANT OF A SANITARY SEWER EASEMENT ACROSS MUNICIPALLY OWNED PROPERTY FOR THE BENEFIT OF THE ROYAL RIDGE DEVELOPMENT, AUTHORIZING CONNECTION TO THE TOWNSHIP SANITARY SEWER SYSTEM, AUTHORIZING A UTILITY EASEMENT ACROSS CHEWS LANDING ROAD, AND RESERVING CERTAIN MUNICIPAL RIGHTS RELATING THERETO

WHEREAS, the Township of Winslow, a body corporate and politic of the State of New Jersey, with offices located at 125 South Route 73, Winslow Township, Camden County, New Jersey (the "Township"), owns and maintains certain municipal property and sanitary sewer infrastructure within the Township; and

WHEREAS, Hallmark Homes - Royal Ridge, LLC, having a principal business address of 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976 (the "Developer"), is the owner and developer of certain real property located on Chews Landing Road and designated on the official Tax Map of the Township of Winslow as Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01 and 9; and Block 2203, Lot 2, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Property is being developed as the Royal Ridge development consisting of approximately five hundred thirty
(530) residential dwelling units, including two hundred fifty-four (254) attached townhouse units and two hundred seventy-six
(276) multifamily apartment units, together with associated site improvements and utility infrastructure; and

WHEREAS, the Developer has represented that a portion of the sanitary sewer collection system necessary to serve the Royal Ridge development must be installed across municipally owned property before connecting to an existing manhole and sanitary sewer facilities located at or near the intersection and bend formed by Ivy Lane and Ivy Hill Lane within the Township; and

WHEREAS, the Township Engineer has reviewed the proposed sanitary sewer alignment and has determined that the grant of a sanitary sewer easement across municipal property will not materially interfere with the Township's use and enjoyment of said property, provided that the facilities are constructed, operated, maintained, repaired, replaced, and relocated in accordance with Township requirements; and

WHEREAS, the Developer has also represented that in order to provide water service to the Royal Ridge development, a portion of the water infrastructure must be installed within Chews Landing Road (County RT 704), a County right-of-way under the jurisdiction of Camden County within which the Township retains authority to construct and permit utility improvements within Chews Landing Road; and

WHEREAS, the Township Council has determined that the grant of a sanitary sewer easement and utility easement will facilitate orderly development, promote the public welfare, and provide an appropriate means for the Royal Ridge development to connect to existing sanitary sewer infrastructure and water infrastructure while preserving the Township's long-term interests in the affected municipal property and County Right-of-way.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Winslow, County of Camden, State of New Jersey, as follows:

SECTION 1.
AUTHORIZATION OF SANITARY SEWER AND UTILITY EASEMENT.

The Township hereby authorizes the grant of a non-exclusive Sanitary Sewer Easement in favor of Hallmark Homes - Royal Ridge, LLC, its successors and assigns, across a portion of municipally owned property in a location substantially depicted upon plans reviewed and approved by the Township Engineer.

Furthermore, the Township hereby authorizes the grant of a non-exclusive Utility Easement in favor of Hallmark Homes - Royal Ridge, LLC, its successors and assigns, across a portion of Chews Landing Road in a location substantially depicted upon plans reviewed and approved by the Township Engineer.

The easements shall permit the installation, construction, operation, inspection, maintenance, repair, replacement, reconstruction, rehabilitation, upgrading, use, and removal of sanitary sewer and water mains, force mains, manholes, laterals, appurtenances, and related sanitary sewer and water facilities necessary to serve the Royal Ridge development.

SECTION 2.
CONNECTION TO TOWNSHIP SYSTEM.

The sanitary sewer easement shall permit the connection of the Royal Ridge sanitary sewer collection system to the Township's existing sanitary sewer infrastructure through an existing manhole and related facilities located at or near the bend formed by Ivy Lane and Ivy Hill Lane.

Such connection shall remain subject to all permits, approvals, inspections, testing requirements, construction standards, and acceptance requirements imposed by the Township, the Township Engineer, any municipal utility authority, and all governmental agencies having jurisdiction.

SECTION 3.
EXECUTION OF EASEMENT DOCUMENTS.

The Mayor and Township Clerk are hereby authorized and directed to execute, acknowledge, and deliver a Utility Easement and Maintenance Agreement and all ancillary documents necessary to implement this Ordinance, subject to approval as to form by the Township Solicitor and approval as to engineering matters by the Township Engineer.

The final easement shall contain a metes and bounds description and easement exhibit prepared by a licensed professional land surveyor.

SECTION 4.
DEVELOPER RESPONSIBILITIES.

The Developer and its successors and assigns shall be solely responsible for all costs associated with the design, permitting, construction, inspection, operation, maintenance, repair, replacement, rehabilitation, reconstruction, relocation, upgrading, and removal of the sanitary sewer and water facilities installed pursuant to the easement.

The Developer shall restore any municipal property disturbed by construction or maintenance activities to a condition equal to or better than that existing prior to commencement of such activities, as determined by the Township Engineer.

SECTION 5.
TOWNSHIP ACCESS RIGHTS.

The Township shall retain the perpetual right to enter upon the easement areas at reasonable times, or immediately in the event of an emergency, for purposes of inspection, monitoring, maintenance of municipal property, protection of public infrastructure, emergency response, enforcement of the easement, and verification of compliance with applicable laws and regulations.

SECTION 6.
PRIVATE OWNERSHIP; NO MUNICIPAL ACCEPTANCE.

Unless and until expressly accepted by Resolution of the Township Council, all sanitary sewer facilities installed pursuant to this easement shall remain private facilities.

No inspection, approval, permit issuance, connection authorization, operation, use, maintenance activity, or other action by the Township shall constitute an acceptance of ownership, maintenance responsibility, or operational responsibility for any sanitary sewer facilities constructed pursuant to this easement.

Formal acceptance, if any, shall occur only through a duly adopted Resolution of the Township Council expressly accepting such facilities.

SECTION 7.
NO MUNICIPAL MAINTENANCE OBLIGATION.

The Township shall have no duty or obligation whatsoever to own, maintain, repair, replace, reconstruct, inspect, monitor, operate, upgrade, or otherwise service any sanitary sewer or water facilities installed pursuant to this easement.

All such obligations shall remain solely with the Developer and its successors and assigns, including any homeowners' association, condominium association, management company, utility entity, or other responsible party.

SECTION 8.
RELOCATION FOR MUNICIPAL PURPOSES.

The sanitary sewer facilities located within the respective easement area shall be subordinate to the Township's legitimate governmental use of the property, interests and future municipal needs, subject to the continuity-of-service protections set forth in this Section.

Should the Township reasonably determine that relocation, modification, lowering, raising, removal, reconstruction, replacement, or adjustment of the sanitary sewer facilities is required to accommodate a bona fide municipal capital improvement project that cannot reasonably be accommodated through prudent engineering and design without such relocation, the Township may require the then-responsible party to relocate the affected facilities, subject to the following:

(a) Continuity of service. The Township shall not require, and the responsible party shall not be obligated to undertake, any removal or relocation of the facilities unless and until the Township has granted to the responsible party, at no cost, a substitute permanent easement across other municipal property in a location of substantially equivalent utility, sufficient to permit continuous, uninterrupted sanitary sewer service to the Royal Ridge development. No relocation shall be performed in a manner that interrupts sanitary sewer service to the development; the responsible party may keep the existing facilities in service until the replacement facilities are operational.

(b) Cost. Where the relocation is required to accommodate a Township or other governmental project, the cost of the relocation, including design, permitting, and construction, shall be borne by the Township. The responsible party shall bear such cost only to the extent the relocation is necessitated by a modification to the facilities requested by the responsible party for its own benefit.

(c) Notice and time to perform. Except in the event of a bona fide emergency, the Township shall provide the responsible party not less than one hundred twenty (120) days' prior written notice, and shall afford a reasonable period thereafter to complete design, permitting, and construction of the relocation.

(d) Reasonable costs; cure. If the responsible party fails to undertake a relocation for which it is responsible within the time reasonably required, the Township may, after written notice and a thirty (30) day opportunity to cure (except in a bona fide emergency), perform or cause such work to be performed and recover the reasonable, documented, and actually-incurred costs thereof from the responsible party.

As used in this Section, "responsible party" means the owner or the homeowners', condominium, or other association then responsible for the maintenance of the affected facilities, and the obligations of Hallmark Homes – Royal Ridge, LLC under this Section shall terminate as to any facilities upon conveyance or turnover of maintenance responsibility for such facilities to such successor party.

SECTION 9.
RUNNING WITH THE LAND.

The easement and all rights, obligations, restrictions, covenants, and conditions contained therein shall run with the land and shall be binding upon the Developer and all successors, assigns, owners, tenants, homeowners' associations, condominium associations, management entities, and all persons or entities claiming an interest in the Property.

The easement shall benefit the entirety of the Royal Ridge development, including all approved phases and future phases approved by the Township.

SECTION 10.
SELF-HELP RIGHTS AND COST RECOVERY.

If the Township determines that any sanitary sewer or water facility located within the easement areas presents a danger to public health, safety, welfare, environmental compliance, municipal infrastructure, or utility operations, and the responsible party fails to take corrective action within the time required by the Township, or immediately in the event of an emergency, the Township may enter upon the easement areas and undertake such corrective action as it deems necessary.

All costs incurred by the Township, including labor, materials, equipment, engineering fees, inspection fees, legal fees, administrative expenses, consultant costs, contractor charges, and collection expenses shall be reimbursed by the responsible party within thirty (30) days of written demand.

The Township may pursue all remedies available at law or in equity to recover such costs.

SECTION 11.
ABANDONMENT; TERMINATION OF EASEMENT.

If the sanitary sewer facilities installed pursuant to the easement are permanently abandoned, removed from service, replaced by alternate facilities, or otherwise determined by the Township Engineer to be unnecessary to serve the Royal Ridge development, the Township may declare the easement terminated in whole or in part; provided that facilities in active use serving the development shall not be deemed unnecessary.

Upon notice from the Township, the responsible party shall remove, cap, disconnect, secure, abandon, stabilize, or otherwise address the abandoned facilities in accordance with Township requirements and restore the affected municipal property.

Following satisfaction of all Township requirements, the Township Council may authorize the execution and recording of an easement termination or partial release.

The Township further reserves the right to terminate all or any portion of the easement whenever the Township reasonably determines that continued existence of the easement materially interferes with a bona fide municipal purpose; provided, however, that no such termination shall require or result in the removal or relocation of facilities then in active use serving the Royal Ridge development unless and until a substitute permanent easement has been provided, and continuous sanitary sewer service maintained, in accordance with Section 8(a) hereof.

SECTION 12.
NO PROPERTY INTEREST CREATED.

The easement granted pursuant to this Ordinance conveys only a non-exclusive easement interest for the purposes expressly stated herein, which easement shall be permanent and perpetual and shall run with the land for so long as the sanitary sewer and water facilities are used to serve the Royal Ridge development.

No fee interest, leasehold interest, development right, possessory interest, ownership interest, or other property right in municipal property is conveyed.

The Township expressly reserves all rights to use, improve, develop, maintain, lease, license, dedicate, convey, or otherwise utilize the municipal property in any manner not inconsistent with the temporary exercise of the easement rights granted herein or the continuity-of-service protections set forth in Section 8; and any lease, license, dedication, or conveyance of the municipal property shall be made subject to this easement.

SECTION 13.
INDEMNIFICATION.

To the fullest extent permitted by law, the Developer, for itself and its successors and assigns, shall indemnify, defend, and hold harmless the Township, its elected officials, officers, employees, agents, consultants, boards, commissions, and representatives from and against any and all claims, liabilities, damages, losses, costs, expenses, penalties, judgments, and attorneys' fees arising out of or relating to the installation, construction, operation, maintenance, repair, replacement, relocation, reconstruction, ownership, or use of the sanitary sewer facilities installed pursuant to this easement, except to the extent caused by the gross negligence or willful misconduct of the Township.

SECTION 14.
SEVERABILITY.

If any section, subsection, paragraph, clause, sentence, or phrase of this Ordinance is declared invalid by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this Ordinance.

SECTION 15. REPEALER.

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

SECTION 16.
EFFECTIVE DATE.

This Ordinance shall take effect upon final passage, publication, and filing as required by law.

INTRODUCED: July 21, 2026

ADOPTED:

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk

CERTIFICATION

I, Lisa L Dority, Clerk of the Township of Winslow, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Township Committee at a meeting held on **August 18, 2026** at the Winslow Township Municipal Building.

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

T:\Lisa\SUBDIVISION\royal ridge\Ord Grant of Utility Easement and Maintenance Agreement.docx

EXHIBIT A

LEGAL DESCRIPTION OF ROYAL RIDGE PROPERTY

(Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01 and 9; Block 2203, Lot 2)

EXHIBIT B

METES AND BOUNDS DESCRIPTION OF SANITARY SEWER EASEMENT AREA

EXHIBIT C

SANITARY SEWER EASEMENT PLAN

Prepared by:
Brittany M. Chan, Esq.
NEHMAD DAVIS & GOLDSTEIN, P.C.
4030 Ocean Heights Avenue
Egg Harbor Township, New Jersey 08234

UTILITY EASEMENT & MAINTENANCE AGREEMENT

This **UTILITY EASEMENT & MAINTENANCE AGREEMENT** ("Agreement") is made on this _____ day of _____, 2026, by and between the **TOWNSHIP OF WINSLOW**, a municipal corporation of the State of New Jersey, having an address of 125 South Route 73, Braddock, New Jersey 08037 (the "**Township**"), **HALLMARK HOMES-ROYAL RIDGE LLC**, a Pennsylvania limited liability company, having an address of 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976 (the "**Hallmark Homes**") and **ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC.** (the "**Association**"), a non-profit corporation organized under Title 15A of the Statutes of New Jersey, having an address of c/o Hallmark Homes-Royal Ridge LLC, 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976. As used herein, the Township, Hallmark Homes and the Association each are considered a "Party" and collectively and/or in any combination thereof are referred to as the "Parties."

RECITALS

A. Hallmark Homes is the owner in fee simple of certain lands and premises situated in Township of Winslow, County of Camden and State of New Jersey, being more particularly known as **Block 1303, Lots 4.01 and 9** (to be known as Lot 1 in Block 1303.08 and Lot 9.91 in Block 1303.07) (the "**Townhouse Property**"), as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – TOWNHOUSES", Drawing Number(s) SSEAT-01 and SSEAT-02, prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "A"**, and as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – APARTMENTS", Drawing Number SSEAA-01, also prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "B"**. Hallmark Homes intends to develop the Townhouse Property with 254 townhouse units in forty-two (42) detached townhouse buildings.

B. The Townhouse Property will be subject to a certain Declaration of Restrictive and Protective Covenants for Royal Ridge to be recorded in the Office of the Camden County Clerk, as may be amended and supplemented (the "**Declaration**"), which Declaration will create and establish a planned residential community on the Townhouse Property.

C. Royal Ridge Homeowners Association, Inc. (the "**Association**") is a non-profit corporation organized under Title 15A of the Statutes of New Jersey that will be responsible for maintenance, repair and replacement of the common property of the Community (the "**Common Property**") which shall include, but not be limited to, the Chews Landing Road Utility Easement Area (as hereinafter defined). In addition, the Association shall be responsible for the maintenance,

repair and replacement of the Utility Improvements (as hereinafter defined) within Chews Landing Road Utility Easement Area (as hereinafter defined), which Utility Improvements shall be owned by the Township as more fully set forth in the Declaration.

D. Except as set forth in the Declaration, upon the HOA Commencement Date, the Association will be obligated to maintain, repair and be responsible for all Common Property, including but not limited to, the Utility Improvements (as hereinafter defined) located on the Townhouse Property, the Sewer Improvements within the Townhouse Property and within the Chews Landing Road Utility Easement Area, and the Water Improvements serving the Townhouse Property, including the Water Improvements located within the Chews Landing Road Utility Easement Area, in accordance with the Declaration.

E. Hallmark Homes is also the owner in fee simple of certain lands and premises situated in Township of Winslow, County of Camden and State of New Jersey, being more particularly known as **Block 1302, Lots 4, 5 and 7** (the "**Apartment Property**"), as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – APARTMENTS", Drawing Number(s) SSEAA-01 and SSEAA-02, prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "B"**, and as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – MUNICIPAL SITE", Drawing Number SSEAMS-01, also prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "C"**. Hallmark Homes intends to develop the Apartment Property with 276 multifamily apartment units in thirteen (13) detached buildings.

F. The lands and premises currently known and designated as Block 1303, Lot 4.01 on the tax map of the Township located within the Townhouse Property and Block 1302, Lots 4 and 5 on the tax map of the Township located within the Apartment Property are separated by Chews Landing Road (County RT 704), a County right-of-way under the jurisdiction of Camden County within which the Township retains authority to construct and permit utility improvements within Chews Landing Road pursuant to a separate agreement between the County of Camden and the Township, as shown on Drawing Number SSEAA-01 of **Exhibit "B"**.

G. The Township is the owner in fee simple of certain lands and premises situated in the Township of Winslow, County of Camden and State of New Jersey, being more particularly known as **Block 12004, Lot 40** on the official tax map of the Township of Winslow, as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – MUNICIPAL SITE", Drawing Number SSEAMS-01, attached hereto as **Exhibit "C"** (the "**Township Property**").

H. The lands and premises currently known and designated as Block 1302, Lot 7 on the tax map of the Township located within the Apartment Property share a boundary line with the Township Property, as shown on **Exhibit "C"**, and the Township Property is located in a cul-de-sac which intersects Ivy Lane and Ivy Hill Lane (hereinafter referred to as "**Ivy Lane**"), as also shown on **Exhibit "C"**.

I. Ivy Lane is a municipal right-of-way controlled, operated and maintained by the Township situated entirely within the Township of Winslow which is currently improved with an existing sanitary sewer connection (hereinafter referred to as the "**Sanitary Manhole**"), as

depicted and labeled as the "CONNECTION TO EX SAN MH WITHIN TWP ROW" on **Exhibit "C"**.

J. On January 16, 2025, the Winslow Township Planning Board granted preliminary and final major site plan approval and final major subdivision approval for the development of thirteen (13), two-story multi-family apartment buildings consisting of 276 apartment units on the Apartment Property, forty-two (42) clusters of townhomes consisting of 256 townhome units on the Townhouse Property, and related improvements, including a maintenance building with a garage and two (2) pump stations (the "**Royal Ridge Development**"), as memorialized in Resolution #2025-020 and 2025-021, adopted on February 20, 2025 (the "**Approvals**").

K. The Townhouse Property and the Apartment Property do not have direct access to the Sanitary Manhole on Ivy Lane.

L. To provide sanitary sewer service to the Townhouse Property and Apartment Property, Hallmark Homes and the Association are required to execute and record this Agreement for the purposes of creating easements for the installation, construction, establishment, maintenance, service, repair, and/or use of the sanitary sewer lines and/or mains with necessary fittings, appurtenances and associated facilities (the "**Sewer Improvements**") that traverse over, under and upon Chews Landing Road, the Apartment Property and the Township Property, which infrastructure within the Chews Landing Road Utility Easement Area (as described below) shall be owned by the Township.

M. To provide water service to the Townhouse Property and Apartment Property, Hallmark Homes and the Association are required to execute and record this Agreement for the purposes of creating easements for the installation, construction, establishment, maintenance, service, repair, and/or use of the water lines, mains and/or valves with necessary fittings, appurtenances and associated facilities (the "**Water Improvements**") that traverse over, under and upon Chews Landing Road, which infrastructure within the Chews Landing Road Utility Easement Area (as described below) shall be owned by the Township. The Water Improvements serving the Townhouse Property do not connect to the Water Improvements serving the Apartment Property; instead, each ties into the Township's water main within the Chews Landing Road Utility Easement Area. Sewer Improvements and Water Improvements are collectively referred to as the "**Utility Improvements**".

N. Hallmark Homes, its successors and assigns in interest, has agreed to develop the Utility Improvements for the Townhouse Property and Apartment Property in accordance with the Approvals for the Royal Ridge Development and shall be responsible for the maintenance, repair, and replacement of the Utility Improvements until the date of the first closing of a townhome to a third-party purchaser other than a Lot Developer (as defined in the Declaration) within the Townhouse Property ("**HOA Commencement Date**"), at which point, the Association shall be responsible for the maintenance, repair and replacement of the Water Improvements serving the Townhouse Property and the Sewer Improvements within the Townhouse Property and the Chews Landing Road Utility Easement Area. Hallmark Homes and its successors and assigns in interest as to the Apartment Property shall remain responsible for the Water Improvements serving the

Apartment Property and the Sewer Improvements within the Apartment Property and Township Property.

O. In furtherance of the requirements of the Site Plan and Subdivision approvals, the Parties are entering into this Agreement to provide: (i) a utility easement through a portion of Chews Landing Road (County Route 704) for the purpose of constructing, installing and maintaining the Utility Improvements (as defined below) to allow the Townhouse Property and Apartment Property, respectively, to have access to public sanitary sewer and water service (the "**Chews Landing Road Utility Easement**"); (ii) a 20-foot wide sanitary sewer easement through a portion of the Apartment Property for the benefit of the Townhouse Property for the discharge of Townhouse Property's non-hazardous waste and the right to tie-in to the Sewer Improvements located on the Apartment Property (the "**Apartment Sewer Easement**"); (iii) a 20-foot wide sanitary sewer easement through a portion of the Township Property for the purposes of installing, maintaining, repairing, replacing and operating a sanitary force main in order to connect the Sewer Improvements to the existing Sanitary Manhole located on Ivy Lane (the "**Township Sewer Easement**"); and (iv) maintenance obligations with respect to the Utility Improvements serving the Townhouse Property and Apartment Property, including such Utility Improvements within the Chews Landing Road Utility Easement Area.

NOW, THEREFORE, in consideration of the above Recitals, each of which the Parties specifically approve and adopt as part of this Agreement, and in further consideration of the mutual covenants set forth below, the Parties, intending to be legally bound hereby, agree as follows:

1. **Incorporation of Recitals.** The statements that are set forth in the Recitals above are true and accurate. All of the Recitals are repeated and are incorporated herein by this reference thereto and are made a part hereof as if each and every statement were set forth fully herein.

2. **Grant of Easement**. Each Party does hereby grant and convey unto the other and each Party does hereby accept from the other, subject to the terms and conditions hereinafter set forth, the following easements described herein (each an "**Easement**" and collectively referred to as the "**Easements**"):

(a) **Sanitary Sewer Easement ("Township Sewer Easement")**. The Township hereby creates and establishes for the benefit of Hallmark Homes, its successors and assigns, and its permitted invitees, licensees, contractors, suppliers and visitors, a perpetual, non-exclusive twenty (20) foot wide sanitary sewer easement on, over, across, under and/or upon a portion of the Township Property and Ivy Lane, as shown on Drawing Number SSEAMS-01 attached hereto as **Exhibit "C"** as the portion of the "20' SANITARY FORCE MAIN EASEMENT (TYP.)" within the Township Property, and as described in the Metes and Bounds Description, prepared by Stephen Meteliski, Jr., PLS, dated March 6, 2025, last revised April 23, 2026, attached hereto as **Exhibit "D"** (the "**Township Sewer Easement Area**"), for the purpose of installation, construction, reconstruction, enlargement, removal, inspection, maintenance, repair, replacement, operation and use of the Sewer Improvements so as to ultimately connect the Sewer Improvements to the Sanitary Manhole and provide sanitary sewer service to the Apartment Property and Townhouse Property.

(b) **Sanitary Sewer Easement ("Apartment Sewer Easement")**. Hallmark Homes hereby creates and establishes for the benefit of the Association, its successors and assigns, and the future owners of the Townhouse Property, a perpetual, non-exclusive twenty (20) foot sanitary sewer easement for the collection, conveyance and/or discharge of non-hazardous sewage and/or sewer waste from the Townhouse Property, including the right to connect and/or tie-in to the gravity main located on the Apartment Property to convey sewer waste through the Sewer Improvements on the Apartment Property to the Sanitary Manhole located on Ivy Lane, as more fully depicted on Drawing Numbers SSEAA-01 and SSEAA-02 in **Exhibit "B"** attached hereto and on Drawing Number SSEAMS-01 in **Exhibit "C"** attached hereto, and as described in the Metes and Bounds Description, prepared by Stephen Meteliski, Jr., PLS, dated March 6, 2025, last revised April 23, 2026, attached hereto as **Exhibit "E"** (the "**Apartment Sewer Easement Area**"). The sanitary sewer easement described herein further conveys the right for the owner of the Townhouse Property and the Association, and their respective permitted successors, assigns, invitees, licensees, contractors, suppliers and visitors, to access the Apartment Sewer Easement Area for the purposes of constructing, servicing, maintaining and/or replacing the sanitary sewer line and its associated infrastructure that ties into the Sewer Improvements on the Apartment Property.

(c) **Utility Easement ("Chews Landing Road Utility Easement")**. The Township represents that it has the authority to assign the rights granted to the Township by the County of Camden to construct, install, maintain, repair, replace and operate Sewer Improvements and Water Improvements within Chews Landing Road. Therefore, the Township hereby creates and establishes for the benefit of Hallmark Homes, and its successors and assigns in interest including the future owners of the Apartment Property and the Association (upon the HOA Commencement Date), and their respective permitted invitees, licensees, contractors and suppliers, a perpetual, non-exclusive utility easement on, over, across, under and/or upon a portion of Chews Landing Road, as shown and labeled as "UTILITY EASEMENT DEDICATED TO THE ROYAL RIDGE HOA" on the Major Subdivision Plan (Sheet 2 of 9) prepared by Professional Design Services, L.L.C., dated March 12, 2024, last revised April 20, 2026, which is to be recorded in the Camden County Clerk's Office, attached hereto as **Exhibit "F"**, and as described in the Metes and Bounds Description, prepared by Stephen Meteliski, Jr., PLS, dated April 23, 2026, attached hereto as **Exhibit "G"** ("**Chews Landing Road Utility Easement Area**"), for the purpose of installing, constructing, reconstructing, inspecting, maintaining, repairing, replacing, operating and using Utility Improvements required to serve the Townhouse Property and Apartment Property.

3. **Use of Easement Areas.** The use of the Chews Landing Road Utility Easement Area, the Township Sewer Easement Area and/or the Apartment Sewer Easement Area (collectively, the "**Easement Areas**") described herein by any Party's permitted successors, assigns, invitees, licensees, contractors, suppliers and visitors (hereinafter referred to as a "**Permittee**"), Party (hereinafter referred to as a "**Current Party**") or any future owner of the Apartment Property or Townhouse Property (hereinafter referred to as a "**Future Party**"), and/or the successors and/or assigns of any of the above, shall be only for the intended purposes expressed herein and shall be exercised in a reasonable manner so as not to disturb the quiet use and enjoyment of any of the affected lands by any Current Party or any Future Party and/or their respective users, tenants, licensees and/or Permittees, as the case may be, in the manner and/or for

the purpose for which the Apartment Property and Townhouse Property are being and/or have been developed as described herein. Any person, individual, corporation, company and/or Permittee that utilizes any part or portion of any Easement Area described herein shall indemnify and hold harmless the Parties herein from any liability, damage and/or cost associated with their use of any Easement Area.

4. **Acceptance of Terms**. By execution of this Agreement, each Party agrees to abide by the terms and conditions herein on its part to be performed. The Parties acknowledge that the purpose of this Agreement is, as provided herein, for the benefit of the owners and future owners of the Apartment Property and the Townhouse Property, and their respective Permittees, as applicable, in order to facilitate the development and use of the Apartment Property and Townhouse Property.

5. **Right to Access of Easements**. Each Party shall have the right to access each other Party's property pursuant to the Easements granted herein for the specific purposes, uses and benefits granted herein. Notwithstanding same, no Party hereto shall do or suffer to be done any act which will have the effect of impairing the use by any other Party of the respective Easements created herein and each Party reserves the right to use such Party's own property in a way that is not inconsistent with the rights conveyed hereby.

6. **Maintenance Responsibility Obligations**.

(a) No Township Obligations. The Township shall have no duty to maintain, repair, upkeep, install, construct, reconstruct, enlarge, remove, replace or operate any portion of the Utility Improvements, including any portion located within the Chews Landing Road Utility Easement Area, notwithstanding that any such improvements may be owned by the Township upon construction, installation and acceptance. The parties acknowledge and agree that the construction, maintenance, repair and replacement of the Utility Improvements shall be performed by, and at the sole cost and expense of, Hallmark Homes, its successors or assigns, the Association (upon the HOA Commencement Date), or a licensed utility operator pursuant to a separate agreement between Hallmark Homes, its successors or assigns, and such utility operator.

(b) Townhouse Property Maintenance Responsibility. Hallmark Homes, or its successors and assigns in interest as to the Townhouse Property, including the Association upon the HOA Commencement Date (hereinafter referred to as the "**Townhouse Responsible Party**"), shall be responsible, at its sole cost and expense, for the maintenance, repair and replacement of the Utility Improvements located on the Townhouse Property, the portion of the Sewer Improvements located within the Chews Landing Road Utility Easement Area, and the portion of the Water Improvements serving the Townhouse Property, including the Water Improvements located within the Chews Landing Road Utility Easement Area (the "**Townhouse Maintenance Responsibilities**").

(c) Apartment Property Maintenance Responsibility. Hallmark Homes, or its successors and assigns in interest as to the Apartment Property (hereinafter referred to as the "**Apartment Responsible Party**"), shall be responsible, at its sole cost and expense, for the maintenance, repair and replacement of the Utility Improvements located on the Apartment

Property and the portion of the Water Improvements serving the Apartment Property, including the Water Improvements located within the Chews Landing Road Utility Easement Area (the "**Apartment Maintenance Responsibilities**").

(d) Upon the completion of construction and installation of the Utility Improvements and prior to the operation of the Sewer Improvements, Hallmark Homes, its successors and assigns, shall procure and maintain, at its sole cost and expense, a New Jersey licensed Class C-2 wastewater operator (the "**Operator**") to provide for and be responsible for the operations of any pump stations and force mains for the Sewer Improvements serving the Apartment Property and Townhouse Property, including the Sewer Improvements located within the Chews Landing Road Utility Easement Area. The Operator shall provide twenty-four (24) hour emergency service for the system. Hallmark Homes shall promptly provide the Township with emergency and non-emergency contact information for the Operator. In the event of any change in the Operator, Hallmark Homes, its successors and assigns, including the future owner of the Apartment Property and the Association (upon the HOA Commencement Date), shall notify the Township and provide updated contact information for the new Operator.

(e) Hallmark Homes or the Association, upon the HOA Commencement Date, and their agents, contractors, and successors and assigns, shall have the right (but not the obligation) to enter upon the Apartment Property, the Township Property and Ivy Lane in order to make emergency repairs and replacements to the Sewer Improvements on the Apartment Property, the Township Property and Ivy Lane, together with the right to maintain the Sewer Improvements, in the event the Apartment Responsible Party neglects to address any required repairs or maintenance that causes disruption of the Townhouse Property's sanitary sewer service within twenty-four (24) hours of Hallmark Homes, and/or its successors and assigns of the Townhouse Property, or the Association's written request to the Apartment Responsible Party.

(f) If an emergency event occurs requiring utility service or response relating to the Sewer Improvements (including pump stations and force mains) for which the Townhouse Responsible Party or the Apartment Responsible Party (individually, a "**Responsible Party**"), is responsible, and there is no response by the Responsible Party and/or the Operator under contract with such responsible party within two (2) hours, and the condition is not repaired within twenty-four (24) hours, then the Township shall have the right (but not the obligation) to respond and perform or cause to be performed such service and/or repairs as the Township deems reasonably necessary. For sewer main breaks, if there is no response within one (1) hour and repair within three (3) hours, the Township shall have the right (but not the obligation) to respond and perform or cause to be performed such service and/or repairs as the Township deems reasonably necessary. All charges incurred by the Township in connection with any response, service, repair and replacement costs relating to the force main(s), pump station(s), and/or other Sewer Improvements within the scope of a Responsible Party's responsibility under this Section 6 shall be charged directly to such Responsible Party. The Township Department of Utilities and Public Works shall have permanent access to any pump station(s) and force main(s) that are part of the Sewer Improvements for emergency purposes, including access across the Townhouse Property and Apartment Property as reasonably necessary to respond to an emergency affecting public health, safety, or continuity of service. Such access is in addition to, and not in limitation of, the access rights otherwise granted in this Agreement.

7. **No Waiver.** The failure of any Party to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such Party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other subsequent breach.

8. **Enforcement.** In the event that any Party commences any action to enforce this Agreement against another Party, the prevailing Party's costs and expenses, including but not limited to reasonable attorney fees, shall be paid by the other Party or Parties which are parties to such action.

9. **Obligations to Run with the Land.** Notwithstanding any contrary presumption of law, and regardless of whether the specific agreement or undertaking set forth in this Agreement refers to the "successors and assigns" of the obligor, the rights, obligations, agreements and undertakings set forth in this Agreement shall run with the land perpetually for the benefit of and be binding upon Hallmark Homes, the Association (upon the HOA Commencement Date) and the Township, and each of their successors and assigns, and the current and future owners and occupants of the Townhouse Property, Apartment Property, Township Property and Chews Landing Road.

10. **Authority.** Each Party represents and warrants to the other Parties that the person signing this document has full power and authority to enter into this Agreement and perform the obligations set forth hereunder.

11. **Modifications.** This Agreement may only be amended or modified in a writing signed by the Parties hereto and/or their successors in interest or assigns.

12. **Counterparts.** This Agreement may be executed in one or more counterparts.

13. **Governing Law; Venue.** This Agreement shall be controlled, construed and enforced in accordance with and will be governed by the laws of the State of New Jersey. The Parties consent to the exclusive jurisdiction and venue of the Superior Court of New Jersey, Camden County, for all disputes arising under this Agreement.

14. **Mutual Cooperation.** Each Party acknowledges that the performance by each Party requires the mutual coordination, supervision and consultation of the Parties in order that same may be accomplished in an efficient, orderly and economical manner. Each Party shall act reasonably and in good faith in undertaking each of their respective obligations under this Agreement and in cooperating with the other Parties in its efforts to do so.

15. **Notices.** ANY NOTICE OR OTHER COMMUNICATION TO BE GIVEN OR SERVED UPON ANY PARTY HERETO IN CONNECTION WITH THIS AGREEMENT MUST BE IN WRITING, AND SHALL BE DELIVERED TO THE OTHER PARTY (**I**) IN PERSON OR VIA COURIER (SEE BELOW), (**II**) BY E-MAIL (WITH A COPY FOLLOWING BY THE AFORESAID COURIER OR US POSTAL SERVICE CERTIFIED MAIL/RRR, OR BY OTHER MEANS OF PHYSICAL DELIVERY PERMITTED HEREIN), (**III**) BY

OVERNIGHT DELIVERY SERVICE (INCLUDING FEDEX, NJ LAWYERS SERVICE OR THE EQUIVALENT), OR **(IV)** BY USPS CERTIFIED MAIL, RETURN RECEIPT REQUESTED. IF NOTICE IS GIVEN IN PERSON OR VIA E-MAIL, SUCH NOTICE WILL BE DEEMED TO HAVE BEEN GIVEN WHEN RECEIVED. IF SUCH NOTICE IS GIVEN BY COURIER OR OVERNIGHT COURIER SERVICE, SUCH NOTICE IS DEEMED RECEIVED AT THE TIME OF FIRST ATTEMPTED DELIVERY OF SUCH NOTICE. IF NOTICE IS GIVEN BY CERTIFIED MAIL/RRR, SUCH NOTICE WILL BE DEEMED RECEIVED THREE (3) DAYS AFTER A CERTIFIED LETTER CONTAINING SUCH NOTICE, PROPERLY ADDRESSED WITH POSTAGE PREPAID, IS DEPOSITED IN THE UNITED STATES MAIL. ANY WRITTEN NOTICE, HOWEVER DELIVERED, ACTUALLY RECEIVED BY A PARTY OR CONFIRMED OR ACKNOWLEDGED (EXCLUDING ANY AUTOMATICALLY GENERATED ELECTRONIC ACKNOWLEDGMENT) BY A PARTY BELOW TO HAVE BEEN RECEIVED BY SUCH PARTY IS EFFECTIVE NOTICE. NOTICE WILL BE SENT TO THE PARTIES AT THE FOLLOWING ADDRESSES:

If intended for **Hallmark Homes**:

Hallmark Homes-Royal Ridge LLC
Attn: Richard R. Carroll, III, President
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976

with a copy to:

Howard M. Brown, Esq.
Law Offices of Howard M. Brown, LLC
16 North Franklin Street, Suite 300A
Doylestown, PA 18901

If intended for the **Association**:

Royal Ridge Homeowners Association, Inc.
c/o Hallmark Homes-Royal Ridge LLC
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976
Attn: Richard R. Carroll, III

If intended for the **Township**:

Winslow Township
Attn: Municipal Clerk
125 South Route 73
Braddock, New Jersey 08037

or at such other address of which a Party shall have given notice as herein provided. All such legal notices, requests and other communications may be given by legal counsel for such Party.

16. **Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING CONCERNING, DIRECTLY OR INDIRECTLY, THIS AGREEMENT OR ACTS,**

OMISSIONS, OBLIGATIONS, DUTIES, RIGHTS, BENEFITS OR THE LIABILITY OF A PARTY HEREUNDER. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY EACH PARTY AFTER HAVING THE OPPORTUNITY TO SEEK LEGAL COUNSEL CONCERNING THIS WAIVER. THIS WAIVER SHALL ALSO APPLY TO ANY FUTURE AMENDMENT, SUPPLEMENT OR MODIFICATION OF THIS AGREEMENT WHETHER OR NOT EXPRESSLY STATED IN SUCH FUTURE DOCUMENT.

17. **Entire Agreement**. This instrument contains the entire agreement between the Parties relating to the Agreement. Any modification of this Agreement must be in writing and executed by all Parties hereto.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties have executed this Agreement the date first above written.

ATTEST: **TOWNSHIP OF WINSLOW**

_____ By: _____
Marie D. Lawrence, Mayor

STATE OF NEW JERSEY :
: ss.
COUNTY OF_____ :

Be it Remembered, that on this _____ day of _____, 2026, before me the subscriber, a Notary Public, personally appeared Marie D. Lawrence who, I am satisfied, is the person who signed the within instrument as the Mayor of the Township of Winslow, the municipal corporation named therein, and he thereupon acknowledged that the said instrument made by the municipal corporation was signed and delivered by him as such Mayor and is the voluntary act and deed of the municipal corporation made by virtue of authority via a duly adopted resolution of the Township Council.

_____
NOTARY PUBLIC

ATTEST:

HALLMARK HOMES-ROYAL RIDGE LLC,
a Pennsylvania limited liability company

By: HALLMARK PARTNERS II, LP,
a Pennsylvania limited partnership, its Manager

By: HM PARTNERS II, INC.,
a Pennsylvania corporation, its General Partner

_____

By: _____
Richard R. Carroll, III, President

STATE OF _____:
: ss.
COUNTY OF _____:

Be it Remembered, that on this _____ day of _____, 2026, before me the subscriber, a Notary Public, personally appeared Richard R. Carroll, III, who, I am satisfied, is the person who signed the within instrument as President of HM PARTNERS II, INC., the General Partner of HALLMARK PARTNERS II, LP, the Manager of HALLMARK HOMES-ROYAL RIDGE LLC, a Pennsylvania limited liability company, and he thereupon acknowledged that the said instrument made by the limited liability company, was signed and delivered by him as such President and is the voluntary act and deed of the limited liability company made by virtue of authority from its members via a duly adopted resolution.

_____
NOTARY PUBLIC

ATTEST:

ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC.,
a New Jersey non-profit corporation

_____

By: _____
Name: _____
Title: President of the Board of Trustees

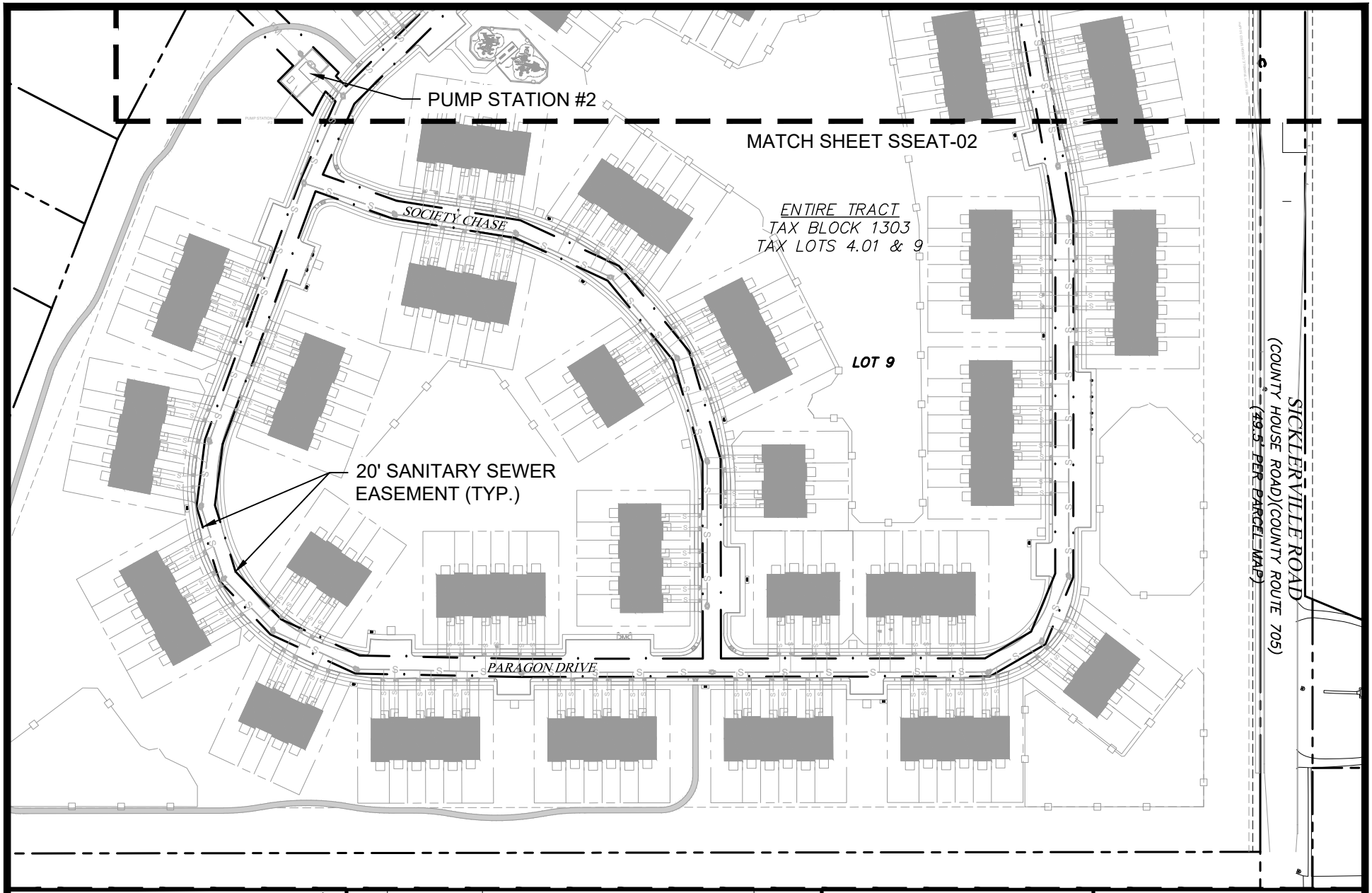
STATE OF _____:
: ss.
COUNTY OF _____:

Be it Remembered, that on this _____ day of _____, 2026, before me the subscriber, a Notary Public, personally appeared _____, who, I am satisfied, is the person who signed the within instrument as President of the Board of Trustees of ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC., and he/she thereupon acknowledged that the said instrument made by the Association, was signed and delivered by him/her as such President of the Board of Trustees and is the voluntary act and deed of the Association made by virtue of authority from the Board of Trustees via a duly adopted resolution.

_____
NOTARY PUBLIC

EXHIBIT "A"

SANITARY SEWER EASEMENT AREA – TOWNHOUSES PLAN (2 Sheets)



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

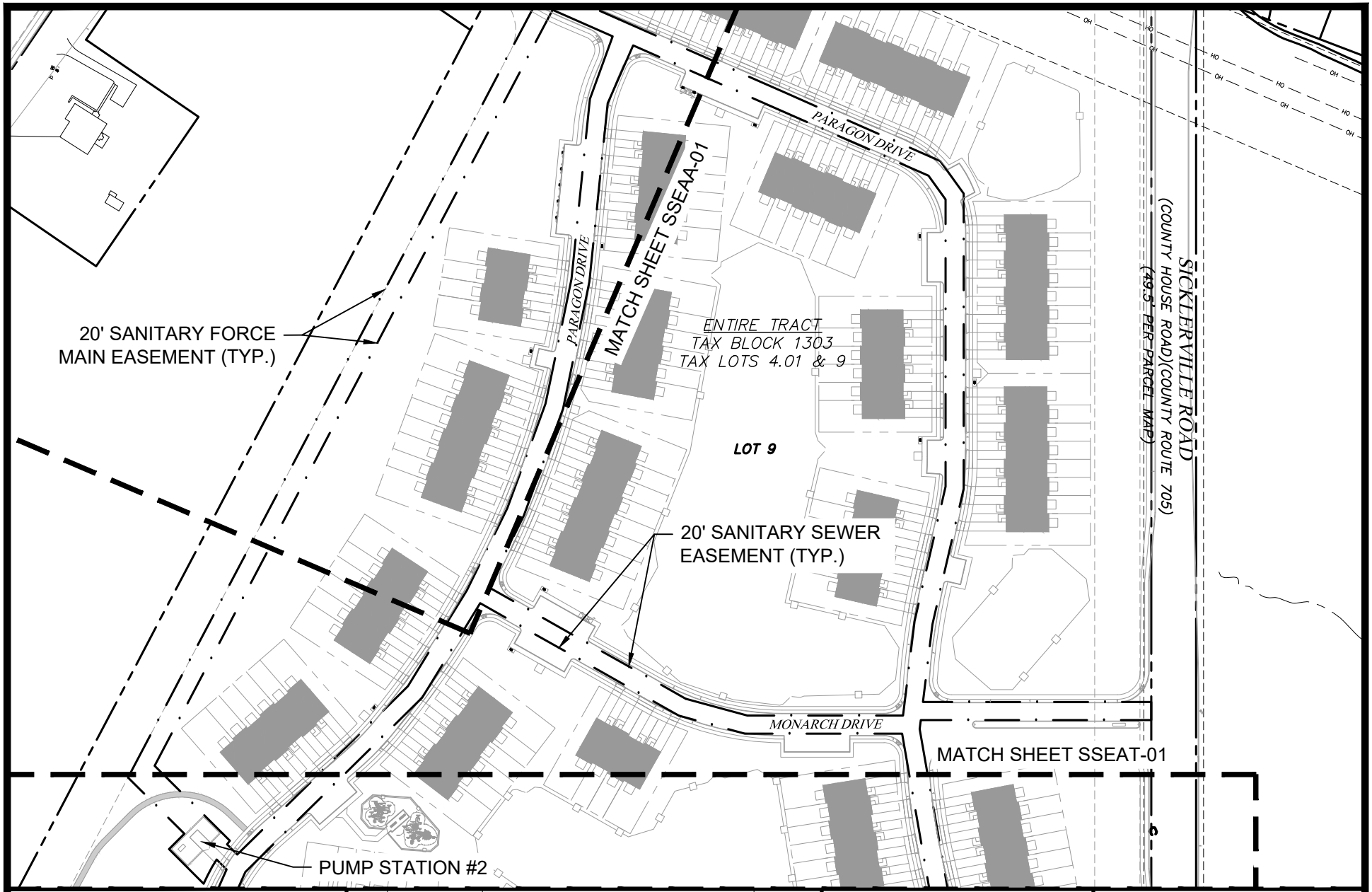
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PROJECT: ROYAL RIDGE

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SCALE: 1" = 150'		
JOB NUMBER: 23010	DATE: 09.25.25	SHEET 1 OF 5

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

DRAWING TITLE: SANITARY SEWER EASEMENT AREA - TOWNHOUSES

PROJECT: ROYAL RIDGE

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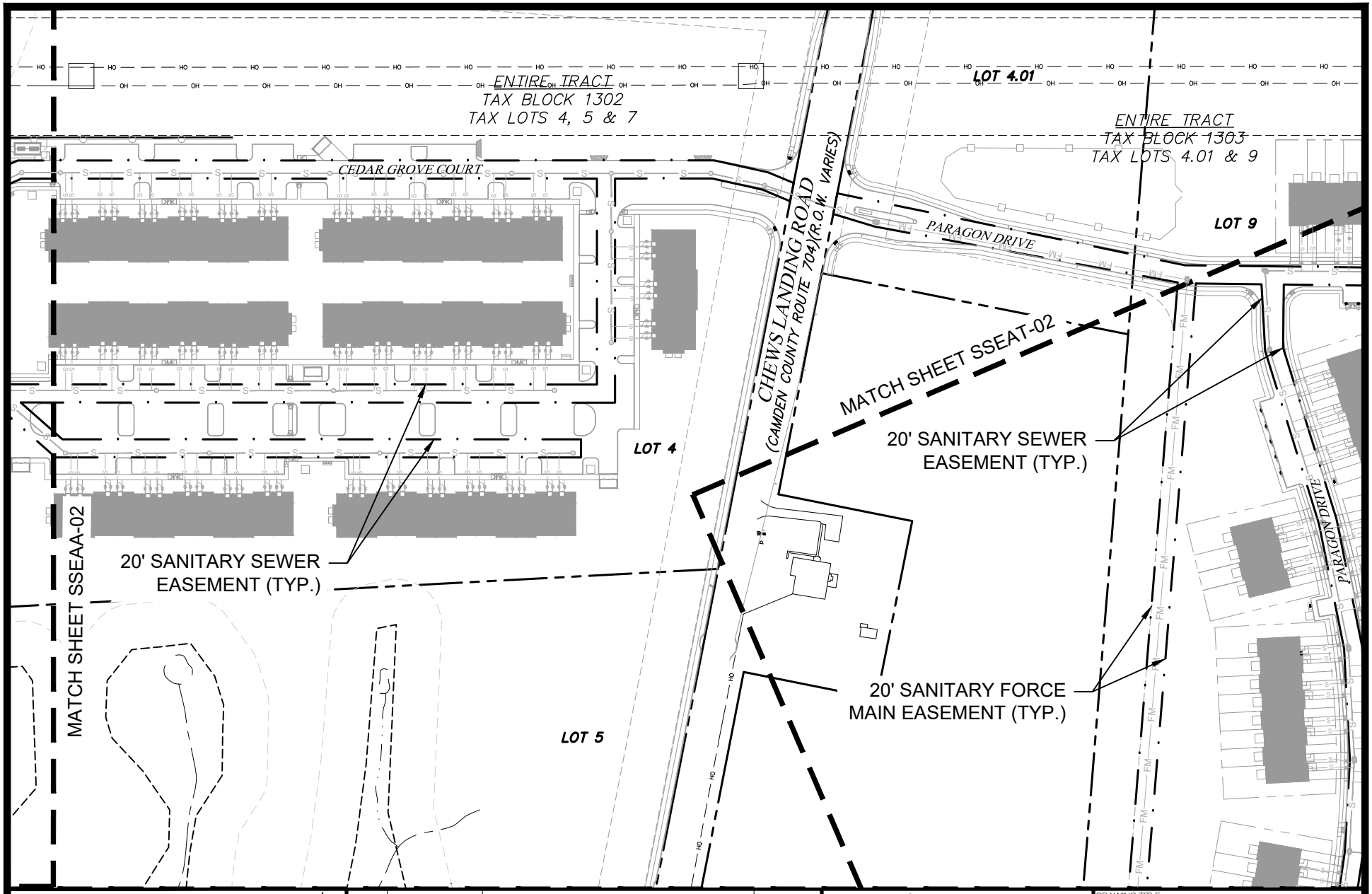
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23010	09.25.25	SHEET 2 OF 5

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

EXHIBIT "B"

SANITARY SEWER EASEMENT AREA – APARTMENTS PLAN (2 Sheets)



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

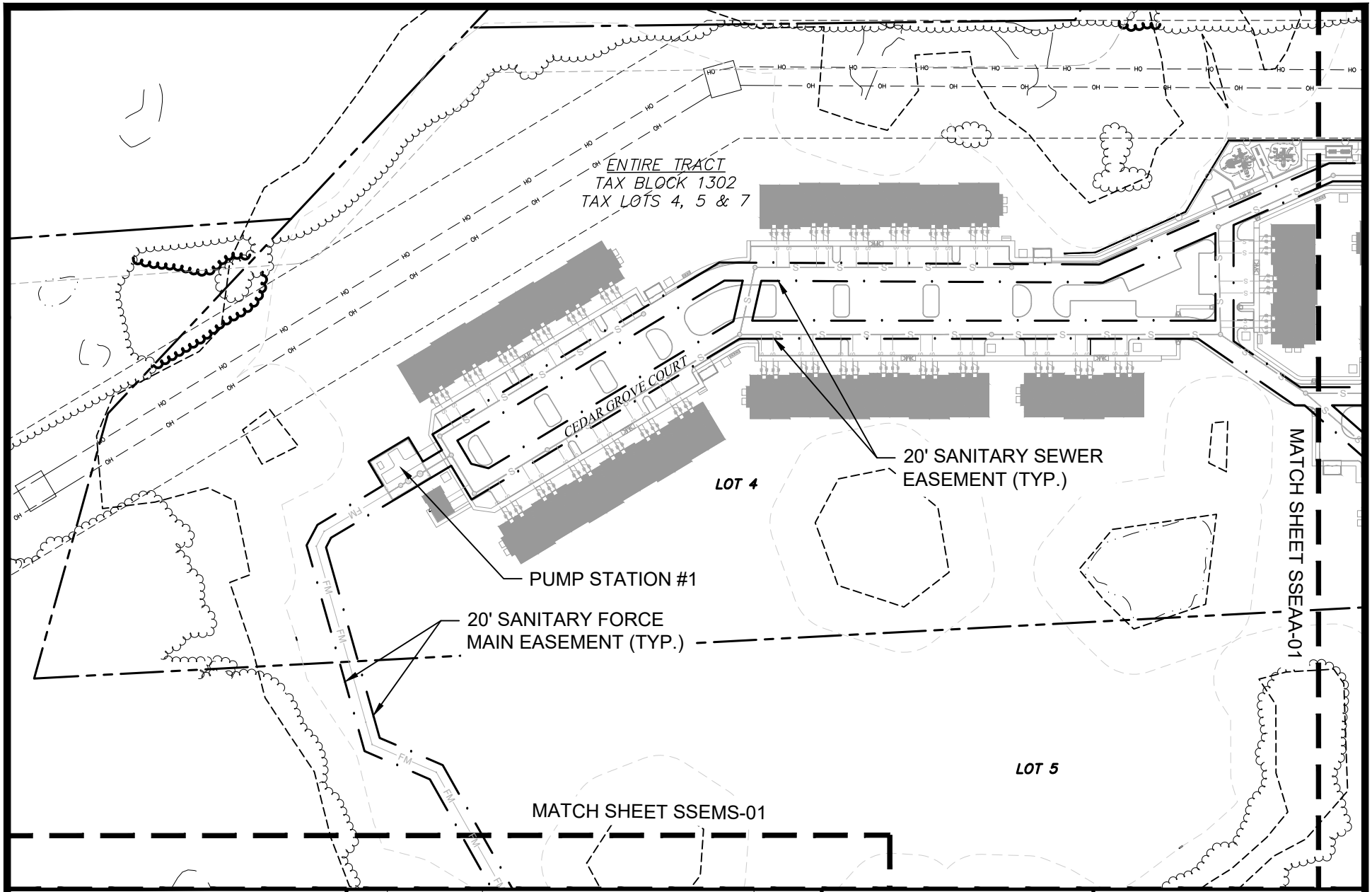
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PROJECT: ROYAL RIDGE

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JOB NUMBER: 23010	DATE: 09.25.25	SHEET 3 OF 5

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

DRAWING TITLE: SANITARY SEWER EASEMENT AREA - APARTMENTS

PROJECT: ROYAL RIDGE

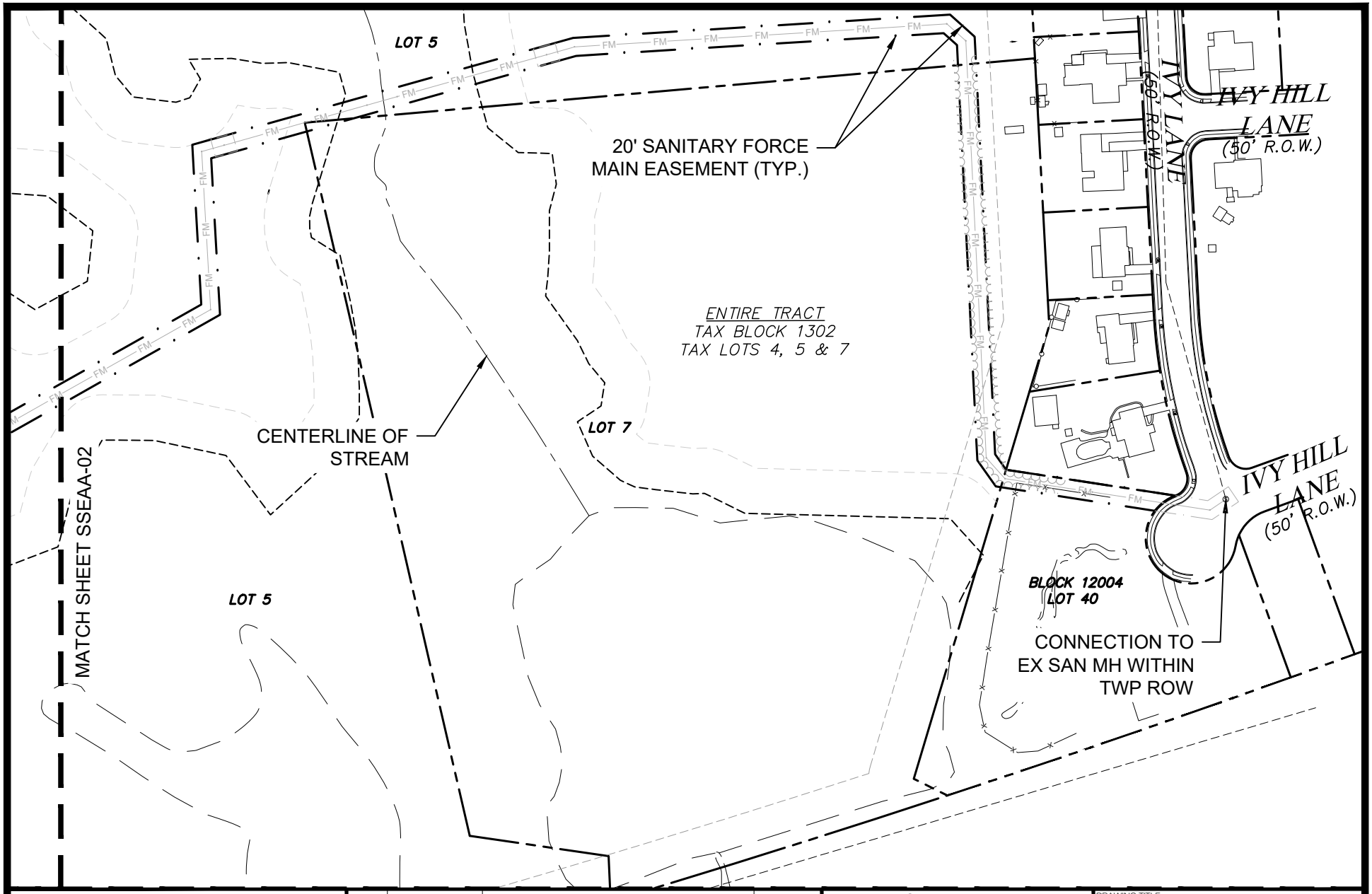
DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
BWR	JCH	SSEAA-02
SCALE: 1" = 150'		
JOB NUMBER: 23010	DATE: 09.25.25	SHEET 4 OF 5

C:\CADTEMP\SANITARY EASEMENT EXHIBITS.DWG APT 2 04/17/2008 12:00 PM BRASIMOWICZ

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

EXHIBIT "C"

SANITARY SEWER EASEMENT AREA – MUNICIPAL SITE PLAN (1 Sheet)



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

DRAWING TITLE: SANITARY SEWER EASEMENT AREA - MUNICIPAL SITE

PROJECT: ROYAL RIDGE

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
BWR	JCH	SSEAMS-01

SCALE: 1" = 150'

JOB NUMBER:	DATE:	
23010	09.25.25	SHEET 5 OF 5

C:\CADTEMP\SANITARY EASEMENT EXHIBITS.DWG LOT 40 04/17/2008 12:00 PM BRASIMOWICZ

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

EXHIBIT "D"

METES AND BOUNDS DESCRIPTION
TOWNSHIP EASEMENT AREA – BLOCK 12004, LOT 40

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
March 6, 2025
Rev: April 23, 2026

Metes and Bounds Description of
Proposed Sanitary Sewer Easement
For the Benefit of:
Block 1302 – Lots 4, 5 & 7
Block 1303 – Lots 4.01 and 9
(Future Lot 9.91 in Block 1303.07 and
Future Lot 1 in Block 1303.08)
Being over and Through Lot 40 in Block 12004
Township of Winslow, Camden County, New Jersey

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point in the northeasterly line of Ivy Hill Lane, (50 foot R.O.W., Cul-De-Sac), said point being in the division line of Lot 24 and Parcel A in Block 1402-A as shown on a Filed Map hereinafter mentioned and from said Beginning Point running; thence

1. Northwestwardly along the northeasterly line of Ivy Hill Lane along a curve bearing to the left having a radius of 50.00 feet, an arc length of 28.62 feet, a delta of 32 degrees 47 minutes 46 seconds, a chord bearing of North 64 degrees 10 minutes 22 seconds West, 28.23 feet to a point therein; thence
2. North 19 degrees 03 minutes 51 seconds West, 172.11 feet to a point; thence
3. North 78 degrees 52 minutes 07 seconds East, 20.19 feet to a point; thence
4. Along the division line of Parcel A and Lot 24, South 19 degrees 03 minutes 51 seconds East, 189.24 feet to a point in said northeasterly line of Ivy Hill Lane, said point being the Point and Place of Beginning.

Containing 3,575 square feet (0.082 acres)

This description has been prepared in accordance with a map entitled, “Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey,” prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through 4/20/26.



Steven Metelski, Jr., PLS 43393

EXHIBIT "E"

METES AND BOUNDS DESCRIPTION
APARTMENT EASEMENT AREA – BLOCK 1302, LOT(S) 4, 5 & 7

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
April 23, 2026

Metes and Bounds Description of
Proposed Sanitary Sewer Easement
For the Benefit of:
Block 1303 – Lots 4.01 and 9
(Future Lot 9.91 in Block 1303.07 and
Future Lot 1 in Block 1303.08)
The Township of Winslow, Camden County, New Jersey
Being over and Through Lots 4, 5 and 7 in Block 1302

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Tract I

Beginning at a point in the westerly line of Chews Landing Road, (24.5 feet from centerline, A.K.A. Camden County Route 704, A.K.A. Williamstown-Erial Road, F.K.A. Williamstown to Chews Landing Road), said point being distant 217.10 feet on a course of South 16 degrees 40 minutes 46 seconds East from the northeasterly corner of Lot 4 in Block 1302 as shown on the Official Tax Maps of the Township of Winslow and from said Beginning Point running; thence

1. Along said westerly line of Chews Landing Road, South 16 degrees 40 minutes 46 seconds East, 20.40 feet to a point therein; thence
2. South 85 degrees 02 minutes 07 seconds West, 33.20 feet to a point; thence
3. South 74 degrees 38 minutes 05 seconds West, 56.80 feet to a point; thence
4. South 62 degrees 15 minutes 25 seconds West, 107.29 feet to a point; thence
5. South 27 degrees 44 minutes 30 seconds East, 247.51 feet to a point; thence
6. South 62 degrees 16 minutes 24 seconds West, 656.55 feet to a point; thence
7. South 76 degrees 20 minutes 13 seconds East, 61.48 feet to a point; thence
8. North 62 degrees 15 minutes 30 seconds East, 572.74 feet to a point; thence
9. South 27 degrees 44 minutes 30 seconds East, 20.00 feet to a point; thence
10. South 62 degrees 15 minutes 30 seconds West, 580.30 feet to a point; thence
11. North 76 degrees 20 minutes 13 seconds West, 91.73 feet to a point; thence
12. South 62 degrees 16 minutes 24 seconds West, 11.11 feet to a point; thence
13. North 83 degrees 07 minutes 23 seconds West, 129.43 feet to a point; thence
14. South 62 degrees 15 minutes 30 seconds West, 506.48 feet to a point; thence
15. South 31 degrees 18 minutes 43 seconds West, 345.33 feet to a point; thence
16. North 58 degrees 41 minutes 17 seconds West, 43.55 feet to a point; thence
17. South 31 degrees 18 minutes 43 seconds West, 34.11 feet to a point; thence
18. South 31 degrees 18 minutes 43 seconds West, 15.00 feet to a point; thence
19. South 31 degrees 18 minutes 43 seconds West, 10.00 feet to a point; thence
20. South 31 degrees 18 minutes 43 seconds West, 95.68 feet to a point; thence
21. South 00 degrees 00 minutes 00 seconds West, 12.00 feet to a point; thence
22. South 43 degrees 28 minutes 38 seconds East, 218.55 feet to a point; thence
23. North 85 degrees 37 minutes 10 seconds East, 75.85 feet to a point; thence

24. South 57 degrees 09 minutes 56 seconds East, 335.29 feet to a point; thence
25. North 58 degrees 59 minutes 13 seconds East, 176.74 feet to a point; thence
26. South 43 degrees 26 minutes 47 seconds East, 436.88 feet to a point; thence
27. South 31 degrees 18 minutes 28 seconds East, 417.25 feet to a point; thence
28. South 14 degrees 03 minutes 23 seconds West, 36.46 feet to a point; thence
29. South 59 degrees 25 minutes 13 seconds West, 461.72 feet to a point; thence
30. South 26 degrees 52 minutes 56 seconds West, 20.99 feet to a point; thence
31. South 78 degrees 52 minutes 07 seconds West, 20.19 feet to a point; thence
32. North 19 degrees 03 minutes 51 seconds West, 5.69 feet to a point; thence
33. North 26 degrees 52 minutes 56 seconds East, 35.31 feet to a point; thence
34. North 59 degrees 25 minutes 13 seconds East, 459.20 feet to a point; thence
35. North 14 degrees 03 minutes 23 seconds East, 19.75 feet to a point; thence
36. North 31 degrees 18 minutes 28 seconds West, 406.76 feet to a point; thence
37. North 43 degrees 26 minutes 47 seconds West, 418.68 feet to a point; thence
38. South 58 degrees 59 minutes 13 seconds West, 173.13 feet to a point; thence
39. North 57 degrees 09 minutes 56 seconds West, 341.01 feet to a point; thence
40. South 85 degrees 37 minutes 10 seconds West, 78.63 feet to a point; thence
41. North 43 degrees 28 minutes 38 seconds West, 236.05 feet to a point; thence
42. North 00 degrees 00 minutes 00 seconds East, 25.58 feet to a point; thence
43. North 31 degrees 18 minutes 43 seconds East, 84.35 feet to a point; thence
44. North 58 degrees 41 minutes 17 seconds West, 31.05 feet to a point; thence
45. North 31 degrees 18 minutes 43 seconds East, 51.51 feet to a point; thence
46. South 58 degrees 40 minutes 39 seconds East, 31.05 feet to a point; thence
47. North 31 degrees 18 minutes 43 seconds East, 24.53 feet to a point; thence
48. North 58 degrees 41 minutes 16 seconds West, 20.45 feet to a point; thence
49. North 31 degrees 21 minutes 16 seconds East, 369.38 feet to a point; thence
50. North 62 degrees 33 minutes 26 seconds East, 419.28 feet to a point; thence
51. North 38 degrees 31 minutes 36 seconds East, 277.78 feet to a point; thence
52. North 62 degrees 15 minutes 25 seconds East, 769.22 feet to a point; thence
53. North 74 degrees 38 minutes 05 seconds East, 60.79 feet to a point; thence
54. North 85 degrees 05 minutes 12 seconds East, 30.87 feet to a point in the westerly line of Chews Landing Road, said point being the Point and Place of Beginning.

Excepting from the above-described parcel or tract of land the following three tracts.

Tract II

Beginning at a point being South 62 degrees 15 minutes 25 seconds West, 20.00 feet from the terminus of the fourth course in the above described first tract and from said Beginning Point running; thence

1. South 27 degrees 44 minutes 30 seconds East, 227.50 feet to a point; thence
2. South 62 degrees 16 minutes 24 seconds West, 671.67 feet to a point; thence
3. North 83 degrees 07 minutes 23 seconds West, 89.57 feet to a point; thence
4. North 27 degrees 44 minutes 30 seconds West, 128.14 feet to a point; thence
5. North 38 degrees 31 minutes 36 seconds East, 119.97 feet to a point; thence
6. North 62 degrees 15 minutes 25 seconds East, 635.56 feet to a point, said point being the Point and Place of Beginning.

Tract III

Beginning at a point being South 38 degrees 31 minutes 36 seconds West, 21.85 feet from the terminus of the fourth course in the above described second tract and from said Beginning Point running; thence

1. South 27 degrees 44 minutes 30 seconds East, 96.71 feet to a point; thence
2. South 62 degrees 15 minutes 30 seconds West, 511.70 feet to a point; thence
3. North 14 degrees 53 minutes 03 seconds West, 45.06 feet to a point; thence
4. North 62 degrees 33 minutes 26 seconds East, 377.17 feet to a point; thence
5. North 38 degrees 31 minutes 36 seconds East, 136.02 feet to a point, said point being the Point and Place of Beginning.

Tract IV

Beginning at a point being South 62 degrees 33 minutes 26 seconds West, 20.49 feet from the terminus of the third course in the above described third tract and from said Beginning Point running; thence

South 14 degrees 53 minutes 03 seconds East, 46.01 feet a point; thence
South 31 degrees 18 minutes 43 seconds West, 315.43 feet to a point; thence
South 76 degrees 37 minutes 21 seconds West, 19.70 feet to a point; thence
North 58 degrees 41 minutes 17 seconds West, 29.98 feet to a point; thence
North 31 degrees 21 minutes 16 seconds East, 343.78 feet to a point; thence
North 62 degrees 33 minutes 26 seconds East, 20.29 feet to a point; thence

Containing 142,643 square feet (3.275 acres) after Exceptions

This description has been prepared in accordance with a map entitled, "Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey," prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through 4/20/26.

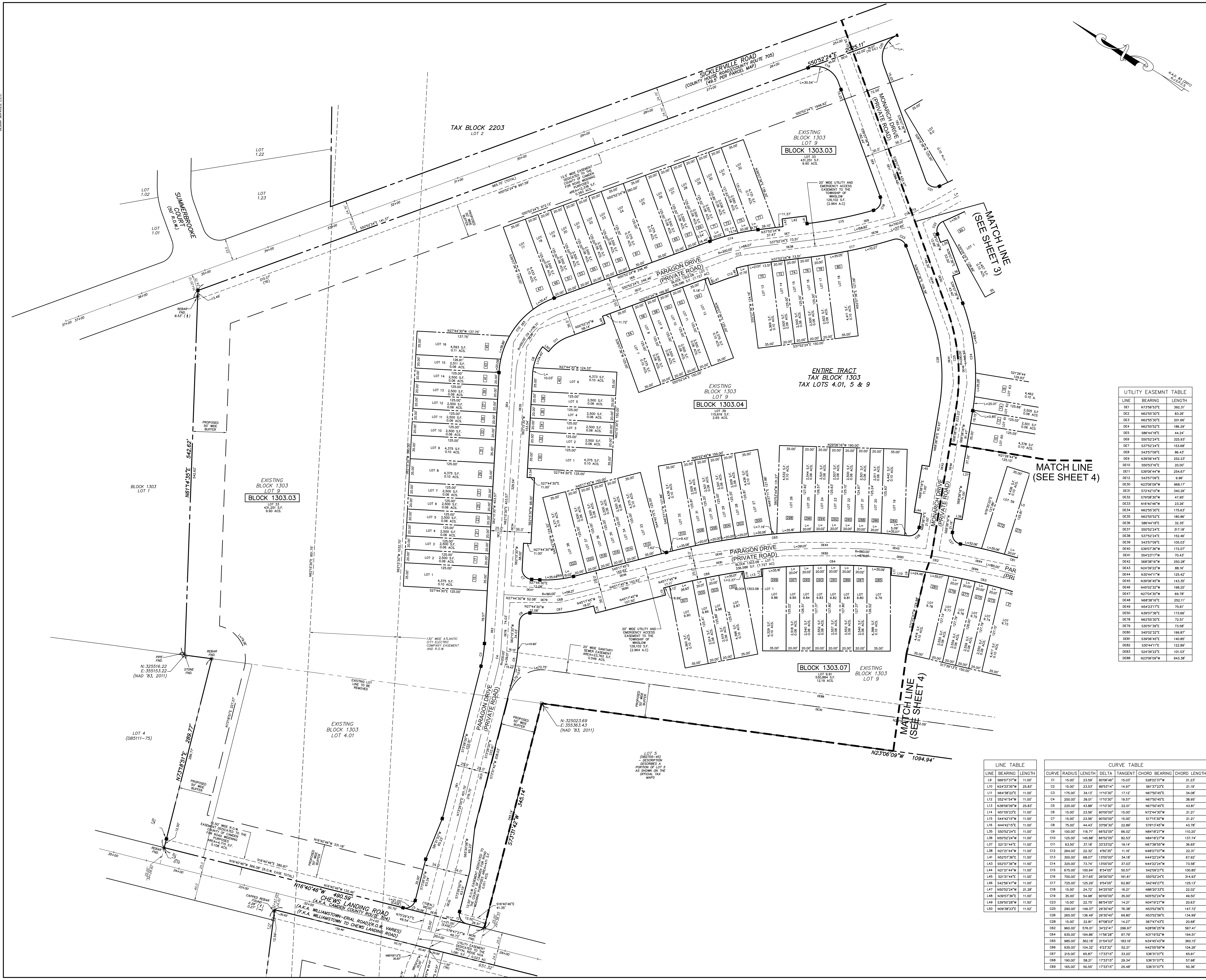


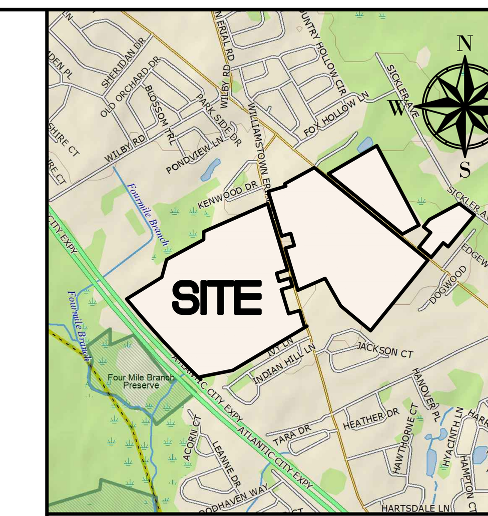
Steven Metelski, Jr., PLS 43393

EXHIBIT "F"

MAJOR SUBDIVISION PLAN (1 Sheet)
(CHEWS LANDING ROAD UTILITY EASEMENT AREA)

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.





KEY MAP
SCALE: 1"=2,000'±

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED SEPTEMBER 19, 2021 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

STEVEN METELSKI, JR., PLS,
LICENSED PROF. LAND SURVEYOR, NJ LIC # 43393

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D–1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23–9.9 KNOWN AS "THE MAP FILING LAW" THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF ____________ , 20____, WHICH DATE IS 95 DAYS FROM THE DATE OF THE SIGNING OF THIS PLAT. DEADLINE FOR FILING IS EXTENDED PER THE PERMIT EXTENSION ACT AS APPLICABLE.

MUNICIPAL CLERK

I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE STREETS, AVENUES, AND ROADS OR ALLEYS SHOWN HEREON.

MUNICIPAL CLERK

HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER (AFFIX SEAL)

APPROVED BY:
THE WINSLOW TOWNSHIP PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

50 0 50 100
1"=50'

UTILITY EASEMNT TABLE

LINE	BEARING	LENGTH
DE1	N73°56'53"E	392.31'
DE2	N62°55'30"E	83.26'
DE3	N62°55'30"E	201.66'
DE4	N62°55'52"E	186.29'
DE5	S86°44'18"E	44.24'
DE6	S50°52'24"E	325.93'
DE7	S37°52'24"E	153.68'
DE8	S43°57'09"E	86.43'
DE9	N39°06'44"E	252.23'
DE10	S50°53'16"E	20.00'
DE11	S39°06'44"W	254.67'
DE12	S43°57'09"E	9.96'
DE30	N23°06'09"W	968.17'
DE31	S72°42'10"W	340.26'
DE32	S79°08'30"W	47.95'
DE33	N16°40'46"W	23.26'
DE34	N62°55'30"E	175.63'
DE35	N62°55'52"E	180.86'
DE36	S86°44'18"E	32.35'
DE37	S50°52'24"E	317.18'
DE38	S37°52'24"E	152.46'
DE39	S43°57'09"E	105.03'
DE40	S39°07'36"W	172.07'
DE41	S54°23'17"W	70.43'
DE42	S68°38'16"W	250.28'
DE43	N24°39'22"W	88.16'
DE44	N30°44'11"W	125.42'
DE45	N39°06'45"W	143.35'
DE46	N45°02'32"W	198.25'
DE47	N27°04'30"W	69.78'
DE48	N68°38'16"E	252.11'
DE49	N54°23'17"E	75.61'
DE50	N39°07'36"E	173.66'
DE78	N62°55'30"E	72.51'
DE79	S30°51'39"E	73.58'
DE80	S45°02'32"E	199.87'
DE81	S39°06'45"E	140.85'
DE82	S30°44'11"E	122.89'
DE83	S24°39'22"E	101.03'
DE88	N23°06'09"W	943.38'

LINE TABLE

LINE	BEARING	LENGTH
L9	S66°07'37"W	11.00'
L10	N24°33'35"W	25.83'
L11	N64°38'22"E	11.00'
L12	S52°41'54"W	11.00'
L13	N38°06'09"W	25.83'
L14	N51°05'23"E	11.00'
L15	S44°42'15"W	11.00'
L16	N44°42'15"E	11.00'
L35	S50°52'24"E	11.00'
L36	N50°52'24"W	11.00'
L37	S21°21'44"E	11.00'
L38	N21°21'44"W	11.00'
L41	N52°07'36"E	11.50'
L43	S52°07'36"W	11.50'
L44	N21°21'44"W	11.00'
L45	S21°21'44"E	11.00'
L46	S42°56'47"W	11.00'
L47	N50°52'24"W	21.28'
L48	N39°07'36"E	11.00'
L49	S39°50'28"W	11.50'
L50	N09°38'23"E	11.52'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.59'	90°06'46"	15.03'	S28°22'37"W	21.23'
C2	15.00'	23.53'	89°53'14"	14.97'	S61°37'23"E	21.19'
C3	175.00'	34.13'	11°10'30"	17.12'	N67°50'45"E	34.08'
C4	200.00'	39.01'	11°10'30"	19.57'	N67°50'45"E	38.95'
C5	225.00'	43.88'	11°10'30"	22.01'	N67°50'45"E	43.81'
C6	15.00'	23.56'	90°00'00"	15.00'	N72°44'30"W	21.21'
C7	15.00'	23.56'	90°00'00"	15.00'	S17°15'30"W	21.21'
C8	75.00'	44.43'	33°56'30"	22.89'	S79°13'45"W	43.78'
C9	100.00'	116.71'	66°52'05"	66.02'	N84°18'27"W	110.20'
C10	125.00'	145.88'	66°52'05"	82.53'	N84°18'27"W	137.74'
C11	63.50'	37.18'	33°33'02"	19.14'	N67°38'55"W	36.65'
C12	264.00'	22.32'	4°50'35"	11.16'	N48°27'07"W	22.31'
C13	300.00'	68.07'	13°00'00"	34.18'	N44°22'24"W	67.92'
C14	325.00'	73.74'	13°00'00"	37.03'	N44°22'24"W	73.58'
C15	675.00'	100.94'	8°34'05"	50.57'	S42°09'27"E	100.85'
C16	700.00'	317.65'	26°00'00"	161.61'	S50°52'24"E	314.93'
C17	725.00'	125.29'	9°54'05"	62.80'	S42°49'27"E	125.13'
C18	15.00'	24.72'	94°25'55"	16.21'	N86°20'33"E	22.02'
C19	35.00'	54.98'	90°00'00"	35.00'	N05°52'24"W	49.50'
C23	15.00'	22.75'	86°54'05"	14.21'	N04°19'27"W	20.63'
C25	290.00'	149.37'	29°30'40"	76.38'	N53°52'56"E	147.72'
C26	265.00'	136.49'	29°30'40"	69.80'	N53°52'56"E	134.99'
C28	15.00'	22.81'	87°08'03"	14.27'	S67°47'43"E	20.68'
C62	960.00'	576.01'	34°22'41"	296.97'	N28°06'25"W	567.41'
C64	935.00'	194.86'	11°56'28"	97.79'	N31°19'52"W	194.51'
C65	985.00'	362.18'	21°04'03"	183.16'	N34°45'43"W	360.15'
C66	935.00'	104.32'	6°23'32"	52.21'	N42°05'59"W	104.26'
C67	215.00'	65.87'	17°33'15"	33.20'	S36°31'07"E	65.61'
C68	190.00'	58.21'	17°33'15"	29.34'	S36°31'07"E	57.98'
C69	165.00'	50.55'	17°33'15"	25.48'	S36°31'07"E	50.36'

No.	DATE	DESCRIPTION	BY
8	4/20/26	EASEMENTS PER COUNTY COMMENTS	SLM
7	11/2/25	OWNER/APPLICANT ~ UTILITY EASE ~ STORM EASE	SLM
6	8/26/25	INDIVIDUAL TRACTS FOR LOTS 4, 5 & 7	SLM
5	6/4/25	PROPOSED BLOCKS/LOTS AND R.O.W. EASEMENTS	SLM
4	9/20/24	ADDED UTILITY EASEMENT	SLM
3	7/24/24	REVISED PER TWP. TAX ASSESSOR	SLM
2	6/27/24	REVISED PER TWP. ENGINEER COMMENTS	SLM
1	5/13/24	ADDED INFORMATION TO LOT 1303.03	SLM

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS, ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE 732 363 0060 FAX 732 363 0073
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400
IAN M. BORDEN, PP
N.J. PROFESSIONAL PLANNER LICENSE #33LI00617400
WILLIAM A. STEVENS, PE, PP
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394
GRAHAM J. MACFARLANE, PE, PP, CME
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104
STEVEN METELSKI, JR., PLS
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

STEVEN METELSKI, JR., PLS
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

PRELIMINARY & FINAL PLANS
MAJOR SUBDIVISION
FINAL PLAT
ROYAL RIDGE
BLOCK 1302 – LOTS 4, 5 & 7
BLOCK 1303 – LOTS 4.01 & 9
BLOCK 2203 – LOT 2

TOWNSHIP OF WINSLOW
(REFERENCE TAX MAP SHEET Nos. 13 & 22)
CAMDEN COUNTY NEW JERSEY

SCALE:	1"=50'	JOB NUMBER:	320200
DRAWN BY:	SLM	DATE:	3/12/24
DESIGN/CALC'D BY:	SLM	SHEET:	2 / 9
CHECKED BY:	--		

EXHIBIT "G"

METES AND BOUNDS DESCRIPTION
UTILITY EASEMENT AREA – CHEWS LANDING ROAD

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
April 23, 2026

Metes and Bounds Description of
Proposed Utility Easement Dedicated to
The Royal Ridge HOA, Camden County, New Jersey
Being over and Through Chews Landing Road

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point in the northeasterly line of Chews Landing Road, (25 feet from centerline, A.K.A. Camden County Route 704, A.K.A. Williamstown-Erial Road, F.K.A. Williamstown to Chews Landing Road), said point being distant 34.58 feet on a course of South 16 degrees 40 minutes 46 seconds East from the northwesterly terminus of a curve connecting the northwesterly line of Paragon Drive, (34 feet from centerline), to said northeasterly line of Chews Landing Road and from said Beginning Point running; thence

1. Along said northeasterly line of Chews Landing Road, South 16 degrees 40 minutes 46 seconds East, 23.26 feet to a point therein; thence
2. Through said Chews Land Road, South 78 degrees 47 minutes 27 seconds West, 49.73 feet to a point in the southwesterly line of Chews Landing Road, (24.5 feet from centerline); thence
3. Along same, North 16 degrees 40 minutes 46 seconds West, 20.40 feet to a point in said southwesterly line of Chews Landing Road; thence
4. Through Chews Landing Road, North 75 degrees 29 minutes 47 seconds East, 49.54 feet to a point in said northeasterly line of Chews Landing Road, said point being the Point and Place of Beginning.

Containing 1,081 square feet (0.023 acres)

This description has been prepared in accordance with a map entitled, “Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey,” prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through April 20, 2026.



Steven Metelski, Jr., PLS 43393

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

AN ORDINANCE OF THE TOWNSHIP OF WINSLOW ACCEPTING CERTAIN UTILITY AND EMERGENCY ACCESS EASEMENTS WITHIN THE ROYAL RIDGE DEVELOPMENT AND AUTHORIZING MUNICIPAL ACCESS, MAINTENANCE, REPAIR, REPLACEMENT, COST RECOVERY, AND LIEN ENFORCEMENT RELATED THERETO

WHEREAS, the Township of Winslow, a body corporate and politic of the State of New Jersey, with offices located at 125 South Route 73, Winslow Township, Camden County, New Jersey (the "Township"), has jurisdiction over land development approvals and municipal infrastructure within its boundaries; and

WHEREAS, Hallmark Homes - Royal Ridge, LLC, having a principal business address of 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976 (the "Developer"), is the owner and developer of certain real property located on Chews Landing Road and designated on the official Tax Map of the Township of Winslow as Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01 and 9; and Block 2203, Lot 2, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Property is being developed as the Royal Ridge development consisting of approximately five hundred thirty
(530) residential dwelling units, including two hundred fifty-four (254) attached townhouse units and two hundred seventy-six
(276) multifamily apartment units, together with related site improvements and utility infrastructure; and

WHEREAS, certain water, sanitary sewer, stormwater, and related utility facilities serving portions of the Royal Ridge development are intended to remain privately owned and maintained by the applicable property owner, condominium association, homeowners' association, management entity, or other responsible party, as applicable (collectively, the "Responsible Party"); and

WHEREAS, the Township has determined that the public health, safety, and welfare require the Township to possess the ability to gain access to such privately maintained utility facilities in emergency situations and in circumstances where necessary maintenance, repair, replacement, or corrective work is not being timely or adequately performed by the Responsible Party; and

WHEREAS, the Developer has agreed to grant and convey to the Township certain Utility and Emergency Access Easements affecting the townhouse portion and multifamily apartment portion of the Royal Ridge development, respectively, substantially in the forms approved by the Township Solicitor and Township Engineer; and

WHEREAS, the Township Council finds that acceptance of such easements serves a valid public purpose and promotes the health, safety, and welfare of Township residents.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Winslow, County of Camden, State of New Jersey, as follows:

SECTION 1.
ACCEPTANCE OF EASEMENTS.

The Township hereby accepts, subject to review and approval by the Township Solicitor and Township Engineer, the Utility and Emergency Access Easements granted by Hallmark Homes - Royal Ridge, LLC for the benefit of the Township over and across the portions of the Royal Ridge development identified therein, including the townhouse and multifamily apartment portions of the development.

The Mayor and Township Clerk are hereby authorized and directed to execute any documents necessary to effectuate acceptance and recording of said easements.

SECTION 2.
PURPOSE OF EASEMENTS.

The Utility and Emergency Access Easements shall provide the Township with the perpetual right, but not the obligation, to enter upon the easement areas and any reasonably necessary adjoining areas for purposes including, but not limited to:

a. Inspecting utility infrastructure;

b. Assessing the condition of water, sanitary sewer, stormwater, and related utility facilities;

c. Performing emergency repairs;

d. Maintaining, repairing, reconstructing, rehabilitating, or replacing utility facilities;

e. Correcting deficiencies affecting public health, safety, welfare, environmental compliance, or utility service reliability; and

f. Undertaking any other work reasonably necessary to preserve or restore the proper operation of utility facilities serving the development.

SECTION 3.
FAILURE OF RESPONSIBLE PARTY TO PERFORM.

If the Township Engineer, Construction Official, Municipal Utilities Authority, Public Works Director, Business Administrator, or other authorized municipal official determines that:

a. Any utility infrastructure subject to the easements is not being maintained in a safe and proper condition;

b. Necessary maintenance, repair, replacement, reconstruction, or corrective work is not being performed;

c. Such work is not being performed in a timely, competent, or satisfactory manner;

d. An emergency condition exists; or

e. Delay in performing such work may adversely affect public health, safety, welfare, utility service, environmental compliance, or municipal infrastructure, the Township may, after providing such notice as it deems reasonably practicable under the circumstances, enter upon the Property and perform, cause to be performed, or contract for such work as the Township determines necessary.

Except in the event of a bona fide emergency involving an imminent threat to public health or safety, the Township shall provide the Responsible Party not less than thirty (30) days' prior written notice and a reasonable opportunity to cure before performing or contracting for any such work. In a bona fide emergency, the Township shall provide notice to the Responsible Party as soon as reasonably practicable after taking action.

SECTION 4.
RIGHT BUT NOT OBLIGATION.

Nothing contained herein or within the accepted easements shall be construed to impose upon the Township any duty or obligation to inspect, maintain, repair, replace, monitor, operate, or otherwise assume responsibility for privately owned utility facilities.

The rights granted herein and within the easements are discretionary and may be exercised by the Township in its sole judgment when deemed necessary to protect the public health, safety, and welfare.

SECTION 5.
REIMBURSEMENT OF MUNICIPAL COSTS.

The reasonable, documented and costs actually incurred by the Township arising from inspection, engineering review, legal services, administrative oversight, maintenance, repair, replacement, reconstruction, restoration, emergency response, contracting, labor, equipment usage, materials, environmental compliance, and related services performed pursuant to this Ordinance or the accepted easements shall be reimbursed to the Township by the Responsible Party.

Recoverable costs shall include, without limitation:

a. Direct construction costs;

b. Municipal labor and equipment charges;

c. Engineering fees;

d. Legal fees and costs;

e. Administrative expenses;

f. Consultant fees;

g. Interest as permitted by law; and

h. Collection costs and attorneys' fees incurred in enforcing reimbursement obligations.

SECTION 6.
ASSESSMENT AND LIEN.

In the event reimbursement is not paid within thirty (30) days following written demand by the Township, the unpaid amount shall constitute a municipal charge against the property or properties benefitted by the utility infrastructure and/or against the applicable homeowners' association, condominium association, property owners' association, or other Responsible Party; provided, however, that no such charge or lien shall attach to any individual residential lot or dwelling unit, or to any lot or unit then owned by Hallmark Homes – Royal Ridge, LLC and held for sale, on account of an association or apartment level obligation.

The Township is hereby authorized to:

a. File and record a municipal lien as permitted by New Jersey law;

b. Institute legal proceedings to collect unpaid amounts;

c. Recover all costs of collection, including attorneys' fees where permitted by law;

d. Pursue any additional remedies available under statute, ordinance, contract, easement, development agreement, or common law.

Such lien shall remain in effect until satisfied and discharged in accordance with applicable law.

As used in this Ordinance, the “Responsible Party” for any facility means the owner or the homeowners’, condominium, or other association then responsible for the maintenance of that facility. The obligations of Hallmark Homes – Royal Ridge, LLC shall terminate as to any facility upon conveyance or turnover of maintenance responsibility for such facility to a successor Responsible Party, and no municipal charge or lien arising from acts or omissions occurring thereafter shall attach to any lot or unit then owned by Hallmark Homes – Royal Ridge, LLC.

SECTION 7.
NO WAIVER OF MUNICIPAL POWERS.

Nothing contained herein shall limit or impair the Township's authority under any

applicable federal, state, county, or municipal law, regulation, ordinance, resolution, development approval, developer's agreement, maintenance guaranty, performance guaranty, easement, or other legal instrument.

The remedies set forth herein shall be cumulative and not exclusive.

SECTION 8. RECORDING.

The Utility and Emergency Access Easements accepted pursuant to this Ordinance shall be recorded in the Office of the Camden County Clerk and shall run with the land and be binding upon the Developer, all successors and assigns, any homeowners' association, condominium association, management entity, and all present and future owners of any portion of the Property.

SECTION 9.
SEVERABILITY.

If any section, subsection, paragraph, clause, or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10. REPEALER.

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

SECTION 11.
EFFECTIVE DATE.

This Ordinance shall take effect immediately upon final passage, publication, and filing as required by law.

INTRODUCED: July 21, 2026

ADOPTED:

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk

CERTIFICATION

I, Lisa L Dority, Clerk of the Township of Winslow, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Township Committee at a meeting held on **August 18, 2026** at the Winslow Township Municipal Building.

_____

Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

T:\Lisa\SUBDIVISION\royal ridge\Utility & Emergency Access Easements Ordinance.docx

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY (Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01 and 9; Block 2203, Lot 2)

Prepared By: CherylLynn Walters, Esq.
Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

UTILITY AND EMERGENCY ACCESS EASEMENT

THIS **UTILITY AND EMERGENCY ACCESS EASEMENT AGREEMENT** (the "Easement") is made on the _____ day of _____, 2026 by and between **HALLMARK HOMES-ROYAL RIDGE LLC**, a Pennsylvania limited liability company, having an address of 865 Easton Road, Suite 320, Warrington, PA 18976 (hereinafter referred to as the "Grantor"), and the **TOWNSHIP OF WINSLOW**, municipal corporation of the State of New Jersey, with an address of 125 South Route 73, Braddock, New Jersey 08037 (hereinafter referred to as the "Grantee"). Grantor and Grantee each may be referred to as a "Party" and they collectively may be referred to as the "Parties".

WITNESSETH:

WHEREAS, by virtue of a deed recorded on even date with the recording of this document, Grantor is the owner of real property located in the Township of Winslow, Camden County, New Jersey, and being shown as **Block 1302, Lots 4, 5 and 7** on the Official Tax Map of Winslow Township (the "Property"); and

WHEREAS, the Property is the subject of preliminary and final major site plan approvals granted by the Winslow Township Planning Board (the "Board) at hearings held before the Board on July 25, 2024 and January 16, 2025 (the "Approvals"), which Approvals were subsequently memorialized in Resolution No. PR-2024-025 adopted on October 17, 2024 and PR-2025-020 adopted on February 20, 2025; and

WHEREAS, as a condition of said Approvals, the Grantor has agreed to provide this perpetual non-exclusive twenty (20) foot wide easement (as more particularly described below) to Grantee for Grantee's use, at Grantee's option and discretion, in the event of an emergency requiring immediate entry upon the Property in order to make repairs to the water systems and/or on-site sanitary sewer system constructed on, under and/or within the Property; however, Grantee shall have no duty or obligation to make emergency repairs to the water and/or on-site sanitary sewer system, which shall remain the sole responsibility of Grantor, its successors and assigns. In the event Grantee, its agents or employees, determines at its sole discretion and option that it is necessary to enter the property for an emergency, this instrument shall serve as its authority to do so, but not its obligation; and

NOW THEREFORE, in consideration of One Dollar ($1.00), receipt of which is mutually acknowledged, the Parties do hereby agree as follows:

1. All of the statements of the preamble are repeated and are incorporated herein by this reference thereto as if they were set forth at length.

2. Subject to the terms and conditions contained herein, the Grantor hereby grants, conveys, and transfers unto the Grantee, its successors and assigns, a non-exclusive twenty (20) foot wide utility easement (as more particularly described below) in perpetuity, in, under, through, upon, over and across the Property as more particularly shown on the Preliminary and Final Plans – Major Subdivision – Final Plat (for Block 1302, Lots 4, 5 & 7), prepared by Professional Design Services, L.L.C., dated March 12, 2024, last revised April 20, 2026, which is to be recorded in the Camden County Clerk's Office (the "Plan"), and described in the metes and bounds description prepared by Professional Design Services, L.L.C., dated March 6, 2025, last revised April 23, 2026, a copy of which is attached hereto as **Exhibit "A"**, for Grantee's use in the event of an emergency requiring immediate entry upon the Property to make emergency repairs to the water systems and/or on-site sanitary sewer system on, under, within and/or about the Property (the "Utility and Emergency Access Easement").

3. The Utility and Emergency Access Easement shall permit Grantee, at its sole discretion and at Grantor's sole cost, to enter upon the Property in order to make emergency repairs to the water systems and/or on-site sanitary sewer system on the Property, together with the right to maintain and repair the water systems and/or on-site sanitary sewer systems in the event the Grantor neglects to address any required emergency repairs or maintenance.

4. For purposes of this Easement, emergency repair shall be defined as an event that the Grantee, or its successors and assigns, in its reasonable discretion, determines that the failure to act would result in the threat of immediate harm to persons, property and/or the general health and welfare of the residents of the community and/or the residents of the Township.

5. This Easement and all rights incidental thereto, whether expressed or implied, shall be construed to be a covenant running with the land, and shall be binding upon and inure to the benefit of any successor or assign of the parties hereto.

6. The enforcement of the terms of this Easement shall be at the discretion of the Grantee and any forbearance by Grantee to exercise its rights under this Easement in the event of any violation by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent violation or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any violation by Grantor shall impair such rights or remedies or be construed as a waiver of such rights or remedies.

7. The interpretation of this Easement shall be governed by the laws of the State of New Jersey and any litigation arising under this Easement shall be conducted in the Superior Court of New Jersey, Camden County Vicinage.

8. If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement or the application of such provision to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

9. Any notice, demand, request, consent, approval or communication under this Easement shall be sent by regular first-class mail, postage prepaid and by Certified Mail, Return

Receipt Requested, addressed to the mailing addresses set forth above or any other address of which the relocating party shall notify the other, in writing. No notice, demand, request, consent, approval or communication under this Easement may be validly served by e-mail.

IN WITNESS WHEREOF, with the parties understanding and agreeing to the above, they do hereby place their signatures as of the date first written above.

Witness:

GRANTOR:
HALLMARK HOMES–ROYAL RIDGE LLC,
A Pennsylvania limited liability company

By: HALLMARK PARTNERS II, LP,
a Pennsylvania limited partnership, its Manager

By: HM PARTNERS II, INC.,
a Pennsylvania corporation, its General Partner

_____ By: _____
Name: Richard R. Carroll, III, President

STATE OF_____:
: §§
COUNTY OF _____:

I CERTIFY that on _____, 2026, Richard R. Carroll, III personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) is the person who signed this instrument;

(b) this Declaration was signed and delivered by him/her as the President of HM PARTNERS II, INC., the General Partner of HALLMARK PARTNERS II, LP, the Manager of HALLMARK HOMES-ROYAL RIDGE LLC, the entity named in this instrument and was fully authorized to and did execute this instrument on its behalf; and

(c) this person attests to the truth of these facts.

_____
Notary Public

EXHIBIT "A"

Metes and Bounds Description of
Proposed Utility and Emergency Access Easement
Block 1302, Lots 4, 5 & 7

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
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ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
March 6, 2025
Rev: April 23, 2026

Metes and Bounds Description of
Proposed Utility and Emergency Access Easement Dedicated to
The Township of Winslow, Camden County, New Jersey
Being over and Through Lots 4, 5 and 7 in Block 1302

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Tract I

Beginning at a point in the westerly line of Chews Landing Road, (24.5 feet from centerline, A.K.A. Camden County Route 704, A.K.A. Williamstown-Erial Road, F.K.A. Williamstown to Chews Landing Road), said point being distant 217.10 feet on a course of South 16 degrees 40 minutes 46 seconds East from the northeasterly corner of Lot 4 in Block 1302 as shown on the Official Tax Maps of the Township of Winslow and from said Beginning Point running; thence

1. Along said westerly line of Chews Landing Road, South 16 degrees 40 minutes 46 seconds East, 20.40 feet to a point therein; thence
2. South 85 degrees 02 minutes 07 seconds West, 33.20 feet to a point; thence
3. South 74 degrees 38 minutes 05 seconds West, 56.80 feet to a point; thence
4. South 62 degrees 15 minutes 25 seconds West, 107.29 feet to a point; thence
5. South 27 degrees 44 minutes 30 seconds East, 247.51 feet to a point; thence
6. South 62 degrees 16 minutes 24 seconds West, 656.55 feet to a point; thence
7. South 76 degrees 20 minutes 13 seconds East, 61.48 feet to a point; thence
8. North 62 degrees 15 minutes 30 seconds East, 572.74 feet to a point; thence
9. South 27 degrees 44 minutes 30 seconds East, 20.00 feet to a point; thence
10. South 62 degrees 15 minutes 30 seconds West, 580.30 feet to a point; thence
11. North 76 degrees 20 minutes 13 seconds West, 91.73 feet to a point; thence
12. South 62 degrees 16 minutes 24 seconds West, 11.11 feet to a point; thence
13. North 83 degrees 07 minutes 23 seconds West, 129.43 feet to a point; thence
14. South 62 degrees 15 minutes 30 seconds West, 506.48 feet to a point; thence
15. South 31 degrees 18 minutes 43 seconds West, 345.33 feet to a point; thence
16. North 58 degrees 41 minutes 17 seconds West, 43.55 feet to a point; thence
17. South 31 degrees 18 minutes 43 seconds West, 34.11 feet to a point; thence
18. South 31 degrees 18 minutes 43 seconds West, 15.00 feet to a point; thence
19. South 31 degrees 18 minutes 43 seconds West, 10.00 feet to a point; thence
20. South 31 degrees 18 minutes 43 seconds West, 95.68 feet to a point; thence
21. South 00 degrees 00 minutes 00 seconds West, 12.00 feet to a point; thence
22. South 43 degrees 28 minutes 38 seconds East, 218.55 feet to a point; thence
23. North 85 degrees 37 minutes 10 seconds East, 75.85 feet to a point; thence
24. South 57 degrees 09 minutes 56 seconds East, 335.29 feet to a point; thence
25. North 58 degrees 59 minutes 13 seconds East, 176.74 feet to a point; thence
26. South 43 degrees 26 minutes 47 seconds East, 436.88 feet to a point; thence

27. South 31 degrees 18 minutes 28 seconds East, 417.25 feet to a point; thence
28. South 14 degrees 03 minutes 23 seconds West, 36.46 feet to a point; thence
29. South 59 degrees 25 minutes 13 seconds West, 461.72 feet to a point; thence
30. South 26 degrees 52 minutes 56 seconds West, 20.99 feet to a point; thence
31. South 78 degrees 52 minutes 07 seconds West, 20.19 feet to a point; thence
32. North 19 degrees 03 minutes 51 seconds West, 5.69 feet to a point; thence
33. North 26 degrees 52 minutes 56 seconds East, 35.31 feet to a point; thence
34. North 59 degrees 25 minutes 13 seconds East, 459.20 feet to a point; thence
35. North 14 degrees 03 minutes 23 seconds East, 19.75 feet to a point; thence
36. North 31 degrees 18 minutes 28 seconds West, 406.76 feet to a point; thence
37. North 43 degrees 26 minutes 47 seconds West, 418.68 feet to a point; thence
38. South 58 degrees 59 minutes 13 seconds West, 173.13 feet to a point; thence
39. North 57 degrees 09 minutes 56 seconds West, 341.01 feet to a point; thence
40. South 85 degrees 37 minutes 10 seconds West, 78.63 feet to a point; thence
41. North 43 degrees 28 minutes 38 seconds West, 236.05 feet to a point; thence
42. North 00 degrees 00 minutes 00 seconds East, 25.58 feet to a point; thence
43. North 31 degrees 18 minutes 43 seconds East, 84.35 feet to a point; thence
44. North 58 degrees 41 minutes 17 seconds West, 31.05 feet to a point; thence
45. North 31 degrees 18 minutes 43 seconds East, 51.51 feet to a point; thence
46. South 58 degrees 40 minutes 39 seconds East, 31.05 feet to a point; thence
47. North 31 degrees 18 minutes 43 seconds East, 24.53 feet to a point; thence
48. North 58 degrees 41 minutes 16 seconds West, 20.45 feet to a point; thence
49. North 31 degrees 21 minutes 16 seconds East, 369.38 feet to a point; thence
50. North 62 degrees 33 minutes 26 seconds East, 419.28 feet to a point; thence
51. North 38 degrees 31 minutes 36 seconds East, 277.78 feet to a point; thence
52. North 62 degrees 15 minutes 25 seconds East, 769.22 feet to a point; thence
53. North 74 degrees 38 minutes 05 seconds East, 60.79 feet to a point; thence
54. North 85 degrees 05 minutes 12 seconds East, 30.87 feet to a point in the westerly line of Chews Landing Road, said point being the Point and Place of Beginning.

Excepting from the above-described parcel or tract of land the following three tracts.

Tract II

Beginning at a point being South 62 degrees 15 minutes 25 seconds West, 20.00 feet from the terminus of the fourth course in the above described first tract and from said Beginning Point running; thence

1. South 27 degrees 44 minutes 30 seconds East, 227.50 feet to a point; thence
2. South 62 degrees 16 minutes 24 seconds West, 671.67 feet to a point; thence
3. North 83 degrees 07 minutes 23 seconds West, 89.57 feet to a point; thence
4. North 27 degrees 44 minutes 30 seconds West, 128.14 feet to a point; thence
5. North 38 degrees 31 minutes 36 seconds East, 119.97 feet to a point; thence
6. North 62 degrees 15 minutes 25 seconds East, 635.56 feet to a point, said point being the Point and Place of Beginning.

Tract III

Beginning at a point being South 38 degrees 31 minutes 36 seconds West, 21.85 feet from the terminus of the fourth course in the above described second tract and from said Beginning Point running; thence

1. South 27 degrees 44 minutes 30 seconds East, 96.71 feet to a point; thence
2. South 62 degrees 15 minutes 30 seconds West, 511.70 feet to a point; thence
3. North 14 degrees 53 minutes 03 seconds West, 45.06 feet to a point; thence
4. North 62 degrees 33 minutes 26 seconds East, 377.17 feet to a point; thence
5. North 38 degrees 31 minutes 36 seconds East, 136.02 feet to a point, said point being the Point and Place of Beginning.

Tract IV

Beginning at a point being South 62 degrees 33 minutes 26 seconds West, 20.49 feet from the terminus of the third course in the above described third tract and from said Beginning Point running; thence

South 14 degrees 53 minutes 03 seconds East, 46.01 feet a point; thence
South 31 degrees 18 minutes 43 seconds West, 315.43 feet to a point; thence
South 76 degrees 37 minutes 21 seconds West, 19.70 feet to a point; thence
North 58 degrees 41 minutes 17 seconds West, 29.98 feet to a point; thence
North 31 degrees 21 minutes 16 seconds East, 343.78 feet to a point; thence
North 62 degrees 33 minutes 26 seconds East, 20.29 feet to a point; thence

Containing 142,643 square feet (3.275 acres) after Exceptions

This description has been prepared in accordance with a map entitled, "Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey," prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through 4/20/26.



Steven Metelski, Jr., PLS 43393

Prepared By: CherylLynn Walters, Esq.
Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

UTILITY AND EMERGENCY ACCESS EASEMENT

THIS **UTILITY AND EMERGENCY ACCESS EASEMENT AGREEMENT** (the "Easement") is made on the _____ day of _____, 2026 by and between **HALLMARK HOMES-ROYAL RIDGE LLC**, a Pennsylvania limited liability company, having an address of 865 Easton Road, Suite 320, Warrington, PA 18976 (hereinafter referred to as the "Grantor"), **ROYAL RIDGE HOMEOWNERS' ASSOCIATION, INC.** (the "Association"), a non-profit corporation organized under Title 15A of the Statutes of New Jersey, having an address of _____(hereinafter referred to as the "Association"), and the **TOWNSHIP OF WINSLOW**, municipal corporation of the State of New Jersey, with an address of 125 South Route 73, Braddock, New Jersey 08037 (hereinafter referred to as the "Township"). Grantor, the Association and the Township each may be referred to as a "Party" and they collectively may be referred to as the "Parties".

WITNESSETH:

WHEREAS, by virtue of a deed recorded on even date with the recording of this document, Grantor is the owner of real property located in the Township of Winslow, Camden County, New Jersey, currently designated as **Block 1303, Lots 4.01 and 9** (to be known as Lot 1 in Block 1303.08 and Lot 9.91 in Block 1303.07) on the Official Tax Map of Winslow Township (the "Property"); and

WHEREAS, the Property is the subject of preliminary and final major subdivision approvals granted by the Winslow Township Planning Board (the "Board) at hearings held before the Board on July 25, 2024 and January 16, 2025 (the "Approvals"), which Approvals were subsequently memorialized in Resolution No. PR-2024-026 adopted on October 17, 2024 and PR-2025-021 adopted on February 20, 2025; and

WHEREAS, as a condition of said Approvals, the Grantor has agreed to provide this perpetual non-exclusive twenty (20) foot wide easement (as more particularly described below) to the Association for the Association's use in order maintain, operate and/or repair or replace the water systems and/or on-site sanitary sewer system on the Property, and to the Township in the event the Association neglects to address any required emergency repairs or maintenances and the Township determines, at its sole discretion and option, that an emergency requiring immediate entry upon the Property is necessary in order to make repairs to the water systems and/or on-site sanitary sewer system on, under and/or within the Property; However, the Township has no obligation or duty to make emergency repairs or otherwise maintain the water system and/or on-site sanitary sewer system, which shall remain the sole responsibility of the Association, its successors and assigns; and

NOW THEREFORE, in consideration of One Dollar ($1.00), receipt of which is mutually acknowledged, the Parties do hereby agree as follows:

1. All of the statements of the preamble are repeated and are incorporated herein by this reference thereto as if they were set forth at length.

2. Subject to the terms and conditions contained herein, the Grantor hereby grants, conveys, and transfers unto the Association, its successors and assigns, a non-exclusive twenty (20) foot wide utility easement (as more particularly described below) in perpetuity, in, under, through, upon, over and across the Property more particularly shown on the Preliminary and Final Plans – Major Subdivision prepared by Professional Design Services, L.L.C., dated March 12, 2024, last revised April 20, 2026, which is to be recorded in the Camden County Clerk's Office (the "Plan"), and described in metes and bounds description prepared by Professional Design Services, L.L.C., dated March 11, 2025, last revised April 23, 2026, a copy of which is attached hereto as **Exhibit "A"**, for the Association's use to enter upon the Property in order maintain, operate and/or repair or replace the water systems and/or on-site sanitary sewer system on the Property (the "Utility and Emergency Access Easement").

3. In the event the Association neglects to address any required emergency repairs or maintenance and the Township determines, in its sole discretion, that the same is necessary and requires intervention, the Utility and Emergency Access Easement shall permit the Township, its employees and agents, to enter upon the Property in order to make emergency repairs and replacements to the water systems and/or on-site sanitary sewer system on the Property, together with the right to maintain and repair the water systems and/or on-site sanitary sewer systems, at the sole cost and expense of the Association. Notwithstanding the foregoing, the Township shall have no obligation or duty to maintain or repair the water systems and/or on-site sanitary sewer systems, which shall remain the sole responsibility of the Association.

4. For purposes of this Easement, emergency repair shall be defined as an event that the Township, or its successors and assigns, in its reasonable discretion, determines that the failure to act would result in the threat of immediate harm to persons, property and/or the general health and welfare of the residents of the community and/or the residents of the Township.

5. This Easement and all rights incidental thereto, whether expressed or implied, shall be construed to be a covenant running with the land, and shall be binding upon and inure to the benefit of any successor or assign of the parties hereto.

6. The enforcement of the terms of this Easement shall be at the discretion of the Township and any forbearance by the Township to exercise its rights under this Easement in the event of any violation by Grantor and/or the Association shall not be deemed or construed to be a waiver by the Township of such term or of any subsequent violation or of any of the Township's rights under this Easement. No delay or omission by the Association and/or the Township in the exercise of any right or remedy upon any violation by Grantor and/or the Associaiton shall impair such rights or remedies or be construed as a waiver of such rights or remedies.

7. The interpretation of this Easement shall be governed by the laws of the State of New Jersey and any litigation arising under this Easement shall be filed in the Superior Court of New Jersey, Camden County Vicinage.

8. If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement or the application of such provision to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

9. Any notice, demand, request, consent, approval or communication under this Easement shall be sent by regular first-class mail, postage prepaid and by Certified Mail, Return Receipt Requested, addressed to the mailing addresses set forth above or any other address of which the relocating party shall notify the other, in writing. No notice, demand, request, consent, approval or communication under this Easement may be validly served by e-mail.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, with the parties understanding and agreeing to the above, they do hereby place their signatures as of the date first written above.

Witness:

GRANTOR:
HALLMARK HOMES-ROYAL RIDGE LLC,
A Pennsylvania limited liability company

By: HALLMARK PARTNERS II, LP,
a Pennsylvania limited partnership, its Manager

By: HM PARTNERS II, INC.,
a Pennsylvania corporation, its General Partner

_____ By: _____
Name: Richard R. Carroll, III, President

STATE OF _____:
: §§
COUNTY OF _____:

I CERTIFY that on _____, 2026, Richard R. Carroll, III personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) is the person who signed this instrument;

(b) this Declaration was signed and delivered by him/her as the President of HM PARTNERS II, INC., the General Partner of HALLMARK PARTNERS II, LP, the Manager of HALLMARK HOMES-ROYAL RIDGE LLC, the entity named in this instrument and was fully authorized to and did execute this instrument on its behalf; and

(c) this person attests to the truth of these facts.

_____
Notary Public

EXHIBIT "A"

Metes and Bounds Description of
Proposed Utility and Emergency Access Easement
Block 1303, Lots 4.01 & 9
(Future Lot 1 in Block 1303.08 and Future Lot 9.91 in Block 1303.07)

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
March 11, 2025
Rev: April 23, 2026

Metes and Bounds Description of
Proposed Utility and Emergency Access Easement Dedicated to
The Township of Winslow, Camden County, New Jersey
Being over and Through existing Lots 4.01 and 9 in Block 1303
(Future Lot 1 in Block 1303.08 and
Future Lot 9.91 in Block 1303.07)

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Tract I

Beginning at a point in the easterly line of Chews Landing Road, (25 feet from centerline, A.K.A. Camden County Route 704, A.K.A. Williamstown-Erial Road, F.K.A. Williamstown to Chews Landing Road), said point being distant 66.67 feet on a course of North 16 degrees 40 minutes 46 seconds West from a monument found at the division line of Lots 4.01 and 5 in Block 1303 as shown on the Official Tax Maps of the Township of Winslow and from said Beginning Point running; thence

1. Along said easterly line of Chews Landing Road, North 16 degrees 40 minutes 46 seconds West, 23.26 feet to a point therein; thence
2. North 73 degrees 56 minutes 53 seconds East, 392.31 feet to a point; thence
3. North 62 degrees 55 minutes 30 seconds East, 83.26 feet to a point; thence
4. North 62 degrees 55 minutes 30 seconds East, 201.66 feet to a point; thence
5. North 62 degrees 55 minutes 52 seconds East, 186.29 feet to a point; thence
6. South 86 degrees 44 minutes 18 seconds East, 44.24 feet to a point; thence
7. South 50 degrees 52 minutes 24 seconds East, 325.93 feet to a point; thence
8. South 37 degrees 52 minutes 24 seconds East, 153.68 feet to a point; thence
9. South 43 degrees 57 minutes 09 seconds East, 86.43 feet to a point; thence
10. North 39 degrees 06 minutes 44 seconds East, 252.23 feet to a point in the southwesterly line of Sicklerville Road, (24.75 feet from centerline, A.K.A. County House Road, A.K.A. County Route No. 705); thence
11. Along same, South 50 degrees 53 minutes 16 seconds East, 20.00 feet to a point in said southwesterly line of Sicklerville Road; thence
12. South 39 degrees 06 minutes 44 seconds West, 254.67 feet to a point; thence
13. South 43 degrees 57 minutes 09 seconds East, 9.96 feet to a point; thence
14. South 60 degrees 48 minutes 23 seconds East, 287.46 feet to a point; thence
15. South 50 degrees 50 minutes 49 seconds East, 397.11 feet to a point; thence
16. South 28 degrees 19 minutes 46 seconds East, 80.24 feet to a point; thence
17. South 09 degrees 05 minutes 13 seconds West, 71.03 feet to a point; thence
18. South 39 degrees 05 minutes 29 seconds West, 306.60 feet to a point; thence
19. South 39 degrees 01 minutes 41 seconds West, 211.14 feet to a point; thence
20. South 40 degrees 18 minutes 02 seconds West, 183.15 feet to a point; thence
21. South 63 degrees 54 minutes 49 seconds West, 103.35 feet to a point; thence

22. South 85 degrees 29 minutes 35 seconds West, 81.42 feet to a point; thence
23. North 68 degrees 07 minutes 44 seconds West, 85.75 feet to a point; thence
24. North 43 degrees 38 minutes 31 seconds West, 74.61 feet to a point; thence
25. North 30 degrees 41 minutes 47 seconds West, 303.87 feet to a point; thence
26. North 26 degrees 47 minutes 57 seconds West, 96.64 feet to a point; thence
27. South 84 degrees 03 minutes 06 seconds West, 15.69 feet to a point of non-tangency in the future proposed westerly line of Paragon Drive as shown on a map hereinafter mentioned; thence
28. Northwestwardly along the future proposed westerly line of Paragon Drive along a curve bearing to the right having a radius of 225.00 feet, an arc length of 30.31 feet, a delta of 07 degrees 43 minutes 11 seconds, a chord bearing of South 22 degrees 44 minutes 41 seconds East, 30.29 feet to a point of non-tangency therein; thence
29. South 84 degrees 03 minutes 06 seconds West, 54.02 feet to a point; thence
30. North 05 degrees 56 minutes 54 seconds West, 24.00 feet to a point; thence
31. South 84 degrees 03 minutes 06 seconds West, 87.93 feet to a point; thence
32. North 23 degrees 06 minutes 09 seconds West, 968.17 feet to a point; thence
33. South 72 degrees 42 minutes 10 seconds West, 340.26 feet to a point; thence
34. South 79 degrees 08 minutes 30 seconds West, 47.95 feet to a point in said easterly line of Chews Landing Road, said point being the Point and Place of Beginning.

Excepting from the above described parcel or tract of land the following four (4) tracts.

Tract II

Beginning at a point being the following two (2) courses from the terminus of the thirty-second (32) course in the above described Tract I running; thence

A. North 66 degrees 53 minutes 51 seconds East, 20.00 feet to a point; thence
B. North 23 degrees 06 minutes 09 seconds West, 0.428 feet to a point and from said Beginning Point running; thence

1. North 62 degrees 55 minutes 30 seconds East, 72.51 feet to a point; thence
2. South 30 degrees 51 minutes 39 seconds East, 73.58 feet to a point; thence
3. South 45 degrees 02 minutes 32 seconds East, 199.87 feet to a point; thence
4. South 39 degrees 06 minutes 45 seconds East, 140.85 feet to a point; thence
5. South 30 degrees 44 minutes 11 seconds East, 122.89 feet to a point; thence
6. South 24 degrees 39 minutes 22 seconds East, 101.03 feet to a point; thence
7. South 19 degrees 16 minutes 59 seconds East, 124.08 feet to a point; thence
8. South 05 degrees 28 minutes 29 seconds East, 264.80 feet to a point; thence
9. South 84 degrees 03 minutes 06 seconds West, 15.96 feet to point of non-tangency in the future proposed westerly line of Paragon Drive as shown on a map hereinafter mentioned; thence
10. Northwestwardly along the future proposed westerly line of Paragon Drive along a curve bearing to the right having a radius of 225.00 feet, an arc length of 5.04 feet, a delta of 01 degrees 16 minutes 59 seconds, a chord bearing of North 13 degrees 03 minutes 52 seconds West, 5.04 feet to a point of non-tangency therein; thence
11. South 84 degrees 03 minutes 06 seconds West, 117.25 feet to a point; thence
12. North 23 degrees 06 minutes 09 seconds West, 943.38 feet to a point, said point being the Point and Place of Beginning.

Tract III

Beginning at a point being North 62 degrees 55 minutes 30 seconds East, 24.703 feet from the terminus of the first course in the above described Tract II and from said Beginning Point running; thence

1. North 62 degrees 55 minutes 30 seconds East, 175.63 feet to a point; thence
2. North 62 degrees 55 minutes 52 seconds East, 180.86 feet to a point; thence
3. South 86 degrees 44 minutes 18 seconds East, 32.35 feet to a point; thence
4. South 50 degrees 52 minutes 24 seconds East, 317.18 feet to a point; thence
5. South 37 degrees 52 minutes 24 seconds East, 152.46 feet to a point; thence
6. South 43 degrees 57 minutes 09 seconds East, 105.03 feet to a point; thence
7. South 39 degrees 07 minutes 36 seconds West, 172.07 feet to a point; thence
8. South 54 degrees 23 minutes 17 seconds West, 70.43 feet to a point; thence
9. South 68 degrees 38 minutes 16 seconds West, 250.28 feet to a point; thence
10. North 24 degrees 39 minutes 22 seconds West, 88.16 feet to a point; thence
11. North 30 degrees 44 minutes 11 seconds West, 125.42 feet to a point; thence
12. North 39 degrees 06 minutes 45 seconds West, 143.35 feet to a point; thence
13. North 45 degrees 02 minutes 32 seconds West, 198.25 feet to a point; thence
14. North 27 degrees 04 minutes 30 seconds West, 69.78 feet to a point, said point being the Point and Place of Beginning

Tract IV

Beginning at a point being the following two (2) courses from the terminus of the sixth (6th) course in the above described Tract III running; thence

A. South 50 degrees 52 minutes 24 seconds East, 20.00 feet to a point; thence
B. South 39 degrees 07 minutes 36 seconds West, 1.085 feet to a point and from said Beginning Point running; thence

1. North 39 degrees 07 minutes 36 seconds East, 173.66 feet to a point; thence
2. South 60 degrees 48 minutes 45 seconds East, 283.95 feet to a point; thence
3. South 50 degrees 50 minutes 49 seconds East, 391.47 feet to a point; thence
4. South 28 degrees 19 minutes 46 seconds East, 69.48 feet to a point; thence
5. South 09 degrees 05 minutes 13 seconds West, 58.89 feet to a point; thence
6. South 39 degrees 05 minutes 29 seconds West, 291.66 feet to a point; thence
7. North 50 degrees 56 minutes 50 seconds West, 220.00 feet to a point; thence
8. North 67 degrees 03 minutes 01 seconds West, 123.69 feet to a point; thence
9. South 89 degrees 40 minutes 14 seconds West, 122.41 feet to a point; thence
10. South 63 degrees 58 minutes 20 seconds West, 120.30 feet to a point; thence
11. South 48 degrees 04 minutes 45 seconds West, 138.16 feet to a point; thence
12. South 58 degrees 36 minutes 51 seconds West, 86.60 feet to a point; thence
13. North 26 degrees 47 minutes 57 seconds West, 85.48 feet to a point; thence
14. North 05 degrees 28 minutes 29 seconds West, 274.35 feet to a point; thence
15. North 19 degrees 16 minutes 59 seconds West, 122.27 feet to a point; thence

16. North 68 degrees 38 minutes 16 seconds East, 252.11 feet to a point; thence
17. North 54 degrees 23 minutes 17 seconds East, 75.61 feet to a point, said point being the Point and Place of Beginning.

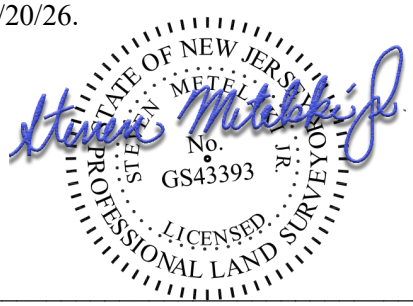
Tract V

Beginning at a point being South 39 degrees 03 minutes 30 seconds West, 20.00 feet from the terminus of the sixth course (6) in the above described Tract IV and from said Beginning Point running; thence

1. South 39 degrees 01 minutes 41 seconds West, 200.53 feet to a point; thence
2. South 40 degrees 18 minutes 02 seconds West, 178.74 feet to a point; thence
3. South 63 degrees 54 minutes 49 seconds West, 95.36 feet to a point; thence
4. South 85 degrees 29 minutes 35 seconds West, 72.92 feet to a point; thence
5. North 68 degrees 07 minutes 44 seconds West, 76.72 feet to a point; thence
6. North 43 degrees 38 minutes 31 seconds West, 68.00 feet to a point; thence
7. North 30 degrees 41 minutes 47 seconds West, 297.32 feet to a point; thence
8. North 58 degrees 36 minutes 51 seconds East, 89.80 feet to a point; thence
9. North 48 degrees 04 minutes 45 seconds East, 137.22 feet to a point; thence
10. North 63 degrees 58 minutes 20 seconds East, 112.95 feet to a point; thence
11. North 89 degrees 40 minutes 14 seconds East, 113.73 feet to a point; thence
12. South 67 degrees 03 minutes 01 seconds East, 116.74 feet to a point; thence
13. South 50 degrees 56 minutes 50 seconds East, 217.17 feet to a point, said point being the Point and Place of Beginning.

Containing 162,853 square feet (3.509 acres) after Exceptions

This description has been prepared in accordance with a map entitled, “Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey,” prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through 4/20/26.



Steven Metelski, Jr., PLS 43393

ORDINANCE NO. O-2026-_____

TOWNSHIP OF WINSLOW, NEW JERSEY

ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING ARTICLE I, CHAPTER 296-3.C "DISTRICTS ESTABLISHED; PROHIBITED USES" TO INCLUDE "DATA NODE", AMENDING ARTICLE I, CHAPTER 296-7 "DEFINITIONS" TO REDEFINE THE TERM "DATA CENTER" AND DEFINE THE TERM "DATA NODE" WITHIN PINELANDS AREAS OF WINSLOW TOWNSHIP

WHEREAS, the Mayor and Township Committee of the Township of Winslow, County of Camden, and State of New Jersey (the "Township"), desires to amend the Township Code, to define the redefine the term "Data Center" and define the term "Data Node" and prohibit such use within Pinelands Areas of Winslow Township; and

WHEREAS, such land use zoning ordinance amendments have been referred to the Planning Board of Winslow Township for review and recommendations, pursuant to *N.J.S.A.* 40:55D-26, and have been found to be substantially consistent with the Winslow Township Master Plan;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of Township of Winslow, County of Camden and State of New Jersey that:

Section 1. Article I, Chapter 296-3 is amended and supplemented with Subsection D as follows:

D. Data Node shall be a prohibited use in all Pinelands Areas of Winslow Township.

Section 2. Article II, Chapter 296-7 "Definitions" shall redefine the term "Data Center" and define the term "Date Node" for zoning within Pinelands Areas as follows:

DATA CENTER

A building or buildings which are occupied primarily by computers and/or telecommunications equipment and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations, and include associated components such as telecommunication and data storage systems; server farms; redundant or "backup" power and data storage components; electrical transformers, substations, and other power supply infrastructure; data communication connections; environmental and safety controls for building climate, equipment cooling, and fire suppression; and security devices, systems, and installations, to serve as off-site or remote accessory facilities available and accessible to users via telecommunication or internet utilities for the purpose of aggregating collective computing demands for cloud servers, video streaming, blockchain and crypto mining, artificial intelligence and machine learning, virtual reality, and other internet telecommunication, computing, and data storage, maintenance, processing, and transmission purposes. This use does not include computers or telecommunications related equipment that is secondarily or customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building.

DATA NODE

A small, self-contained computing unit, designed to be installed in or alongside a home to perform AI and other compute workloads. These nodes are part of a distributed data center model, where instead of relying on large, centralized data centers, computing power is spread across many small units in residential or small business properties. Data nodes are not merely incidental to a principal use located on-site, but serve a principal use located off-site.

Section 3. It is hereby found and determined that this Land Use Zoning Amendment Ordinance conforms to the Master Plan of the Township of Winslow.

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

INTRODUCED: July 21, 2026

ADOPTED:

_____

MARIE D. LAWRENCE,
MAYOR

_____

LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **August 18, 2026** at the Winslow Township Municipal Building.

_____

Lisa L. Dority, RMC
Municipal Clerk

Date:_____

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TOWNSHIP OF WINSLOW, NEW JERSEY

ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING ARTICLE II, CHAPTER 294-10. "DEFINITIONS" TO REDEFINE THE TERM "DATA CENTER"AND DEFINE THE TERM "DATA NODE" TO AMEND AND SUPPLEMENT ARTICLE I, CHAPTER 294-8.3 "PROHIBITED USES", TO INCLUDE "DATA NODES" WITHIN NON-PINELANDS AREAS OF THE WINSLOW TOWNSHIP CODE

WHEREAS, the Mayor and Township Committee of the Township of Winslow, County of Camden, and State of New Jersey (the "Township"), desires to update and amend the Township Code, to redefine the term "Data Center" and define the term "Data Node", to establish "Data Node" as a prohibited use in all zoning districts within Non-Pinelands Areas" of Winslow Township; and

WHEREAS, such land use zoning ordinance amendments have been referred to the Planning Board of Winslow Township for review and recommendations, pursuant to *N.J.S.A.* 40:55D-26, and have been found to be substantially consistent with the Winslow Township Master Plan;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of Township of Winslow, County of Camden and State of New Jersey that:

Section 1. Article II, Chapter 294-10 "Definitions" shall define the redefine the "Data Center" and define the term "Data Node" for zoning within Non-Pinelands Areas as follows:

> **DATA CENTER**
>
> A building or buildings which are occupied primarily by computers and/or telecommunications equipment and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations, and include associated components such as telecommunication and data storage systems; server farms; redundant or "backup" power and data storage components; electrical transformers, substations, and other power supply infrastructure; data communication connections; environmental and safety controls for building climate, equipment

cooling, and fire suppression; and security devices, systems, and installations, to serve as off-site or remote accessory facilities available and accessible to users via telecommunication or internet utilities for the purpose of aggregating collective computing demands for cloud servers, video streaming, blockchain and crypto mining, artificial intelligence and machine learning, virtual reality, and other internet telecommunication, computing, and data storage, maintenance, processing, and transmission purposes. This use does not include computers or telecommunications related equipment that is secondarily or customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building.

DATA NODE

A small, self-contained computing unit, designed to be installed in or alongside a home to perform AI and other compute workloads. These nodes are part of a distributed data center model, where instead of relying on large, centralized data centers, computing power is spread across many small units in residential or small business properties. Data nodes are not merely incidental to a principal use located on-site, but serve a principal use located off-site.

Section 2. Article I, Chapter 294-8.3 "Prohibited Uses" is established as follows:

Chapter 294-8.3 Prohibited Uses in All Non-Pinelands Zoning Districts.

The following uses shall be prohibited in all zoning districts of Non-Pinelands Areas of Winslow Township.

A. [No change].

B. Data Node.

Section 3. It is hereby found and determined that this Land Use Zoning Amendment Ordinance conforms to the Master Plan of the Township of Winslow.

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

INTRODUCED: July 21, 2026

ADOPTED:

_____
MARIE D. LAWRENCE,
MAYOR

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **August 18, 2026** at the Winslow Township Municipal Building.

_____
Lisa Dority, RMC
Municipal Clerk

Dated:_____

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RESOLUTION OF THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WINSLOW SUPPORTING ARTHEON INC.'S NJDOT MUNICIPAL AID APPLICATION SUBMISSION (FY2027) FOR WALDEN CHASE PHASE 2 PAVEMENT PRESERVATION

WHEREAS, the Mayor and Township Committee desires to apply to the New Jersey Department of Transportation for a grant under the Municipal Aid Program for Fiscal Year 2027, and

WHEREAS, Gary A. White, PP, PE, CME of Artheon, Inc. submitted an application with the cost estimate, attached hereto as Exhibit "A" recommending pavement preservation to improve the current roadway conditions in the Hawthorne development.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that the improvements under the above-mentioned application be as follows:

WALDEN CHASE PHASE 2 PAVEMENT PRESERVATION

BE IT FURTHER RESOLVED, the appropriate officials are hereby authorized to sign and submit an application to the New Jersey Department of Transportation for a Municipal Aid Grant for Fiscal Year 2027.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, in the County of Camden, and State of New Jersey hereby supports the application submitted by Gary A. White, Township Engineer to the New Jersey

Department of Transportation for the **Walden Chase Phase 2 Pavement Preservation** and same is hereby approved.

ADOPTED: July 21, 2026

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk
Township of Winslow

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **July 21, 2026** at the Winslow Township Municipal Building.

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated:

t:\lisa\resolutions\churchill - njdot app fy 2027 waden chase phase 2 pavement preservation.doc

EXHIBIT "A"

ARTHEON
BUILT ON LEGACY, DRIVEN BY PURPOSE

344 N. Route 73, Suite A
Berlin, NJ 08009
P:856 • 767 • 6901

July 6, 2026

Ms. Lisa L. Dority, R.M.C, Municipal Clerk
125 South Route 73
Winslow Township, NJ 08037

Re: Walden Chase Phase 2 Pavement Preservation
FY 2027 NJDOT Municipal Aid Application
MA 2027 – 00547
Winslow Township, Camden County, NJ
Our File No.: WM26001 ME

Dear Ms. Dority:

Our office has prepared and submitted a Municipal Aid application for Walden Chase Phase 2 Pavement Preservation as part of the NJDOT Municipal Aid Program for FY 2027. Enclosed is a copy of the application package submitted in SAGE for Walden Chase Phase 2 Pavement Preservation. The construction cost estimate is $334,597.73 plus an additional 15% for construction inspection and material testing brings the total requested amount to $384,787.38.

As a requirement, the NJDOT is requesting that the Township pass a resolution of the Mayor and Township Committee authorizing Artheon, Inc. to prepare and submit a NJDOT Municipal Aid Application (FY 2027) for Walden Chase Phase 2 Pavement Preservation.

If you have any questions regarding the enclosed documents or require additional information, please feel free to contact our office.

ARTHEON
Gary A. White, PP, PE, CME
Municipal Engineer

cc: Mr. Joseph Gallagher MPA, Township Administrator
Mayor and Township Committee
Mr. Sam Martello, Director of Public Works
Mr. Steve Dringus, Township C.F.O.

Municipal Aid Application 2027

MA-2027-Walden Chase Phase 2 Pavement Preser-00547

Type of Improvement

Infrastructure	Purpose
( ) Bikeway	Primary project purpose is for constructing new bikeways (e.g. bike lanes, bike paths, bike compatible roadways).
( ) Bridge Preservation	Primary project purpose is for improving the condition of bridge infrastructure (e.g. new deck, rehabilitation, replacement).
( ) Mobility	Primary project purpose is to enhance mobility and reduce congestion (e.g. adding lanes, signal optimization).
( ) Pedestrian Safety	Primary project purpose is to enhance pedestrian safety (e.g. new sidewalks, new crosswalks, traffic calming, pedestrian overpass).
( ) Quality of Life	Primary project purpose is for beautification, environmental mitigation, economic development or historic preservation.
( ) Roadway Preservation	Primary project purpose is for improving the condition of roadway infrastructure (e.g. resurfacing, reconstruction, drainage).
( ) Roadway Safety	Primary project purpose is to enhance vehicular safety (e.g. guide rail, signing, warning devices, striping).
(✔) Pavement Preservation	Primary project purpose is to renew the road surface and correct irregularities while preserving and protecting the underlying pavement structure.

Municipal Aid Application 2027
MA-2027-Walden Chase Phase 2 Pavement Preser-00547
Project Information: Walden Chase Phase 2 Pavement Preservation

Project Title:
DO NOT use generic names like "**Various Streets**", "**Roadway Resurfacing Program**", "**2027 Resurfacing program**" for project title. We encourage you to use more specific names like "Main St, First Ave, and Second St Improvements".
Please refrain from typing project names in all capital letters.

Walden Chase Phase 2 Pavement Preservation

GIS Upload

Please click on the link below to open the GIS mapping tool. Once the GIS mapping tool is opened, please use the drawing tool to show the new project limits. Once you have identified the project limits, please download the map from the GIS mapping tool and upload it in the GIS Map field below.
All project locations must be entered into the GIS.
The GIS mapping tool displays a layer for the High Injury Network as a solid red line. The High Injury Network layer is turned on by default. If your GIS map does not show the High Injury Network, it will not be considered as targeting a High Injury Network as designated by the New Jersey Target Zero Commission (https://dot.nj.gov/targetzero/)

GIS Mapping tool: http://njdotlocalhub.com/mapmaker

GIS Map: https://njsage.intelligrants.com/_Upload/3422744_2521806-WaldenChasePhase2-ResurfacingProject.pdf

Once project limits are identified on the map, please enter the Project Location information in the fields below.

There is a limit of 3 locations per application. Applications submitted with more than 3 locations may be ineligible for funding.

	Location	From:	To:	Route Identifier	Milepost From	Milepost To	Project Distance
1.	Eagle Court	S Grove Street	Terminus (Cul-de-Sac)	0	0	0.13	0.13
2.	Catherine Court	S Grove Street	Terminus (Cul-de-Sac)	0	0	0.12	0.12
3.	Webster/Walton	Arcadian Drive	Terminus	0	0	0.22	0.22

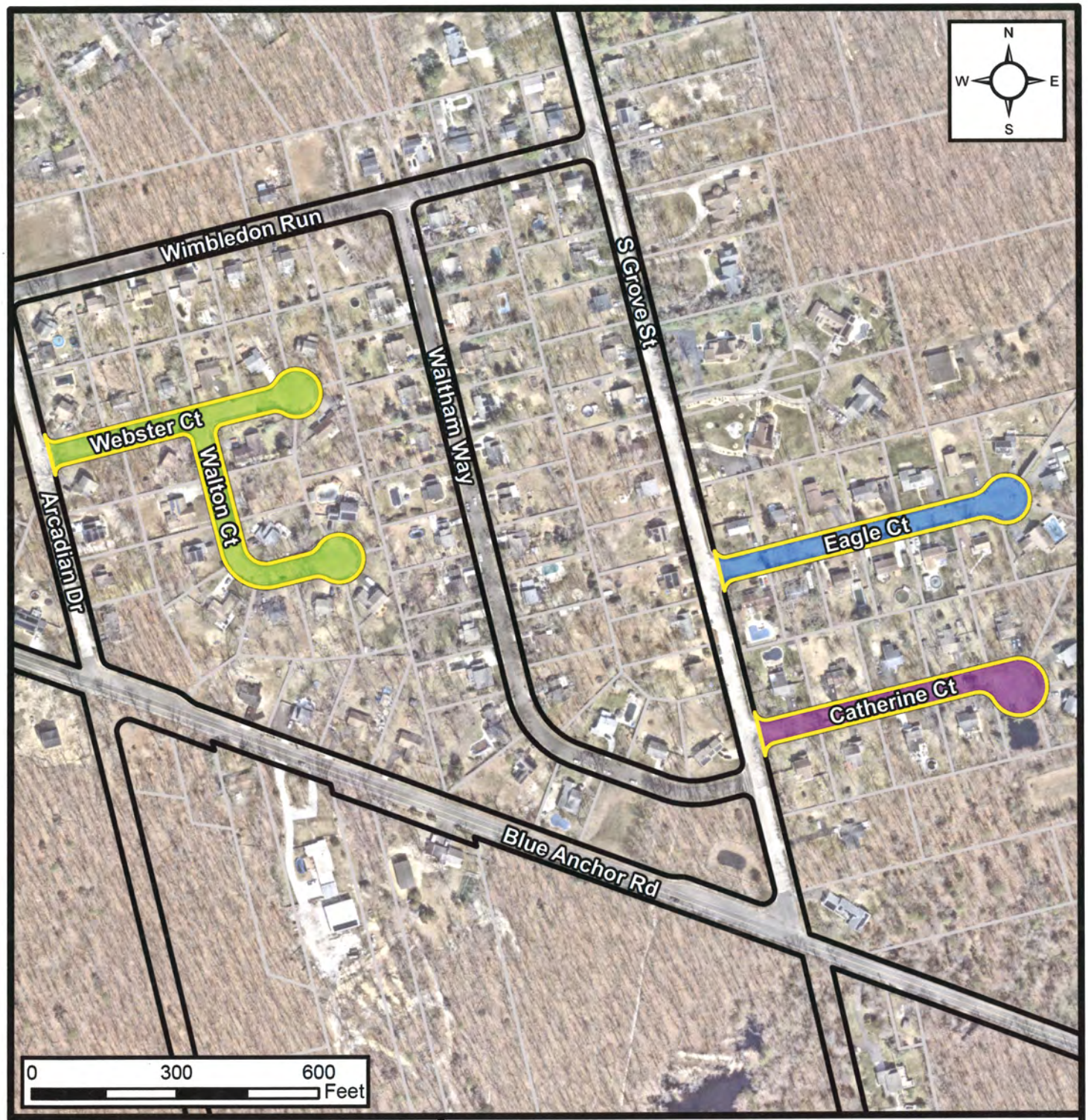
Municipal Aid Application 2027

MA-2027-Walden Chase Phase 2 Pavement Preser-00547

Project Information: Walden Chase Phase 2 Pavement Preservation

Court (Cul-de-Sac)

	Traffic Volume Current ADT	Truck Traffic Over 5 tons (%)	Commuter Bus Route (Yes/No)	Construction Cost
1.	500	5	Yes ( ) No (✔)	$334,597.73
2.	500	5	Yes ( ) No (✔)	
3.	500	5	Yes ( ) No (✔)	



Legend

- Catherine Court (0.12 Miles, 4,130 SY)
- Eagle Court (0.13 Miles, 4,100 SY)
- Webster-Walton Court (0.22 Miles, 7,080 SY)

Parcel Data

- Block Boundary
- Lot Boundary

Resurfacing Area Map

Resurfacing Project
Catherine Court, Eagle Court &
Webster-Walton Court

Winslow Township, Camden County, New Jersey

Date: 06/2026	Project No. WM26001

ARTHEON
Artheon, Inc.
344 N. Route 73, Suite A, Berlin, NJ 08009
856-767-6901

Note: This map was developed using third-party open-source data, and is provided for informational purposes only. The accuracy and reliability of the data in this map is not guaranteed and is not verified or authorized by any third-party source.

Municipal Aid Application 2027
MA-2027-Walden Chase Phase 2 Pavement Preser-00547
Project Location

County to filter by: Camden County

Municipalities: Winslow Township

Municipal Aid Application 2027

MA-2027-Walden Chase Phase 2 Pavement Preser-00547

Scope Of Work

Please provide description for Scope of Work:

The Walden Chase Phase 2 project involves the micro-resurfacing of three cul-de-sacs within the Blue Anchor Area of Winslow: Catherine Court, Eagle Court, and Webster-Walton Court. The three (3) streets consist of less than one (1) mile of roadway. The project would consist of repairing any pavement failures or utility cuts and then micro-surfacing the streets curb to curb. The project would also include replacing existing sidewalk ramps with ADA compliant ramps, and replacing any inlet curb pieces that are not Type N-Eco curb pieces or bicycle safe grates. The micro-surfacing of these streets will help the Township preserve the existing roadway network. The roads were constructed in the 1980's, and the pavement is showing signs of wear and fatigue. Base and utility cut repairs, as well as crack-sealing and micro-surfacing from curb to curb, will help Winslow Township preserve and extend the pavement life of half a (0.5+/-) mile of municipal roadways. The roadway networks represent access to over 40 dwelling units. With a network of over 200 centerline miles of municipal roadways, Pavement Preservation is very important and a high priority to Winslow Township.

You may include photos with your application by uploading the file here:
https://njsage.intelligrants.com/_Upload/3422748_2521353-WaldenChasePhase2Photosheet.docx

Does this project include a traffic signal? ( ) Yes (✔) No
If **Yes**, Please attach authorization to design or install if available.

Will the project meet AASHTO standards? (✔) Yes ( ) No
Project must adhere to ADA design and construction standards as per AASHTO.
If **No**, list Design Exceptions below

Walden Chase Phase 2









Typical Photos of Pavement Repair/Missing and Broken Curb

Examples of Cracking and Pavement Failure





Walden Chase Phase 2

Examples of Alligator Cracking and Manhole Repairs





Examples of existing ramps that are not ADA compliant





Walden Chase Phase 2

Examples of Drainage Inlets, Not Up to Code (not bicycle safe, not eco-friendly)

Example of Alligator Cracking and Ponding Along the Gutter/Curb line





Municipal Aid Application 2027

MA-2027-Walden Chase Phase 2 Pavement Preser-00547

Pavement Preservation Data Sheet

Project Classification

Please check the one most applicable:

- (✔) Micro Surfacing
- ( ) Slurry Seal
- ( ) Fog Seal
- ( ) Chip Seal
- ( ) Scrub Seal
- ( ) Cape Seal
- ( ) Thin Asphalt

Existing Road Conditions. Please enter minimum widths (where applicable).

Current ADT:	500
Truck Traffic over 5 Tons (%):	5
Legal Speed Limit (mph):	25

Are there any commuter bus stops within the project limit? ( ) Yes (✔) No

Please identify the approximate location in the box below.

Right of Way Width (feet):	50		
Pavement Width (feet):	30		
Shoulder Width (feet):	0		
Curbing:	( ) One Side	(✔) Both Sides	( ) Neither
Sidewalk:	( ) One Side	(✔) Both Sides	( ) Neither
	Existing Minimum Width (feet):	4	
Parking Restrictions:	No		

Pavement Preservation Data Sheet

Is the surface layer of asphalt less than 7 years old?	( ) Yes	(✔) No	
Have there been any structural problems in the roadway that have gone without remediation?	(✔) Yes	( ) No	
Have there been any distress/cracking caused by the structural inadequacy of the pavement to transfer load to the subgrade that has gone untreated? If so, elaborate on the structural problems in the roadway below.	(✔) Yes	( ) No	

There are some small areas of alligator cracking. It appears that water lays along portions of the gutter/curb line, causing the pavement to deteriorate quicker than the other areas. There are also some pavement failures near utility cuts and/or manholes and inlets.

Is there any joint reflective cracking presently on the roadway?	(✔) Yes	( ) No	
Is there any rutting in the roadway?	( ) Yes	(✔) No	
How severe is the rutting?	( ) Good (depth < 0.2")	( ) Fair (depth ≤ 0.4")	( ) Poor (depth > 0.4")
Are there any surface distresses in the roadway? If so, elaborate on the surface distresses in the roadway below. Please include any information on the severity of the surface distress and the percentage of the roadway that the surface distresses over. (e.g. rutting, non-structural cracks, bleeding, polished aggregate, raveling, longitudinal cracks, transverse cracks, spalling, other)	(✔) Yes	( ) No	

As seen in the pictures, there is longitudinal cracking, transverse cracking, and some areas of alligator cracking. Normal pavement distress of less than 10% is evident in all three cul-de-sacs.

Will the pavement conditions of the roadway allow the project to remain a viable candidate for pavement preservation techniques for a minimum of 2 years from submitting this application?	(✔) Yes	( ) No

Pavement Preservation Data Sheet

Proposed Improvements. Please enter minimum widths (where applicable).

Right of Way Width (feet): 50

Pavement Width (feet): 30

Shoulder Width (feet): 0

Curbing: ( ) One Side (✔) Both Sides ( ) Neither

Sidewalk: ( ) One Side (✔) Both Sides ( ) Neither

Proposed Minimum Width (feet): 4

Parking Restrictions: No

Does the project serve any of the public facilities listed below within the project limit? (Check all applicable) ( ) Yes (✔) No

Does the project include any of the FHWA Proven Safety Countermeasures Improvements below? https://highways.dot.gov/safety/proven-safety-countermeasures (✔) Yes ( ) No

If so, please check all applicable.

Intersections

Pedestrian/Bicyclist
Crosswalk Visibility Enhancements
Walkways

Roadway Departure

Crosscutting

Speed Management

If yes to the previous question, provide a narrative describing the proposed improvement and why it was chosen for this application.

Walden Chase Phase 2 provides direct access to over 40 dwelling units in Winslow Township. The project will provide ADA compliant handicap ramps for the existing sidewalks network within the development, as well as preserve the existing roadway surface and eliminate any current pavement failures or defects. Safety will be improved by updating the current roadway surface and replacing any noncompliant ADA ramps within the development which currently has sidewalks on both sides of all existing streets.

In addition to replacing any non-ADA compliant ramps, the Township will also be including striping of crosswalks which will improve the safety within the developments for all pedestrians, as the average daily foot traffic is quite substantial, based upon the size of the development and existing sidewalk network. The project will also replace any old curb pieces and grates with Eco-friendly curb pieces and bicycle safe grates, which will provide for a cleaner and safer environment in the development.

Municipal Aid Application 2027
MA-2027-Walden Chase Phase 2 Pavement Preser-00547
Total Estimated Cost of Improvement

Construction Cost:	$334,597.73
Please attach a Detailed Construction Cost Estimate (Word, Excel, or PDF format please) https://njsage.intelligrants.com/_Upload/3422765_2521360-WaldenChasePhase2CostEstimate.xlsx	
Design Engineering: (Eligible for up to 5% of Grant Amount)	$0
Right-of-Way: (List only if eligible for Urban Aid or as a Depressed Rural Center)	$0
Construction Inspection and Material Testing if requesting: (15% of the final allowable construction cost maximum)	$50,189.65
Total Estimated Cost:	$384,787.38
Total Requested Amount	$384,787.38
You will be able to submit a maximum of 2 applications. If you have submitted or plan to submit other applications, please prioritize your applications by assigning them a priority rating. Use number 1 for the highest priority. If you only plan to submit this application, please enter 1 as the priority rating:	1

ARTHEON
BUILT ON LEGACY, DRIVEN BY PURPOSE

Artheon
Cost Estimate

1-Jun-26

Walden Chase Phase :
Township of Winslow, Camden County
Our File No.: WM26001

Item	Description	Unit	Contract Quantity	Price	Total
1	Clearing Site	LS	1.00	$10,000.00	$10,000.00
2	Maintenance & Protection of Traffic	LS	1.00	$5,000.00	$5,000.00
3	Excavation, Unclassifiec	CY	100	$48.30	$4,830.00
4	Saw Cut	LF	1,000	$3.45	$3,450.00
5	Existing Curb Remova	LF	200	$17.25	$3,450.00
6	Concrete Curb (Vertical & Depressed	LF	200	$74.75	$14,950.00
7	Existing Sidewalk Remova	SY	125	$23.00	$2,875.00
8	Soil Aggregate Base Course. 4" Thicl	SY	125	$17.25	$2,156.25
9	Concrete Sidewalk, 4" Thick	SY	125	$117.30	$14,662.50
10	Detectable Warning Surface, 2'x4'	Unit	8	$414.00	$3,312.00
11	Complete Roadway Pavement Restora	SY	50	$143.75	$7,187.50
12	Reset Valves	Unit	15	$115.00	$1,725.00
13	Relocate Stop Sign	Unit	7	$180.00	$1,260.00
14	Regulatory and Warning Signs	SF	130	$52.80	$6,864.00
15	Bicycle Safe Grates	Unit	15	$460.00	$6,900.00
16	Curb piece ("N") Eco	Unit	15	$460.00	$6,900.00
17	Topsoiling, 4" Thick	SY	300	$16.10	$4,830.00
18	Fertilizing and Seeding, Type A-3	SY	300	$9.20	$2,760.00
19	Straw Mulching	SY	300	$1.15	$345.00
20	Concrete Washout System	LS	1	$275.00	$275.00
21	Microsurfacing Aggregate Type II	TN	240	$101.90	$24,456.00
22	Microsurfacing Emulsion	GA	7,600	$9.31	$70,756.00
23	Hot Mix Asphalt Pavement Repair	SY	350	$109.25	$38,237.50
24	Micropaving Joints	LF	25,600	$1.75	$44,800.00
25	Traffic Markings Lines, 6" Lines	LF	1,680	$1.68	$2,822.40
26	Traffic Markings Lines, 24" Lines	LF	320	$6.72	$2,150.40
27	Oil-Only Emergency Split Kit, Type	Unit	1	$2,500.00	$2,500.00
28	Asphalt Price Adjustment	Dollar	L.S.	$1,500.00	$1,500.00
				Sub Total:	$290,954.55
				15% Contingency	$43,643.18
				Contract Total:	$334,597.73

Municipal Aid Application 2027
MA-2027-Walden Chase Phase 2 Pavement Preser-00547
Local Aid, Legislative, and Congressional Districts

Legislative Districts: 4

Local Aid Districts: District 4 - Cherry Hill, Trenton - Main Office

Congressional Districts: 1

Municipal Aid Application 2027
MA-2027-Walden Chase Phase 2 Pavement Preser-00547
Applicant Information

Name of Grantee: Winslow Township

Organization Address
Winslow Township
125 South Route 73
Braddock, NJ 08037-9422
Phone: (609) 567-0700

Email Address:

Federal Tax Identification Number: 216006576
Vendor Number: 216006576-99
Vendor Unit: WINSLOW TWP
ACH ELECTRONIC PAYMENT
Vendor Unit Address 125 S ROUTE 73
MUNICIPAL BLDG
BRADDOCK, NJ 08037

Application Initiation Date: 06/23/2026

Municipality applicants should update Mayor, Clerk and Municipal Engineer Information. County applicants should update County Executive/County Commissioner, Clerk and County Engineer information.

Mayor Information

	Update information here:
First Name:	Marie
Last Name:	Lawrence
County:	Camden
Municipality:	Winslow Township
Address 1:	125 South Route 73
Address 2:	
City:	Winslow Township
State:	NJ
Zip:	08037
Phone:	609-567-0700
E-Mail:	kbringhurst@winslowtownship.com

Applicant Information

Clerk Information

	Update information here:
First Name:	Lisa
Last Name:	Dority
County:	Camden
Municipality:	Winslow Township
Address 1:	125 South Route 73
Address 2:	
City:	Winslow Township
State:	NJ
Zip:	08037
Phone:	609-567-0700 x8000
E-Mail:	ldority@winslowtownship.com

Municipal Engineer

	Update information here:
First Name:	Gary
Last Name:	White
County:	Camden
Municipality:	Winslow Township
Address 1:	344 N Route 73 Suite A
Address 2:	
City:	Winslow Township
State:	New Jersey
Zip:	08009
Phone:	856-767-6901 x2051
E-Mail:	gary.white@artheon.com

Municipal Aid Application 2027

MA-2027-Walden Chase Phase 2 Pavement Preser-00547

Signature Page

Title of presiding officer who will be signing this application/agreement: Marie Lawrence

You will need to submit your Resolution/Agreement using **PMRS**. Once you submit the application, Project will be created in **PMRS** the next business day. The Engineer listed on this application will be assigned to LPA Project Manager role and will have the project in their court to start the Resolution and Agreement Execution Process (**LAAE**). Next Agreement Execution Process (**LAAE**) will go to the Presiding Officer and then to the Clerk to capture the electronic signatures. Please complete the resolution submission within **30 days** of your application submission in **PMRS**.

A RESOLUTION PROVIDING FOR THE REFUND OF MONIES FOR VACANT AND ABANDONED PROPERTY REGISTRATION

WHEREAS, the Township of Winslow adopted Ordinance O-2014-027 on November 25, 2014 requiring property owners to register vacant and abandoned properties within the Township; and

WHEREAS, the responsible party filed the vacant and abandoned properties application for the initial registration and renewal, along with the appropriate fees, for the property located at 14 Martin Lane, Sicklerville, NJ 08081 on May 13, 2026; and

WHEREAS, it was later determined that the applicant registered the property in error and therefore requested a refund; and

WHEREAS, due to the reasons stated hereinabove, the responsible party should be refunded the monies paid.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that the amount of **$2500.00** be and the same is hereby authorized refunded to Bron, Inc., 27720 Jefferson Avenue #210, Temecula, CA 92590.

ADOPTED: July 21, 2026

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk
Township of Winslow

R-2026-_____

/mms
T:\Lisa\RESOLUTIONS\res auth Bron Refund - vacant propery reg.docx

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

Resolution Authorizing The Township Of Winslow To Participate In OMNIA Partners Public Sector Contract No. R-TC-17006 (Formerly U.S. Communities) For The Online Marketplace Purchase Of Products And Services On An As-Needed Basis

WHEREAS, the Township of Winslow is a contracting unit organized and existing under the laws of the State of New Jersey; and

WHEREAS, **N.J.S.A. 52:34-6.2(b)(3)** authorizes local contracting units to purchase goods and services through National Cooperative Purchasing Agreements that have been competitively awarded by another governmental entity in accordance with applicable law; and

WHEREAS, the Division of Local Government Services has issued **Local Finance Notice 2012-10**, establishing procedures for local contracting units utilizing National Cooperative Purchasing Agreements; and

WHEREAS, **OMNIA Partners Public Sector** (formerly U.S. Communities), through its Lead Public Agency, **Prince William County Public Schools, Virginia**, competitively solicited and awarded **Contract No. R-TC-17006** for an Online Marketplace for the purchase of products and services, which contract is currently in effect through **January 18, 2028**, including all approved renewals; and

WHEREAS, the Township of Winslow purchases various supplies, equipment, materials, maintenance items, technology products, office products, public works materials, safety equipment, and other goods and services required for the efficient operation of municipal departments; and

WHEREAS, the Qualified Purchasing Agent has reviewed OMNIA Partners Public Sector Contract No. R-TC-17006 and has determined that participation in the cooperative purchasing program provides the Township with competitively awarded pricing, administrative efficiencies, expedited procurement, and access to a broad range of products and services while maintaining compliance with New Jersey procurement laws; and

WHEREAS, the Township Committee has determined that utilization of the National Cooperative Purchasing Agreement will result in cost savings after consideration of price, quality, administrative costs, delivery, service, and other relevant factors, as contemplated by **N.J.S.A. 52:34-6.2** and **Local Finance Notice 2012-10**; and

WHEREAS, the Township Committee finds that participation in the OMNIA Partners Public Sector Online Marketplace is in the best interests of the Township and its taxpayers.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, County of Camden, State of New Jersey, as follows:

1. Authorization to Participate
The Township Committee hereby authorizes the Township of Winslow to participate in **OMNIA Partners Public Sector Contract No. R-TC-17006** for the online marketplace purchase of products and services on an as-needed basis.

2. Qualified Purchasing Agent Authorization
The Township's Qualified Purchasing Agent is hereby authorized to:

- Register the Township with OMNIA Partners Public Sector;
- Execute participation documents and other administrative documents required for participation;
- Utilize Amazon Business and other authorized suppliers participating under Contract No. R-TC-17006, as appropriate;
- Solicit quotations where required;
- Issue Purchase Orders in accordance with the Local Public Contracts Law, Township purchasing policies, and applicable budget appropriations; and
- Perform all administrative actions necessary to administer purchases under the cooperative purchasing agreement.

3. Cost Savings Determination
The Township Committee hereby determines that the use of OMNIA Partners Public Sector Contract No. R-TC-17006 will provide cost savings and procurement efficiencies to the Township through competitively awarded pricing, reduced administrative costs, improved delivery options, and streamlined purchasing procedures.

4. Compliance with New Jersey Law
All purchases made pursuant to this Resolution shall comply with:

- **N.J.S.A. 52:34-6.2**;
- **N.J.S.A. 40A:11-1 et seq.** (Local Public Contracts Law);
- **N.J.A.C. 5:34-7**;
- **DLGS Local Finance Notice 2012-10**;
- All applicable Township purchasing policies and procedures.

5. Notice Requirements
The Qualified Purchasing Agent is authorized and directed to publish any required Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement and to comply with all procedural requirements established by the Division of Local Government Services prior to utilizing the contract.

6. Availability of Funds

No purchase shall be made pursuant to this Resolution unless sufficient funds have been appropriated and certified by the Chief Financial Officer in accordance with **N.J.S.A. 40A:5-16**.

7. Purchase Orders Required
All purchases authorized under this Resolution shall be made only through the issuance of a duly authorized Purchase Order in accordance with the Township's purchasing procedures.

8. No Minimum Purchase Requirement
Nothing contained herein shall obligate the Township to purchase any minimum quantity of goods or services, nor shall this Resolution prohibit the Township from utilizing any other procurement method authorized by law whenever determined to be in the Township's best interest.

9. Effective Date
This Resolution shall take effect immediately upon adoption according to law.

CERTIFICATION OF FUNDS
I hereby certify that funds shall be available prior to the issuance of each Purchase Order and that expenditures authorized pursuant to this Resolution shall be charged to the appropriate budget account in accordance with the Township's duly adopted Municipal Budget.

Stephen Dringus, Jr., CMFO
Chief Financial Officer

CERTIFICATION
I, Lisa L. Dority, Municipal Clerk of the Township of Winslow, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Township Committee at its regular meeting held on **July 21, 2026**.

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

WINSLOW TOWNSHIP POLICE DEPARTMENT

MUNICIPAL COMPLEX

125 SOUTH ROUTE 73, BRADDOCK, NJ 08037-9422

DONALD LEMONS
CHIEF OF POLICE
TEL: 609-567-0700
FAX: 609-561-8097

MEMORANDUM

TO: Lisa Dority

RMC

From: Donald Lemons

Chief of Police

Date: July 14, 2026

SUBJ: Request for Resolution

Please prepare a resolution to be put on the next Township Meeting agenda, which will be held July 21, 2026, to swear in Dylan Dixon, Alan Kappauf, Jacob Lintner, and Kajus Matazinskas as Provisional Police Officers for the Winslow Township Police Department effective August 3, 2026.

Dylan J. Dixon – Badge #291

Alan J. Kappauf – Badge #292

Jacob N. Lintner – Badge #293

Kajus Matazinskas – Badge #294

If you have any questions or comments, please contact my office. Thank you!

Respectfully,

Donald Lemons

Chief of Police

RESOLUTION RECOGNIZING THE APPOINTMENT OF POLICE OFFICER(S) FOR THE WINSLOW TOWNSHIP POLICE DEPARTMENT

WHEREAS**,** it is the desire of the Mayor and Township Committee of the Township of Winslow to hire four (4) Police Officers as to maintain proper departmental services in recognition of Civil Service Titles and Job Specifications; and

WHEREAS, the Township Public Safety Director and Administrator will make the appointments in connection therewith; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that it hereby recognizes the hiring of **FOUR (4) POLICE OFFICERS** provisionally**,** in the Winslow Township Police Department, effective August 3, 2026 being:

DYLAN J. DIXON - BADGE #291
ALAN J. KAPPAUF – BADGE #292
JACOB N. LINTNER – BADGE #293
KAJUS MATAZINSKAS – BADGE #294

BE IT FURTHER RESOLVED that the Township Administrator shall, as the Appointing Authority for the Township of Winslow, provide notice of the aforesaid provisional appointments to the New Jersey Department of Personnel.

ADOPTED: **July 21, 2026**

_____
MARIE D. LAWRENCE, MAYOR

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK

R-2026-_____

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TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

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

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

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

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

(1) *Matters Required by Law to be Confidential:* Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

(2) *Matters Where the Release of Information Would Impair the Right to Receive Funds:* Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

(3) *Matters Involving Individual Privacy:* Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to

the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

(4) *Matters Relating to Collective Bargaining Agreements:* Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

(5) *Matters Relating to the Purchase, Lease of Acquisition of Real Property or the Investment of Public Funds:* Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

(6) *Matters Relating to Public Safety and Property:* Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.

(7) *Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:* Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is require in order for the attorney to exercise his ethical duties as a lawyer.

(8) *Matters Relating to the Employment Relationship:* Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

(9) *Matters Relating to the Potential Imposition of a Penalty:* Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee, assembled in public session on ***July 21, 2026***, that an Executive Session Closed to the public shall be held on ***July 21, 2026*** at 7:00 P.M. in the Winslow Township Municipal Building, 125 South. Rt. 73, Braddock, New Jersey for the discussion of the matter relating to No. (8) *Matters Relating to the Employment Relationship*

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

ADOPTED: July 21, 2026

_____
MARIE D. LAWRENCE,
MAYOR

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK

/lld

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TOWNSHIP OF WINSLOW

The Affordable Housing For Owner Occupied & Rental Rehabilitation Program

OPERATING MANUAL

In Accordance with the Uniform Housing Affordability Controls & Programs

TRIAD
IMPROVING HOUSING OPPORTUNITIES

JANUARY 2026
Revised July 2026

INTRODUCTION

This Housing Rehabilitation Program Operating Manual has been prepared to assist in the administration of the Township of Winslow Housing Rehabilitation Program. It will serve as a guide to the program staff and applicants.

This manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This manual explains the steps in the rehabilitation process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, cost estimating, contract payments, record keeping and overall program administration.

The Housing Rehabilitation Program will be administered by the Township of Winslow and their Housing Rehabilitation Program Consultant for Owner-Occupied and Rental Rehabilitation.

The following represents the procedures developed to offer an applicant the opportunity to apply for the program.

A. Fair Housing and Equal Housing Opportunities



It is unlawful to discriminate against any person making application to participate in the rehabilitation program or rent a unit regarding race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments. For more information on discrimination or if anyone feels they are a victim of discrimination, please contact the New Jersey Division on Civil Rights at 1-866-405-3050 or http://www.state.nj.us/lps/dcr/index.html.

OWNER OCCUPIED: ELIGIBLE PARTICIPANTS

A. Categories of Participants

Owner-occupied housing units are eligible to receive funding for rehabilitation provided that the occupants of the units are determined to be low- or moderate-income households and that the units are determined to be substandard.

B. Income Limits for Participation

The occupants of the units must have incomes that now fall within the income guidelines established for the *County of Camden,* these limits are revised annually.

C. Program Area

This is a municipal-wide program. The rehabilitation property must be in the Township of Winslow.

D. Certification of Substandard

The purpose of the program is to bring substandard housing up to code. Substandard units are those units requiring repair or replacement of at least one major system. A major system is one of the following:

1. Roof
2. Plumbing (including wells)
3. Heating
4. Electrical
5. Sanitary plumbing (including septic systems)
6. Load bearing structural systems.
7. Lead paint abatement
8. Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

Code violations will be determined by an inspection conducted by a program inspector.

AVAILABLE BENEFITS

A. Program Financing

Up to $25,000 per unit may be available for improvements to eligible owner-occupied properties, the minimum average per unit rehabilitation hard costs shall be $10,000 in accordance with N.J.A.C. 5:93-5.2(h)(2). If a particular unit requires more than $25,000, the Municipality will approve on a case-by-case basis, keeping with the requirement dictating that the minimum average per unit rehabilitation hard cost shall be $10,000.

B. Owner-occupied Units – Program Financing/Program Affordability Controls

Loans will be a ten-year interest-free, deferred payment loan secured by a mortgage payable upon transfer of title. After the Five-Year Anniversary of the Loan Signing, 20% of the mortgage loan principal will be forgiven for each of the remaining five years. If the title has not transferred after ten years, the entire loan is considered forgiven.

Should an owner-occupant die before repayment of the loan, the balance of the loan which has not been forgiven, will be due at the time of settlement of the estate. However, if the household inheriting the unit is income eligible and agrees to occupy the unit or even if not income-eligible agrees to rent the unit only to income-eligible households, the terms of the funding agreement shall be transferred to the inheriting household.

If an owner-occupied housing unit is sold prior to the end of the controls on affordability, the portion of the loan which has not been forgiven, shall be recaptured and used to rehabilitate another housing unit, unless the unit is sold to a low- or moderate-income household at an affordable price.

Funding for owner-occupied units will be secured by a mortgage and mortgage note to the municipality.

C. Subordination

The Township of Winslow may agree to subordinate a loan if the mortgage company supplies an appraisal showing that the new loan plus the balance on the old loan does not exceed 95% of the appraised value of the unit.

In order for the Municipality to approve the request, the Municipality must be subordinate to no more than two loans and there must be sufficient equity in the property. Subordination requests will only be considered for the following reasons: *1) to reduce monthly mortgage payments; 2) debt consolidation; and 3) additional home improvement funds to maintain Code and/or Certificate of Occupancy Codes*.

ELIGIBLE PROPERTY IMPROVEMENTS

A. Eligible Improvements

Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring a substandard unit into compliance with municipal health, safety and building codes, applicable code violations, as well as any other cosmetic work that is reasonable and deemed necessary or is related to the necessary repairs.

At least one major system must be replaced or included in the repairs, which include one of the following:

1. Roof
2. Plumbing (including wells)
3. Heating
4. Electrical
5. Sanitary plumbing (including septic systems)
6. Load bearing structural systems
7. Lead paint abatement

8. Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

The related work may include, but not be limited to the following:

1. Interior trim work,
2. Interior and/or exterior doors
3. Interior and/or exterior hardware
4. Window treatment
5. Interior stair repair
6. Exterior step repair or replacement
7. Porch repair
8. Wall surface repair
9. Painting
10. Exterior rain carrying system repair

B. Ineligible Improvements

Work not eligible for program funding includes but is not limited to luxury improvements (improvements which are strictly cosmetic), additions, conversions (basement, garage, porch, attic, etc.), repairs to structures separate from the living units (detached garage, shed, barn, etc.), furnishings, pools and landscaping. If determined unsafe, stoves may be replaced. The replacement or repair of other appliances is prohibited. Rehabilitation work performed by property owners shall not be funded under this program.

C. Rehabilitation Standards

Upon rehabilitation, housing deficiencies shall be corrected, and the unit shall comply with the New Jersey State Housing Code, N.J.A.C. 5:28. For construction projects that require the issuance of a construction permit pursuant to the Uniform Construction Code, the unit must also comply with the requirements of the Rehabilitation Subcode (N.J.A.C. 5:23-6). In these instances, the more restrictive requirements of the New Jersey State Housing Code or the Rehabilitation Subcode shall apply. For projects that require construction permits, the rehabilitated unit shall be considered complete at the date of final approval pursuant to the Uniform Construction Code.

D. Certification of Standard

All code deficiencies noted in the inspection report must be corrected and rehabilitated. Units must be in compliance with the standards proscribed in sub-section C above upon the issuance of a certificate of completion or occupancy. The program inspector must certify any structure repaired as a whole or in part with rehabilitation funds to be free of any code violations.

E. Emergency Repairs

A situation relating to safety and/or health hazard for the occupants would constitute an emergency. The program inspector will confirm the need for such work. In emergency cases, the formal solicitation process will not be followed. A minimum of three (3) estimates will be obtained, when possible, for the "emergency" work. However, eligibility, as stated in Section I, subsection B, must be determined prior to

soliciting estimates. Application for additional non-emergency work may be made in accordance with the procedures outlined in this Operating Manual. The funding for the emergency work and any additional rehabilitation may not exceed the program financing provisions in Section II, sub-section A.

OVERVIEW OF ADMINISTRATIVE PROCEDURES

A. Application

Property owners interested in participating in the housing rehabilitation program may submit preliminary applications to the program staff. Preliminary applications are available at the following locations:

Township of Winslow Municipal Building
125 S Route 73, Hammonton, Braddock, NJ 08037
609-567-0700

Upon request, the program staff will mail a preliminary application to an interested property owner.

Applications will be processed in the order of receipt. Only emergency situations shall be handled out of the order of receipt.

B. Income Eligibility and Program Certification

For the households seeking a determination of income eligibility, all wage earners 18 years of age or older in the household must submit appropriate documentation to document the household income, as further described below.

1. Copy of the deed to the property.
2. Proof that property taxes and water and sewer bills are current.
3. Proof of property insurance, including liability, fire and flood insurance where necessary.

If after reviewing the income documentation submitted an applicant is determined to be ineligible, the applicant will receive a letter delineating the reasons for the determination of ineligibility. An applicant may be determined ineligible if the applicant's income exceeds the program income limits.

The program staff will arrange for a title search of all properties entering the program.

After the initial interview and the program staff has substantiated that the occupant is income-eligible, and the title search is favorable, the Eligible Certification Form will be completed and signed

Upon confirmation of income eligibility of the applicant or the applicant's tenants, the program staff will send a letter, including the Eligible Certification Form, to the applicant certifying the applicant. Eligibility will remain valid for six months. If the applicant has not signed a contract for rehabilitation within six months of the date of the letter certifying eligibility, the applicant will be required to reapply for certification.

C. Housing Inspection/Substandard Certification

Once determined eligible, the program staff will arrange for the program inspector to inspect the entire residential property, or the owner may retain an architect to prepare plans and specifcations.

The program inspector will inspect the house, take photographs, and certify that at least one major system is substandard. All required repairs would be identified.

D. Ineligible Properties

If after review of the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be ineligible, the program staff will send a letter delineating the reasons for the determination of ineligibility. An applicant's property may be determined to be ineligible for any one of the following reasons:

1. Title search is unfavorable.
2. Property does not need sufficient repairs to meet eligibility requirements.
3. Real estate taxes are in arrears.
4. Proof of property insurance not submitted.
5. Property is listed for sale.
6. Property is in foreclosure.

The Township of Winslow may disqualify properties requiring excessive repairs to meet municipal housing standards. The estimated or bid cost of repairs must exceed *50* percent of the estimated after-rehabilitation value of the property for the municipality to exclude the property.

If after reviewing the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be eligible, the inspector will then certify that the dwelling is substandard by completing and signing the Certificate of Substandard Form and submitting this to the program staff.

E. Cost Estimate

The program inspector will prepare a Work Write-up and Cost Estimate. This estimate will include a breakdown of each major work item by category as well as by location in the house. It will contain information as to the scope and specific details on the materials to be used. A Cost Estimate will be computed and included within the program documentation. The program staff will review the Preliminary Work Write-up with the property owner. Only required repairs to units occupied by income eligible households will be funded through the housing rehabilitation program.

F. Contractor Bidding Negotiations

After the unit and the unit occupant have been certified as eligible, the program staff will provide a bid request to a list of approved, pre-qualified trade contractors for bidding. Program staff will review the proposals and provide the property owner with a list of contractors who have submitted eligible bids for the work. Eligible bids will be those that:

1. Satisfy with the specifications of the Work Write-Up
2. Have no math errors
3. Have been submitted by an eligible contractor
4. Are no more than 20% above or below the Program Cost Estimator's final cost estimate for the work, unless an exception has been recommended by the Cost Estimator and approved by the Program Director.

5. Have been submitted by a contractor who, in the opinion of the Program Director, has the ability to perform the designated tasks within a responsible period of time as is specified in the Contract documents.

The program staff and property owner will then review these bids. The lowest responsible trade contractor shall then be selected. If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor. Property owners may seek proposals from non-program participating contractors. However, the Municipality must pre-approve the contractor prior to submitting a bid.

G. Contract Signing/Pre-Construction Conference

Program staff will provide the property owner with the bids to review. The program staff will then call a Pre-Construction Conference. Documents to be executed at the Pre-construction Conference include Contractors Agreement(s), Mortgage and Mortgage Note. The property owner, program staff representative and contractor will execute the appropriate documents and copies will be provided as appropriate. A staff member will outline project procedures to which property owner must adhere. A Proceed to Work Order, guaranteeing that the work will commence within fifteen (15) calendar days of the date of the conference and be totally completed within ninety (90) days from the start of work, will be issued to each contractor at this Conference.

H. Progress Inspections

The program inspector will make periodic inspections to monitor the progress of property improvements. This is necessary to ensure that the ongoing improvements are in accordance with the scope of work outlined in the work write-up. It is the contractor's responsibility to notify the Building Inspector before closing walls on plumbing and electrical improvements.

I. Change Orders

If it becomes apparent during construction that additional repairs are necessary or the described repair needs to be amended, the program inspector will inspect the areas in need of repair and prepare a change order describing the work to be done. The applicant and the contractor will review the change order with the program staff and agree on a price. Once all parties approve of the change order and agree on the price, they will sign documents amending the contract agreement to include the change order.

J. Payment Schedule

The contract will permit two payments if the project costs more than $12,000. First payment is made when the project is one-half completed. Final payment upon completion.

The contractor will submit a payment request. The applicant will sign a payment approval if both the applicant and program inspector are satisfied with the work performed. The municipality will then release the payment. Final payment will be released once all final inspections are made, a Certificate of Occupancy is issued (if applicable) and the program staff receives Lien Releases and a Property Owner Sign-off letter.

K. Resolution of Disputes/Appeal Process

Should any dispute arise respecting the true meaning of the Work Write-Up, or should any dispute arise respecting the true value of the extra work or of the work omitted, or of improper workmanship or materials, or of any loss sustained by the Homeowner, the Homeowner may request a hearing before the Municipality. Such a request must be made in writing to the Program Administrator and shall state the nature of the dispute. All parties to the dispute shall be notified in writing of the date and location of the hearing. An arbitration committee, consisting of three members, shall convene and the final decision rests with the arbitration committee, with no further recourse on the part of the property owner.

L. Final Inspection

Upon notification by the contractor that all work is complete and where required a Certificate of Occupancy has been issued, a final inspection shall be conducted and photographs taken. The property owner and the necessary contractors shall be present at the final inspection to respond to any final punch list items.

M. Record Mortgage Documentation

Program staff will file the executed Mortgage with the County Clerk.

N. File Closing

After the final payment is made, the applicant's file will be closed by the program staff.

PROCEDURE FOR OWNER OCCUPIED INCOME-ELIGIBILITY CERTIFICATION

A. Complete a Household Eligibility Determination Form

The program staff shall require each member of an applicant household who is 18 years of age or older to provide documentation to verify their income, pursuant to the Uniform Housing Affordability Controls at N.J.A.C. 5:80-16.1 et seq. Income verification documentation should include, but is not limited to the following for each member of a household who is 18 years of age or older:

1. 1-month (consecutive weeks) paystubs, including bonuses, overtime or tips, or a letter from the employer stating the present annual income figure or if self-employed, a current Certified Profit & Loss Statement and Balance Sheet.
2. Copies of Federal and State income tax returns for each of the preceding three tax years - A Form 1040 Tax Summary for the past three tax years can be requested from the local Internal Revenue Service Center or by calling 1-800-829-1040.
3. A letter or appropriate reporting form verifying monthly benefits such as
4. Social Security or SSI – Current award letter or computer printout letter
5. Unemployment – verification of Unemployment Benefits
6. Welfare -TANF[1] current award letter

[1] TANF – Temporary Assistance for Needy Families

7. Disability - Worker's compensation letter or
8. Pension income (monthly or annually) – a pension letter
9. A letter or appropriate reporting form verifying any other sources of income claimed by the applicant, such as alimony or child support – copy of court order or recent original letters from the court or education scholarship/stipends – current award letter.
10. 3 months of reports of savings and checking accounts (bank statements and passbooks) and income reports from banks or other financial institutions holding or managing trust funds, money market accounts, certificates of deposit, stocks or bonds (In brokerage accounts – most recent statements and/or in certificate form – photocopy of certificates).
11. Evidence or reports of income from directly held assets, such as real estate or businesses.
12. Interest in a corporation or partnership – Federal tax returns for each of the preceding three tax years.
13. Current reports of assets – Market Value Appraisal or Realtor Comparative Market Analysis and Bank/Mortgage Co. Statement indicating Current Mortgage Balance. For rental property attach copies of all leases.

The following is a list of various types of wages, payments, rebates and credits. Those that are considered as part of the household's income are listed under Income. Those that are not considered as part of the household's income are listed under Not Income.

B. Income

1. Wages, salaries, tips, commissions
2. Alimony
3. Regularly scheduled overtime
4. Pensions
5. Social security
6. Unemployment compensation (verify the remaining number of weeks they are eligible to receive)
7. TANF
8. Verified regular child support
9. Disability
10. Net income from business or real estate
11. Interest income from assets such as savings, certificates of deposit, money market accounts, mutual funds, stocks, bonds
12. Imputed interest (using a current average annual rate of two percent) from non-income producing assets, such as equity in real estate. Rent from real estate is considered income, after deduction of any mortgage payments, real estate taxes, property owner's insurance.
13. Rent from real estate is considered income
14. Any other forms of regular income reported to the Internal Revenue Service

C. Not Income

1. Rebates or credits received under low-income energy assistance programs
2. Food stamps
3. Payments received for foster care
4. Relocation assistance benefits

5. Income of live-in attendants
6. Scholarships
7. Student loans
8. Personal property such as automobiles
9. Lump-sum additions to assets such as inheritances, lottery winnings, gifts, insurance settlements
10. Part-time income of dependents enrolled as full-time students
11. Court ordered payments for alimony or child support paid to another household shall be deducted from gross annual income
12. To calculate income, the current gross income of the applicant is used to project that income over the next 12 months.

D. Student Income

Only full-time income of full-time students is included in the income calculation. A full-time student is a member of the household reported to the IRS as a dependent who is enrolled in a degree seeking program for 12 or more credit hours per semester; and part-time income is income earned on less than a 35-hour workweek.

E. Records Documenting Household Composition and Circumstances

The following are various records for documenting household information:

1. Social Security records or cards. Either individual Social Security card or letter from Social Security Administration
2. Adoption papers, or legal documents showing adoption in process
3. Income tax return
4. Birth Certificate or Passport
5. Alien Registration Card

F. Income Certification

Certify the income eligibility of low- and moderate-income households by completing the application form. Provide the household with the original and keep a copy in the project files.

The complete submission of all the required documentation shall be submitted to the Program Staff within 30 days, or the applicant's application may be moved to the bottom of the selection list.

G. Appeals

Appeals from all decisions of an Administrative Agent shall be made in writing to the designated agency.

CONTRACTOR RELATED PROCEDURES

A. Contractor Selection

Contractors must apply to the program staff to be placed on the pre-approved contractors list. Contractors seeking inclusion on the list must submit references from at least three recent general contracting jobs. Contractors also must submit documentation proving financial stability. Contractors must carry workmen's compensation coverage and liability insurance of at least $100,000/$300,000 for

bodily injury or death and $50,000 for property damage. Only licensed tradesmen will be permitted to perform specialty work such as plumbing, heating and electrical

B. Number of Proposals Required

The approved work write-up will be submitted to the contractors by the program staff. Contractors must visit the property and submit bids within *14* days. The contract will be awarded to the lowest bidder[2], provided that the program inspector or the professional who drafted the work write-up certifies that the work can be completed at the price bid and that the bid is reasonably close to the cost estimate. Bids must fall within *20%* of the cost estimate.

C. Contractor Requirements

Upon notification of selection, the contractor shall submit all required insurance certification to the program staff. A contract signing conference will be called by the program staff to be attended by the property owner and contractor. At the time of Agreement execution, the contractor shall sign a Certification of Work Schedule prepared by the program staff.

MAINTENANCE OF RECORDS

A. Files To Be Maintained on Every Applicant

The program staff will maintain files on every applicant. All files will contain a preliminary application. If an applicant's preliminary application is approved, and the applicant files a formal application, the file will contain at a minimum:

1. Application Form
2. Income Verification
3. Letter of Certification of Eligibility or Letter of Determination of Ineligibility

Files of applicants approved for the program will also contain the following additional documentation:

1. Housing Inspection Report
2. Photographs - Before
3. Certification of Property Eligibility or Determination of Ineligibility
4. Proof of Homeowners Insurance
5. Copy of Deed to Property

For properties determined eligible for the program where the applicants choose to continue in the program, the files shall contain the following:

1. Work Write-Up/Cost Estimate
2. Copies of Bids
3. Applicant/Contractor Contract Agreement
4. Recorded Mortgage/Lien Documents
5. Copies of All Required Permits
6. Contractor Requests for Progress Payments

[2] If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

7. Progress Payment Inspection Reports
8. Progress Payment Vouchers
9. Change Orders (If needed)
10. Final Inspection Report
11. Photographs - After
12. Certification of Completion and Release of Contractor's Bond

B. Rehabilitation Log

A rehabilitation log will be maintained by the program staff that depicts the status of all applications in progress.

C. Monitoring

1. For each unit the following information must be retained to be reported annually:
2. Street Address
3. Block/Lot/Unit Number
4. Owner/Renter
5. Income: Very Low/Low/Mod
6. Final Inspection Date
7. Funds expended on Hard Costs
8. Development Fees expended
9. Funds Recaptured
10. Major Systems Repaired
11. Unit Below Code & Raised to Code
12. Effective date of affordability controls
13. Length of Affordability Controls (yrs)
14. Date Affordability Controls removed
15. Reason for removal of Affordability Controls

PROGRAM MARKETING

Upon the initial implementation of the program, the municipality will market the program as follows: 1). the municipality will include flyers with the tax bills and/or water bills to property owners currently owning rental units; 2). The municipality will advertise the program in the local newspaper and the local cable station and 3). Program information will be available at the municipal building, library, and on the municipal website.

Prior to commencement of the program and periodically thereafter, the municipality will hold informational meetings on the program to all interested contractors. Each contractor will have the opportunity to apply for inclusion of the municipal contractor list.

INTRODUCTION: Rental Rehabilitation

This Rehabilitation Program Operating Manual has been prepared to assist in the administration of the Township of Winslow Rental Rehabilitation Program. It will serve as a guide to the program staff and applicants.
This manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This manual explains the steps in the rehabilitation process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, cost estimating, contract payments, record keeping and overall program administration.

The Rental Rehabilitation Program will be administered by the Township of Winslow and Triad Associates, the Townships Housing Rehabilitation Program Consultant. The Administrative Agent for the rental units is Triad Associates.
The following represents the procedures developed to offer an applicant the opportunity to apply to the program.

B. Fair Housing and Equal Housing Opportunities



It is unlawful to discriminate against any person making application to participate in the rehabilitation program or rent a unit with regard to race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments. For more information on discrimination or if anyone feels they are a victim of discrimination, please contact the New Jersey Division on Civil Rights at 1-866-405-3050 or http://www.state.nj.us/lps/dcr/index.html.

ELIGIBLE PARTICIPANTS

A. Categories of Participants

Renter-occupied housing units are eligible to receive funding for rehabilitation provided that the occupants of the units are determined to be low- or moderate-income households and that the units are determined to be substandard. Owners of rental properties do not have to be low- or moderate-income households. If a structure contains two or more units and an owner, who is not income eligible, occupies one unit funding may be provided for the rehabilitation of the rest of the units if income-eligible households occupy those units. Units that are currently vacant will be rented through the "Township" Administrative Agent. Rents must be affordable to low- or moderate-income households.

NOTE: Pursuant to N.J.A.C. 5:97-6.2(b)6 - rental units may not be excluded from a municipal rehabilitation program. If a county administers the municipal rehabilitation program and the county program does not include rehabilitation of rental units, the municipality will need to supplement the county program with its own rehabilitation program for rental units.

B. Income Limits for Participation

The occupants of the units must have incomes that now fall within the income guidelines established for the *County of Camden* by the Superior Court. These limits are revised annually as figures become available and can be found in the appendices. Units that are vacant at the time of rehabilitation must be rented through the "Township(s)" Administrative Agent, Triad Associates, to a qualified applicant.

NOTE: The program will strive to provide that low-income households occupy at least 50 percent of the units rehabilitated.

C. Program Area

This is a municipal-wide program. The rehabilitation property must be located in the Township of Winslow.

D. Certification of Substandard

The purpose of the program is to bring substandard housing up to code. Substandard units are those units requiring repair or replacement of at least one major system. A major system is any one of the following:

1. Roof
2. Plumbing (including wells)
3. Heating
4. Electrical
5. Sanitary plumbing (including septic systems)
6. Load bearing structural systems
7. Lead paint abatement
8. Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

Code violations will be determined by an inspection conducted by a program inspector.

AVAILABLE BENEFITS

A. Program Financing

The average per unit rehabilitation costs shall be $10,000 for the rehabilitation needed for each unit to meet the New Jersey State Housing Code, N.J.A.C. 5:28 and the major system repair or replacement requirement upon completion.

The maximum loan available per unit from the Township is **$20,000** per unit. If a particular unit requires more than **$20,000** investment from the Township, the Township will review and approve on a case-by-case basis.

B. Renter-occupied Units - Program Financing/Program Affordability Controls

Eligible landlords of one-four-unit buildings may be eligible for an interest free loan which will be due if title to the property is transferred within (10) ten years of the loan date. Upon the (10) ten-year loan anniversary, the full amount of the loan is forgiven. Title searches and property appraisals may be required to determine if there is sufficient equity in the property to cover the cost of the loan. The landlords will be expected to pay for the costs of the title searches and provide up to date property appraisals. In addition to the interest free loan, a ten-year deed restriction, attached to the mortgage and note, will be used to control the contract rent and ongoing tenant eligibility on rental units that receive assistance. The loan will be due upon transfer of title to the property if the property is sold within 10 years. After 10 years the lien is forgiven; however, the deed restrictions shall remain in effect for ten years from the date the units are certified as standard. There are no monthly payments. The deed restriction and mortgage documents will be recorded in the county deed book.

In situations where the non-income eligible owner(s) of eligible rental units occupies a unit in the structure to be rehabilitated, repairs to shared systems (i.e.: roof, heating, foundations, etc.) will be prorated with the owner(s) receiving no financial assistance for the owner's share.

If a unit is vacant upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate- income household at an affordable price and affirmatively marketed pursuant to the N.J.A.C. 5:97-9. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:97-9.

C. Subordination

Township of Winslow may agree to subordination a loan if the mortgage company supplies an appraisal showing that the new loan plus the balance on the old loan does not exceed 95% of the appraised value of the unit.

ELIGIBLE PROPERTY IMPROVEMENTS

A. Eligible Improvements

Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring a substandard unit into compliance with municipal health, safety and building codes, applicable code violations, as well as any other cosmetic work that is reasonable and deemed necessary or is related to the necessary repairs.

At least one major system must be replaced or included in the repairs, which include one of the following:

- Roof
- Plumbing (including wells)
- Heating
- Electrical
- Sanitary plumbing (including septic systems)
- Load bearing structural systems
- Lead paint abatement
- Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

The related work may include, but not be limited to the following:

- Interior trim work,
- Interior and/or exterior doors
- Interior and/or exterior hardware
- Window treatment
- Interior stair repair
- Exterior step repair or replacement
- Porch repair
- Wall surface repair
- Painting
- Exterior rain carrying system repair

B. Ineligible Improvements

Work not eligible for program funding includes but is not limited to luxury improvements (improvements which are strictly cosmetic), additions, conversions (basement, garage, porch, attic, etc.), repairs to structures separate from the living units (detached garage, shed, barn, etc.), furnishings, pools and landscaping. If determined unsafe, stoves may be replaced. The replacement or repair of other appliances is prohibited. Rehabilitation work performed by property owners shall not be funded under this program.

C. Rehabilitation Standards

Upon rehabilitation, housing deficiencies shall be corrected and the unit shall comply with the New Jersey State Housing Code, N.J.A.C. 5:28. For construction projects that require the issuance of a construction permit pursuant to the Uniform Construction Code, the unit must also comply with the requirements of the Rehabilitation Subcode (N.J.A.C. 5:23-6). In these instances, the more restrictive requirements of the New Jersey State Housing Code or the Rehabilitation Subcode shall apply. For projects that require construction permits, the rehabilitated unit shall be considered complete at the date of final approval pursuant to the Uniform Construction Code.

D. Certification of Standard

All code deficiencies noted in the inspection report must be corrected and rehabilitated. Units must be in compliance with the standards proscribed in sub-section C above upon issuance of a certificate of completion or occupancy. The program inspector must certify any structure repaired in whole or in part with rehabilitation funds to be free of any code violations.

E. Emergency Repairs

A situation relating to a safety and/or health hazard for the occupants would constitute an emergency. A municipal inspector will confirm the need for such work. In emergency cases, the formal solicitation process will not be followed. A minimum of three (3) estimates will be obtained when possible for the "emergency" work. However, eligibility, as stated in Section I, subsection B, must be determined prior to soliciting estimates. Application for additional non-emergency work may be made in accordance with the procedures outlined in this Operating Manual. The funding for the emergency work and any additional rehabilitation may not exceed the program financing provisions in Section II, sub-section A.

OVERVIEW OF ADMINISTRATIVE PROCEDURES

A. Application/Interview

Property owners interested in participating in the housing rehabilitation program may submit preliminary applications to the program staff. Preliminary applications are available at the following locations:

Township of Winslow Municipal Building
125 S Route 73, Braddock, NJ 08037
609-567-0700

Triad Associates
Beckylee Conway, Housing Rehabilitation Specialist
bconway@triadincorporated.com
856-690-5749

Upon request, the program staff will mail a preliminary application to an interested property owner.

Applicants for rental rehabilitation funding must provide a list of tenants and the rents paid by each. The program staff will contact the tenants to provide evidence of income eligibility of the occupants of the units.

Applications will be processed in the order of receipt. Only emergency situations shall be handled out of the order of receipt.

B. Income Eligibility and Program Certification

Property owners of renter-occupied units must submit the following documentation:

- Copy of the deed to the property.
- Proof that property taxes and water and sewer bills are current.
- Proof of property insurance, including liability, fire and flood insurance where necessary.

If after review of the income documentation submitted by the applicant's tenants, the tenant is determined to be ineligible, the applicant will receive a letter delineating the reasons for the determination of ineligibility. An applicant may be determined ineligible if the each tenants' income exceeds current income limits.

The program staff will arrange for a title search of all properties entering the program, as needed.

Upon confirmation of income eligibility of the applicant's tenants, the program staff will send a letter to the applicant certifying the applicant's and or tenant's eligibility. Eligibility will remain valid for six months. If the applicant has not signed a contract for rehabilitation within six months of the date of the letter of certifying eligibility, the applicant will be required to reapply for certification.

C. Housing Inspection/Substandard Certification

Once determined eligible, the program staff will arrange for a qualified, program inspector to inspect the entire residential property.

The program inspector will inspect the house, take photographs, and certify that at least one major system is substandard. All required repairs would be identified.

D. Ineligible Properties

If after review of the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be ineligible, the program staff will send a letter delineating the reasons for the determination of ineligibility. An applicant's property may be determined ineligible for any one of the following reasons:

- Title search is unfavorable.
- Property does not need sufficient repairs to meet eligibility requirements.
- Real estate taxes are in arrears.
- Proof of property insurance not submitted.
- Property is listed for sale.
- Property is in foreclosure.
- Total debt on the property will exceed the value of the property.

Township of Winslow may disqualify properties requiring excessive repairs to meet municipal housing standards. The estimated or bid cost of repairs must exceed *50* percent of the estimated after-rehabilitation value of the property for the municipality to exclude the property if after review of the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be eligible*,* the inspector will then certify that the dwelling is substandard by completing and signing the Certificate of Substandard Form and submitting this to the program staff.

E. Cost Estimate

The program inspector will prepare a Work Write-up and Cost Estimate. This estimate will include a breakdown of each major work item by category as well as by location in the house. It will contain information as to the scope and specifics on the materials to be used. A Cost Estimate will be computed and included within the program documentation. The program staff will review the Preliminary Work Write-up with the property owner. The property owner may retain a project architect upon approval by program staff.

Only required repairs to units occupied by income eligible households will be funded through the housing rehabilitation program. If the property owner desires work not fundable through the program, including work on a non-eligible rental unit in a multi-unit building or improvements not covered by the program, such work may be added to the work write-up if the property owner provides funds to be deposited in the municipality's Housing Trust Fund prior to the commencement of the rehabilitation of the property equivalent to (*110 percent or a higher percentage*) of the estimated cost of the elective work. Such deposited funds not expended at the time of the issuance of a certificate of completion/occupancy will be returned to the property owner with accrued interest.

F. Contractor Bidding Negotiations

After the unit and the unit occupant have been certified as eligible, the program staff will provide bid request to the approved contractors on bid list. The program staff and property owner will then review these bids. The lowest responsible trade contractor shall then be selected. If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

Property owners may seek proposals from non-program participating contractors. However, the Township must pre-approve the contractor prior to submitting a bid.

G. Contract Signing/Pre-Construction Conference

Program staff will meet with the property owner to review all bids by the various trades. This review will include a Final Work Write-up and Cost Estimate. The Contractor Agreement will be prepared by the program staff, as well as the Borrower's Agreement covering all the required terms and conditions.

The program staff will then call a Pre-Construction Conference. Documents to be executed at the Pre-construction Conference include: Contractors Agreement(s), a Restricted Covenant, Mortgage and Mortgage Note. The property owner, program staff representative, and contractor will execute the appropriate documents and copies will be provided as appropriate. A staff member will outline project procedures to which property owner must adhere. A Proceed to Work Order, guaranteeing that the

work will commence within fifteen (15) calendar days of the date of the conference and be totally completed within ninety (90) days from the start of work, will be issued to each contractor at this Conference.

H. Progress Inspections

The program staff will make periodic inspections to monitor the progress of property improvements. This is necessary to ensure that the ongoing improvements are in accordance with the scope of work outlined in the work write-up. It is the contractor's responsibility to notify the Building Inspector before closing up walls on plumbing and electrical improvements.

I. Change Orders

If it becomes apparent during the course of construction that additional repairs are necessary or the described repair needs to be amended, the program staff will have the qualified professional(s) inspect the areas in need of repair and prepare a change order describing the work to be done. The applicant and the contractor will review the change order with the program staff and agree on a price. Once all parties approve of the change order and agree on the price, they will sign documents amending the contract agreement to include the change order. Additionally, if the applicant is not funding the additional cost, new financing documents will be executed reflecting the increase.

J. Payment Schedule

The contract will permit two progress payments to the contractor. First payment is made when the project is halfway completed. Second (final) payment upon completion. The contractor will submit a payment request. The applicant will sign a payment approval if both the applicant and housing/building inspector are satisfied with the work performed. The municipality will then release the payment.
Final payment will be released once all final inspections are made, a Certificate of Occupancy is issued (if applicable) and the program staff receives a Property Owner Sign-off letter.

K. Appeal Process

If an applicant does not approve a payment that the housing/building inspector has approved, the disputed payment will be appealed to the Township Council for a hearing. The Council will decide if the payment shall be released to the contractor or the contractor must complete additional work or correct work completed before the release of the payment. The municipality's decision will be binding on both the applicant and the contractor

L. Final Inspection

Upon notification by the contractor that all work is complete and where required a Certificate of Occupancy has been issued, a final inspection shall be conducted and photographs taken. The program staff (or a representative), the property owner, and the necessary contractors shall be present at the final inspection to respond to any final punch list items.

M. Record Restricted Covenant and Mortgage Documentation

Program staff will file the executed Restricted Covenant and Mortgage with the County Clerk.

N. File Closing

After the final payment is made, the applicant's file will be closed by the program staff.

CONTRACTOR RELATED PROCEDURES

A. Contractor Selection

Contractors must apply to the program staff to be placed on the pre-approved contractors list. Contractors seeking inclusion on the list must submit references from at least three recent general contracting jobs. Contractors also must submit documentation proving financial stability. Contractors must carry workmen's compensation coverage and liability insurance of at least $100,000/$300,000 for bodily injury or death and $50,000 for property damage. Only program tradesmen will be permitted to perform specialty work such as plumbing, heating and electrical.

B. Number of Proposals Required

The property owner will select a minimum of three general contractors from a list of pre-approved contractors. Property owners may not select contractors who do not appear on the list.[3] The approved work write-up will be submitted to the selected contractors by the program staff. Contractors must visit the property and submit bids within *14* days. The contract will be awarded to the lowest bidder[4], provided that the housing/building inspector or the professional who drafted the work write-up certify that the work can be completed at the price bid and that the bid is reasonably close to the cost estimate. Bids must fall within *20* percent of the cost estimate.

C. Contractor Requirements

Upon notification of selection, the contractor shall submit all required insurance certification to the program staff. A contract signing conference will be called by the program staff to be attended by the property owner and contractor. At the time of Agreement execution, the contractor shall sign a Certification of Work Schedule prepared by the program staff.

MAINTENANCE OF RECORDS

A. Files To Be Maintained on Every Applicant

The program staff will maintain files on every applicant. All files will contain a preliminary application. If an applicant's preliminary application is approved, and the applicant files a formal application, the file will contain at a minimum:

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[3] The program permits a property owner to seek proposals from non-program participating contractors. However, Program Staff must pre-approve the contractor prior to submitting a bid.

[4] If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

- Application Form
- Tenant Information Form (Rental Units Only)
- Income Verification
- Letter of Certification of Eligibility or Letter of Determination of Ineligibility

B. Files of applicants approved for the program will also contain the following additional documentation:

- Housing Inspection Report
- Photographs - Before
- Certification of Property Eligibility or Determination of Ineligibility
- Proof of Homeowners Insurance
- Copy of Deed to Property

C. For properties determined eligible for the program where the applicants choose to continue in the program, the files shall contain the following:

- Work Write-Up/Cost Estimate
- Copies of Bids
- Applicant/Contractor Contract Agreement
- Recorded Mortgage/Lien Documents
- Copies of All Required Permits
- Contractor Requests for Progress Payments
- Progress Payment Inspection Reports
- Progress Payment Vouchers
- Change Orders (If needed)
- Final Inspection Report
- Photographs - After
- Certification of Completion and Release of Contractor's Bond

Individual files will be maintained throughout the process.

D. Rehabilitation Log

A rehabilitation log will be maintained by the program staff that depicts the status of all applications in progress.

E. Monitoring

For each unit the following information must be retained to be reported annually:

- Street Address
- Block/Lot/Unit Number
- Owner/Renter
- Income: Very Low/Low/Mod
- Final Inspection Date
- Funds expended on Hard Costs

- Development Fees expended
- Funds Recaptured
- Major Systems Repaired
- Unit Below Code & Raised to Code
- Effective date of affordability controls
- Length of Affordability Controls (yrs)
- Date Affordability Controls removed
- Reason for removal of Affordability Controls

PROGRAM MARKETING

Upon the initial implementation of the program, the municipality will market the program as follows: 1). the municipality will include flyers with the tax bills and/or water bills to property owners currently owning rental units; 2). The municipality will advertise the program in the local newspaper, the Criterion, and on METV, the local cable station and 3). Program information will be available at the municipal building, library, and on the municipal website.

Prior to commencement of the program and periodically thereafter, the municipality will hold informational meetings on the program to all interested contractors. Each contractor will have the opportunity to apply for inclusion of the municipal contractor list.

INTRODUCTION: Rental Procedures

This Operating Manual has been prepared to assist in the administration of a For-Rent Program for the Township of Winslow . It will serve as a guide to the program staff. This manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures. This manual explains the steps in the initial rental process and in the re-rental process. It describes the eligibility requirements for participation in the program, record keeping and overall program administration.

Implementation of any procedure, even if it is not included in this Operating Manual, shall be in accordance with the Federal Fair Housing Act and Equal Opportunities laws[1], the Uniform Housing Affordability Controls (UHAC) NJAC 5:80-26.1 et seq.[2], the substantive rules and the affordable housing regulations of the Township of Winslow (hereafter referred to as the "Regulations"). In accordance with the Federal Fair Housing Act and Equal Opportunities laws it is unlawful to discriminate against any person making application to buy or rent a home with regard to age, race, religion, national origin, sex, handicapped or familial status.

What is Affordable housing?

Affordable housing, unlike market-rate housing, is subject to affordability controls that restrict the price for a specified duration as mandated by relevant regulations. This duration typically spans 30 years or more. A rental unit is considered "affordable" under State regulations if the household pays 35% or less of its gross income on housing costs. In age-restricted units, households can spend up to 40% of their household income on housing expenses. Regulations for ownership, or for sale affordable housing, permit buyers to spend up to 33% of their gross household income on housing expenses.

Housing expenses are defined differently for ownership (for sale) Affordable Housing and rental housing.

In the case of ownership (for sale) Affordable Housing expenses are defined as:

- Primary mortgage principal, and interest;
- Local real estate taxes;
- Condominium or association dues, if any; and
- Homeowners insurance.

The following constitutes housing expenses for rental units:

- Rent; and
- Tenant-paid utilities.

Affordable housing is priced to be affordable to households earning up to 80% of the regional area median income by household size.

[1] https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview
[2] https://www.nj.gov/dca/services/lps/hss/admin_files/uhac/2006uhacmanual.pdf

Who Qualifies for Affordable Housing?

To be eligible for affordable housing in New Jersey, a household's income must be below the income limit for the region in which the affordable housing is located, either for low or moderate levels:

- A *moderate-income household* earns between 50 percent and 80 percent of the area median income by household size.
- A *low-income household* is classified as earning less than 50 percent of the area median income by household size.
- The Fair Housing Act included an additional requirement for *very low-income households*, classified as earning less than 30 percent of the area median income by household size.

The 2008 New Jersey Fair Housing Act amendments require municipalities to provide at least 13% of affordable units post-2008 in their fair share plans to very low-income households earning 30 percent or less of median income by household size.

The six housing regions consist of up to four counties:

Region	Counties
1	Bergen, Hudson, Passaic, Sussex
2	Essex, Morris, Union, Warren
3	Hunterdon, Middlesex, Somerset
4	Mercer, Monmouth, Ocean
5	Burlington, Camden, Gloucester
6	Atlantic, Cape May, Cumberland, Salem

The Regional Income Limits Chart provides income limits for each of the six housing regions. Median incomes, and therefore income limits, differ by region. Income limits are updated annually in the Spring of each year.

Applicants do not have to currently live in the region if they are interested in applying for an affordable unit. An applicant's income qualification is determined by the Regional Income Limits for where the unit is located rather than where the applicant currently lives.

Affordable Housing Programs and Opportunities

A copy of the Township of Winslow Housing Element and Fair Share Plan is available at:

Township of Winslow Municipal Building
Braddock, NJ 08037
609-567-0700

Other Affordable Housing Programs and Opportunities

A wide variety of organizations and agencies administer affordable housing. Under the Fair Housing Act's jurisdiction, each New Jersey community has a Municipal Housing Liaison responsible for helping the local affordable housing program. Individuals interested in applying for affordable housing should contact the Municipal Housing Liaison in the community they are interested in living in. Some communities administer their affordable housing and have their own application process. If not, the Municipal Housing Liaison can direct applicants to developers, nonprofit agencies, State agencies, or consultants that may administer affordable housing within the community.

The *New Jersey Housing and Mortgage Finance Agency* has established New Jersey's Housing Resource Center, an online, searchable database of affordable housing in the State. The Housing Resource Center provides a listing of available, affordable housing. Available units are listed with contact and application information. Visit the Housing Resource Center at www.njhrc.gov.

The *Affordable Housing Professionals of New Jersey* maintains a web page with a comprehensive list of affordable housing opportunities in New Jersey. Please visit https://ahpnj.org/housing-search for more information.

Fair Housing and Equal Housing Opportunities

It is unlawful to discriminate against any person making an application to buy or rent a home with regard to race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments.

For more information on discrimination or if anyone feels they are a victim of discrimination, please get in touch with the New Jersey Division on Civil Rights at 1-866-405-3050 or https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/.

AFFIRMATIVE MARKETING

Overview of the Requirements of an Affirmative Marketing Plan

All affordable units are required to be affirmatively marketed using the Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to identify households who are least likely to apply for affordable housing and to target households throughout the entire housing region in which the units are located.

Every Affirmative Marketing Plan must include all of the following:

- Publication of at least one advertisement in a newspaper of general circulation within the housing region; and
- Publication on at least one housing search website, plus one additional digital strategy such as digital paid ads, social media or an additional housing search website.
- At least one additional regional marketing strategy, such as advertisement in a local publication, mailings to major employer(s), or community and regional organizations such as non-profit, religious, and civic organizations.

Online Advertising

To comply with the rules of the Fair Housing Act the developer, owner, or Administrative Agent of affordable units must affirmatively market units through newspaper, digital marketing, and housing search websites. To stay current with changes in technology and how the public searches for housing, the owner, developer, property manager, or other administrative entity will be required to post rental units onto the NJHMFA's Housing Resource Center (HRC) under P.L. 2020, c.51, effective November 1, 2020. Any affordable units listed for the first time, existing units expected to become available, and opened waiting lists for current and future units must be listed on the HRC. All postings should include a link to an online fillable pre-application or downloadable application and information on obtaining a paper application.

For each affordable housing rental opportunity within the city, the Affirmative Marketing Plan must include the following information:

- The address of the project and development name, if any
- The number of rental units
- The price ranges of the rental units
- The number of bedrooms in the units
- The name and contact information of the Administrative Agent
- A description of the Random Selection method that will be used to select applicants for affordable housing and the date on which the first Random Selection will be conducted.
- Disclosure of required application fees, if any.

Advertisements must contain the following information for each Affordable Housing opportunity:

- The location of and directions to the units
- A range of prices for the housing units
- The number of bedrooms in the units
- The maximum income permitted to qualify for the housing units
- The locations of applications for the housing units
- The website where interested households may complete a pre-application
- The name and contact information of the Administrative Agent
- A description of the Random Selection method that will be used to select applicants for affordable housing and the date on which the first Random Selection will be conducted.

It is also recommended that the following information be included in the advertisements:

- Last date applications will be accepted.
- A statement concerning the availability of credit, budget, and homeownership counseling services.
- If already adopted by ordinance, a statement concerning regional or veteran preference.
- "Visit www.njhrc.gov for more affordable housing opportunities."

Implementation of the Affirmative Marketing Plan

The affirmative marketing process for affordable units should begin at least four months before expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all the strategies outlined in the Affirmative Marketing Plan. Advertising and outreach shall occur during the first week of the marketing program and each month after that until all the units have been rented. The Administrative Agent shall market and advertise each project separately during each project's initial affirmative marketing. Applications for affordable housing shall be available in several locations through the Affirmative Marketing Plan. The period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

MATCHING HOUSEHOLDS WITH AVAILABLE UNITS

The Administrative Agent uses a two-step process to match available units with potential tenants and buyers of affordable homes. First, anyone interested in buying or renting an affordable unit must complete a pre-application. The pre-application is brief and designed to collect only the information necessary to assess a household's income and bedroom requirements for available units. Pre-applications may be submitted online or via paper.

Once a pre-applicant has been part of a random selection and has been potentially matched with an available unit, they will be required to complete a full application. The application collects detailed information on each household member, including their income, assets, and other information necessary to determine the household's eligibility according to the UHAC regulations.

The Random Selection Process

UHAC requires communities to include a "random selection" among interested applicants when an affordable housing unit is available. Random selection ensures "that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit." The initial Random Selection for a given project may be conducted no sooner than sixty (60) days following the start of the Affirmative Marketing Plan.

The Affirmative Marketing Plan details the specific steps of the random selection process.

Identifying Candidates for Available Units

The Administrative Agent will use the following process to test each applicant against the available unit(s) in the order of their random selection.

1. Regional Preference Test. If applicable, pre-applicants that live or work in the Township of Winslow will be considered first as per the Township's Affirmative Housing Ordinance establishing a preference for pre-applicants that live or work within the COAH Region.
2. Veteran Preference Test. If applicable to the available unit(s), pre-applicants who served in time of war or other emergency, as defined in section 1 of P.L.1963, c. 171 (C.54:4-8.10) and who apply within 90 days of the initial marketing period shall receive preference for the rental of the agreed-upon percentage of affordable units.
3. Bedroom Test. Next, the number of bedrooms in the available unit(s) will be tested against the random selection list. If the first pre-applicant qualifies for a unit with a different number of bedrooms, they will be skipped, and the next pre-applicant will be evaluated. Once a match is made between the available unit(s) and a pre-applicant, the following criteria will be tested.
4. Income Test. The first pre-applicant on the random selection list that meets the bedroom test will then be tested to ensure their reported income is sufficient to afford the housing expenses of the available unit. See *Maximum Monthly Expenses.*
5. If the database record for the pre-applicant is more than six months old, the AA will contact the pre-applicant to update their gross household income, household size, and bedroom requirement. Any changes will be made to the random selection list and the pre-applicant database.

Confirming the Interest of a Candidate

A pre-applicant that passes the Regional Preference, Veteran Preference (if applicable), Bedroom, and Income Tests is considered a viable candidate for the available unit and will be contacted to determine their interest in the available unit. The Administrative Agent will provide the candidate with essential information about the unit, including current rent (or sales price). Other information may include amenities, parking availability, HOA/association dues, real estate taxes, and potential availability date. If the candidate is interested in the unit, they will be instructed by the Administrative Agent to contact the Landlord, Property Manager, or seller of the unit to visit the unit. Prospective buyers must provide a mortgage pre-approval letter before visiting an available unit before they are referred to the seller to view the unit.

If the candidate is interested in moving forward after seeing the unit, the Administrative Agent will make the full application available. Prospective buyers and renters are given 48 hours to decide if they want to move forward after visiting an available unit. Before completing a full application, prospective tenants must first meet the Landlord's tenant selection criteria. The candidate will be instructed to complete the full application and attach all of the required source documents listed on the application.

Full Application & Income Certification Process

An applicant who has confirmed their interest in buying or renting an available, Affordable Housing unit will be required to complete a full application and provide the required documentation listed in the application for household certification. Those documents include the following:

The application must be complete and signed before the Administrative Agent reviews an application. In addition, all applicable source documents are required before reviewing the application.

It may be necessary for the Administrative Agent to collect additional information and documentation from the applicant beyond the items listed above. The Administrative Agent will notify applicant households in writing of certification or denial within 20 days of the determination.

Once approved, a certified household for an ownership unit will have a contract of sale drawn up and executed with the seller. Then, the certified household will move through the purchasing process to closing with the guidance of their lender and chosen title company.

See *Household Certification* for more information on how eligibility is determined.

HOUSEHOLD CERTIFICATION PROCESS

Before any household can rent or buy an affordable unit, the Administrative Agent must certify the household as eligible. Certification of a household involves verifying two critical pieces of data: 1) Household size and composition, including gender, and 2) The total household income. The certification process begins once the applicant submits a completed full application along with all required documentation. After the eligibility documents and supporting data have been collected, the Administrative Agent will review the information and calculate the household's income to determine eligibility.

Procedure for Income-Eligibility Certification

The Administrative Agent shall require each member of an applicant household who is 18 or older to provide documentation to verify their income. The household shall have ten (10) business days from the first notification to submit all required documents. Income verification documentation includes, but is not limited to, the following for every member of a household who is 18 years of age or older:

- Copies of driver's license or state IDs for all adults in the household
- Copies of social security cards for all members of the household
- Copies of birth certificates for all members of the household.
- Four (4) most recent consecutive pay stubs for each source of income for every working member of the household. Proof of employment income may include documentation of bonuses, overtime, or tips, or a letter from the employer stating the current annual income. For self-employed applicants, a current certified Profit and Loss Statement and Balance Sheet are required.
- Copies of full Federal and State income tax returns (all pages) and W2s for the preceding three (3) tax years for each working adult in the household.
- A letter or appropriate reporting form verifying monthly benefits, such as
    - Social Security income including children
    - Unemployment
    - Welfare or TANF
    - Disability or Worker's Compensation
    - Pension income
    - Where applicable, the most recent award letter for SSI or SSD.
- A notarized letter, court order, or statement verifying any other sources of income claimed by the applicant, such as alimony or child support.
- Six (6) consecutive months of complete statements (all pages) for all savings and checking accounts. This includes bank statements, passbooks, and income reports from banks or other financial institutions that hold or manage trust funds, money market accounts, certificates of deposit, stocks, or bonds.
- Evidence or reports of income from directly held assets, such as real estate or businesses.
- Other documentation that may be necessary to document any other source of income fully must be provided upon request.

The following is a list of various types of wages, payments, rebates, and credits. Those considered as part of the household's income are listed under Income. Sources not considered part of the household's income are listed under Not Income.

The following is a list of various types of wages, payments, rebates, and credits. Those considered as part of the household's income are listed under Income. Sources not considered part of the household's income are listed under Not Income.

Income

- Wages, salaries, tips, commissions
- Alimony
- Regularly scheduled overtime
- Pensions
- Social security
- Unemployment compensation
- Temporary Assistance to Needy Families (TANF)
- Verified regular child support
- Disability
- Net income from business or real estate
- Interest income from assets such as savings, certificates of deposit, money market accounts, mutual funds, stocks, bonds
- Imputed interest (using a current average annual rate of two percent) from non-income-producing assets, such as equity in real estate. Rent from real estate is considered income after deducting any mortgage payments, taxes, and property owner's insurance.
- Rent from real estate is considered income
- Any other forms of regular income reported to the Internal Revenue Service

Not Income

- Income received on behalf of foster children
- Rebates or credits received under low-income energy assistance programs
- Food stamps
- Relocation assistance benefits
- Income of live-in attendants
- Scholarships
- Student loans
- Personal property such as automobiles, clothing, household items
- Lump-sum additions to assets such as inheritances, lottery winnings, gifts, insurance settlements
- Part-time income of persons enrolled as full-time students
- Court-ordered payments for alimony or child support paid to another household shall be deducted from gross annual income

Student Income

Only the full-time income from a full-time job held by a full-time student is considered income. A full-time student is a household member enrolled in a degree-seeking program for 12 or more credit hours per semester. Part-time income is a job of less than a 35-hour per week.

The Real Estate Asset Limit

If an applicant's primary residence has no mortgage debt and is valued at or above the regional asset limit as published annually by the New Jersey Housing and Mortgage Finance Agency (NJHMFA) with the Annual Regional Income Limits Chart (see Appendix A), the household will be determined ineligible for certification.

However, if the applicant's existing monthly housing costs, including taxes, homeowner insurance, and condominium or homeowner association fees, exceed 38 percent of the household's eligible monthly income, the household will be exempt from the asset limit.

An applicant must provide a recent Market Value Appraisal or Realtor Comparative Market Analysis on the home they own unless the applicant has mortgage debt on the house or can demonstrate that the existing monthly housing costs exceed 38 percent of the household's eligible monthly income in which case the applicant is exempt from the asset limit.

Before obtaining a professional appraisal, the applicant should review the property's tax appraisal and current market value and compare them to the asset limit to avoid unnecessary expenses. The statewide asset limit is $300,000. For instance, if homes are commonly sold in the applicant's neighborhood for over $300,000, it is unlikely that an appraisal will determine a value below the asset limit.

Income from Real Estate

If real estate owned by an applicant for affordable housing is a rental property, the rent is considered income. After deducting any mortgage payments, real estate taxes, property owner insurance, and reasonable property management expenses as reported to the Internal Revenue Service, the remaining amount shall be counted as income.

If an applicant owns real estate with mortgage debt, which is not to be used as rental housing, the Administrative Agent should determine the imputed interest from the property's value. The Administrative Agent should deduct outstanding mortgage debt from the documented market value established by a market value appraisal. Then, based on current money market rates, interest will be imputed on the determined value of the real estate. The imputed interest will be added to the household's annual income.

Maximum Monthly Expenses

The percentage of funds that a household can contribute toward housing expenses is limited. However, an applicant may qualify for an exception based on the household's current housing cost (see below). Therefore, the Administrative Agent will strive to place an applicant in a unit with a monthly housing cost equal to or less than the applicant's current housing cost.

Maximum Monthly Expenses for Tenants

A certified household cannot lease a restricted rental unit requiring more than 35 percent of the verified household income (40 percent for age-restricted units) to pay rent and utilities. However, at the discretion of the Administrative Agent, this limit may be exceeded if:

- The household currently pays more than 35 percent (40 percent for a household seeking an age-restricted units) of its gross household income for rent, and the proposed rent will reduce the household's housing costs;
- The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
- The household is currently in substandard or overcrowded living conditions;
- The household documents the existence of assets with which the household proposes to supplement the rent payments or
- The household documents proposed third-party assistance from an outside source, such as a family member in a form acceptable to the Administrative Agent and the Owner of the unit; and
- The household receives budget counseling.

Housing Counseling

The Administrative Agent is responsible for providing referrals for counseling as a part of the Affirmative Marketing Plan and during the application process. Although housing counseling is recommended, a household must only attend counseling if their monthly housing expense exceeds UHAC standards. A HUD-approved housing counseling agency, or one approved by the NJ Department of Banking and Insurance, meets UHAC's requirements for an experienced Housing Counseling Agency. If the Administrative Agent is not authorized by HUD or the NJ Department of Banking and Insurance, the Agent will make referrals to one of the HUD-approved housing counseling agencies in New Jersey. This counseling to low- and moderate-income housing applicants will focus on budgeting, credit issues, and mortgage qualification and is free of charge. A list of non-profit counselors approved by HUD and the New Jersey Department of Banking and Insurance is included on DCA's website and is available from the Administrative Agent.

The Applicant Interview

The prospective applicant may meet with the Administrative Agent to review the certification and random selection processes in detail and ask any questions they may have about the project or the process. The Administrative Agent is prepared to complete the certification process via virtual meeting, telephone, mail, and email. If an interview is to be conducted, the Administrative Agent will attempt to achieve the following objectives:

- Confirm and update all information provided on the application.
- Explain program requirements, procedures for verifying information, and penalties for providing false information. Ask the head of household, co-head, spouse, and household members over 18 to sign the Authorization for Release of Information forms and other verification requests.
- Review the applicant's identification and financial information and documentation, ask questions to clarify the application information, and obtain any additional information needed to verify the household's income.
- Make sure the applicant has reported all sources for earned and benefit income and assets (including assets disposed of for less than fair market value in the past two years). In addition, the applicant must give a written certification as to whether any household member did or did not dispose of any assets for less than the fair market value during the past two years.

Approving or Rejecting a Household

Administrative Agents must notify applicant households of their eligibility within twenty (20) days of the Administrative Agent's determination. Households with a verified total household income that exceeds 80 percent of the current Regional Income Limit (Appendix A) for the appropriate family size are ineligible to buy or rent an affordable unit. A letter rejecting the household's application shall be mailed or emailed to the household.

Similarly, households with a verified total household income that is within the income limits but too low to afford any units administered by the Administrative Agent shall be sent a letter rejecting the household's application and referring them to housing counseling.

Households with a verified total household income of less than 80 percent shall be issued a letter certifying eligibility. This certification is valid for 180 days. If the Administrative Agent cannot place the household in a restricted unit after 180 days, an extension may be granted once the household's eligibility is verified.

Once the applicant is certified and matched to an available unit, the Administrative Agent must secure from the applicant a signed and notarized acknowledgment of their requirements and responsibilities of renting or owning a restricted unit. In addition, UHAC's Disclosure Statement shall be forwarded to the applicants.

In addition to non-eligibility based on income, the Administrative Agent may deny certification because of the household's failure or inability to document household composition, income, assets, sufficient funds for a down payment, or any other required facts and information. A household may also be denied certification if the Administrative Agent determines the applicant made a willful or material misstatement of fact.

Dismissal of Applications

Applications can be dismissed for one or more of the following reasons:

- The application is not signed or submitted on time.
- The applicant commits fraud, or the application is not truthful or complete.
- The applicant cannot or does not provide documentation to verify their income or other required information when due.
- The household income does not meet a particular property's minimum or maximum income requirements.
- The applicant household owns a primary residence with no mortgage on the property valued at or above the regional asset limit as published annually.
- The applicant fails to respond to any inquiry promptly.
- The applicant is non-cooperative or abusive with the staff, property manager, or landlord.
- The applicant changes address or other contact information without informing the Administrative Agent in writing.
- The applicant does not meet the credit standard or other lawful requirements set forth by managers of rental properties.
- The applicant fails to verify attendance in a credit counseling program when required to do so by the program rules.
- The applicant does not promptly respond to periodic update inquiries.
- The applicant fails to sign the Compliance Certification, Certificate for Applicant, and Lease Document, as may be required.
- The applicant, once approved, fails to sign the lease promptly.

Applicants who are dismissed must re-apply. A minimum period of six months applies where the applicant has been denied for fraud, uncooperative behavior, or other serious matters.

Applicants will be removed from the applicant pool once approved for an affordable unit. Applicants are not removed from the applicant pool if they do not respond to a Notice of Availability.

ROLES AND RESPONSIBILITIES

Key Roles

The *Municipal Housing Liaison (MHL)* is a Township of Winslow full-time employee. The MHL serves as the main point of contact for residents, developers, and stakeholders interested in learning more about the Township's efforts to create affordable housing. The *Administrative Agent (AA)* is responsible for the overall administration of affordable housing portfolio and various related affordable housing programs. The Administrative Agent is a private consultant:
Triad Associates
1301 W. Forest Grove Road, Building 3 Vineland,
NJ 08360
P: (856) 690-5749
F: (856) 690-5622
Email: housing@triadincorporated.co
Website: www.triadhousingprograms.com

Responsibilities of the Municipal Housing Liaison

The Municipal Housing Liaison is responsible for coordinating all the activities of the municipal government as it relates to the creation and administration of affordable housing units, in conjunction with the Township's Affordable Housing Attorney, where appropriate (see Responsibilities of the Affordable Housing Attorney). The primary purpose of the Municipal Housing Liaison is to ensure that all affordable housing projects are established and administered according to applicable regulations. The duties of the Municipal Housing Liaison include the following:

- Monitor the status of all restricted units, regardless of any arrangements the Township may have with one or more Administrative Agents, it is the Municipal Housing Liaison's responsibility to know the status of all restricted units in the community.
- Serve as the Township's primary point of contact for all inquiries from the State, Administrative Agents, developers, affordable housing sponsors, owners, property managers, and interested households. In addition, the Municipal Housing Liaison serves as the primary point of contact on affordable housing issues. Therefore, interested applicants should be provided with information on the types of affordable units within the Township and, where applicable, the name of the Administrative Agent who manages the units and the contact information for the Administrative Agent.
- Compile, verify, and submit annual reporting. Administrative Agents are responsible for collecting much of the data that is ultimately included in an annual monitoring report. However, the Municipal Housing Liaison's responsible for collecting and verifying this data and consolidating it into the annual report.

- Coordinate meetings with Administrative Agents and Developers/Affordable Housing Sponsors/Owners. When a new affordable unit or series of units is in the planning process, the Municipal Housing Liaison should coordinate a meeting between the Administrative Agent and the developer, affordable housing sponsor, or owner. This initial meeting aims to develop a clear division of labor between the parties and to transmit any components of the Operating Manual – including copies of all related local ordinances.

The Municipal Housing Liaison, in conjunction with the Affordable Housing Attorney, must have the affordable housing provisions of any Master Deed and Public Offering reviewed for consistency with UHAC regulations before they are recorded and submitted to DCA for approval.

Responsibilities of an Administrative Agent

The primary responsibility of an Administrative Agent is to establish and enforce affordability controls and ensure that units in their portfolio are rented to eligible households. Administrative Agents must:

- Secure written acknowledgment from all developers, affordable housing sponsors, and owners that no restricted unit can be offered or in any other way committed to any person other than a household duly certified by the Administrative Agent.
- Create and adhere to an Operating Manual. Administrative Agents are required to follow the policies and procedures of an Operating Manual, as applicable to the scope of services they have been contracted to perform.
- Implement the Affirmative Marketing Plan. The Administrative Agent, the developer, the affordable housing sponsor, or the owner could be responsible for implementing the Affirmative Marketing Plan. This responsibility should be discussed with the Municipal Housing Liaison, Administrative Agent, developer, affordable housing sponsor, or owner at the first meeting. Affirmative marketing includes conducting regional outreach and advertising for available affordable units. Advertising costs have been delegated to the developer in accordance with the adopted Affirmative Marketing Plan.
- Accept applications from interested households. Interested households will contact the Administrative Agent in response to marketing initiatives or by referral from the Municipal Housing Liaison. The Administrative Agent will supply applicants with applications, provide additional information on available units, and accept completed applications.
- Conduct a random selection of applicants for the rental of restricted units. The Administrative Agent is responsible for conducting the random selection in accordance with the Affirmative Marketing Plan and any related local ordinances and as described in the Operating Manual.

- Create and maintain a pool of applicant households. This includes contacting households in the applicant pool to determine continued interest and household size and income changes.
- Determine the eligibility of households. Collecting application materials and documentation from applicant households and analyzing it for eligibility is the responsibility of an Administrative Agent. A written determination of a household's eligibility must be provided within twenty (20) days of the Administrative Agent's determination of eligibility or non-eligibility. Whether or not the household is eligible for a unit, it is an Administrative Agent's responsibility to secure all information provided by the household in individual files and maintain strict confidentiality of all information regarding that household. In addition, an Administrative Agent is required to ensure that all certified applicants execute a Disclosure Statement acknowledging the rights and requirements of renting or owning an affordable unit.
- Establish and maintain effective communication with property managers and landlords. Property managers and landlords of restricted units should be instructed and regularly reminded that the Administrative Agent is their primary point of contact. The Administrative Agent must immediately inform all property managers and landlords of any changes to the Administrative Agent's contact information or business hours. Property managers and landlords should be instructed to contact the Administrative Agent immediately:
- Immediately upon learning that an affordable rental unit will be vacated.
- For review and approval of annual rental increases.
- Provide annual notification of maximum rents. Each year, when AHPNJ releases its low-and moderate-income limits, rental households must be notified of the new maximum rent that may be charged for their unit. The Administrative Agent's contact information must be included in the notification if the tenant is overcharged.
- Serve as the custodian of all legal documents. An Administrative Agent is responsible for maintaining the originals of all legal instruments for the units in their portfolio. In addition, throughout the duration of a control period, an Administrative Agent must maintain a file containing its affordability control documents. This includes but is not limited to, the recorded Declarations of Covenants, Conditions, Restrictions, Deed Restrictions, Deeds, Recapture Mortgages, and Recapture Mortgage Notes.
- Serve as point of contact on all matters relating to affordability controls. It is recommended that the Administrative Agent develop a system to be notified by lenders when a unit is at risk of foreclosure. In the event of a foreclosure, the Administrative Agent should work with the foreclosing institution to ensure that the affordability controls are maintained. The Administrative Agent should seek the attorney's counsel on legal matters threatening the durability of the affordability controls.
- Provide annual activity reports to the Municipal Housing Liaison for use in the annual required monitoring report. An Administrative Agent is responsible for collecting the reporting data on each unit in the Administrative Agent's portfolio.
- Maintain and distribute information on HUD-approved Housing Counseling Programs.

Responsibilities of the Affordable Housing Attorney

The Affordable Housing Attorney assists the Township of Winslow developing, administrating, and enforcing affordability controls, including but not limited to the following:

- Assisting the Municipal Housing Liaison with reviewing the affordable housing provisions of any Master Deed and Public Offering for consistency with UHAC regulations before they are recorded and submitted to DCA for approval.
- Providing all reasonable and necessary assistance to support the Administrative Agent's efforts to ensure compliance with the housing affordability controls, including reviewing legal documents and legal actions required on foreclosures and violations.

Responsibilities of Developers

When a new affordable unit or series of units is in the planning process, the affordable housing developer should contact the Municipal Housing Liaison, who shall coordinate a meeting with the Administrative Agent, where applicable, and the developer, affordable housing sponsor, or owner.

This initial meeting aims to develop a clear division of labor between the parties and to transmit any components of the Operating Manual – including copies of all related local ordinances- that the Township has already adopted.

The Administrative Agent will secure from the developer written acknowledgment that no restricted unit can be offered or in any other way committed to any person other than a household duly certified by the Administrative Agent.

Responsibilities of Owners of Rental Affordable Rental Units

Open and direct communication between the Owners of affordable rental units, the Municipal Housing Liaison, and the Administrative Agent is essential to the ongoing administration of affordability controls. Although the Administrative Agent is required to serve as the primary point of contact with households, the Owner must provide the Municipal Housing Liaison and Administrative Agent with information on vacancies. Owners of rental developments are also responsible for working with the Administrative Agent to ensure that the Municipal Housing Liaison has all the necessary information to complete the annual reporting.

Responsibilities of Landlords and Property Managers

Landlords and property managers must place a notice in all rental properties annually informing residents of the rent increase for the year and the contact information for the Administrative Agent.

APPLICATION PROCESS AND FEES

In compliance with the Fair Chance in Housing Act (FCHA), N.J.S.A. 46:8-52 to -64 effective January 1, 2022, criminal background information may be obtained after a conditional offer is made. Potential renters must be made aware that criminal background information will be obtained before a final rental offer is made. The application process for vacant rental units are as follows:

1. The Administrative Agent will conduct pre-screening for income eligibility and availability of applicants in the Applicant Pool and refer applicants, in lottery number order, to the leasing/management office;

1. Upon receipt of referral, the leasing/management staff can run a credit check and accept an application. This cannot include criminal background check. Application fees required for candidates for affordable housing units may not exceed the fees charged to market candidates in the same project. If the application is approved, the landlord shall inform Triad of the determination.

2. Triad will conduct a full income certification and send the certification back to the leasing/management office. If approved, a landlord can make a conditional offer for the unit and conduct a criminal background check. If denied, the applicant and leasing/management staff will be notified in writing by Triad.

3. If an applicant is denied based on their criminal background check (according to the Fair Chance in Housing Act criteria) both the applicant and Triad shall be notified in writing that a decision was made not to proceed with renting the unit to the applicant, to include a detailed explanation for the denial. If approved, a landlord can enter into a lease and send the executed lease and certification back to Triad for our records.

Additional resources can be found on the Division on Civil Rights website: https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/fcha/.

DETERMINING AFFORDABLE RENTS

Development Considerations and Compliance Issues

There are several regulations that must be considered from the *development perspective* before the rents of individual units can be calculated. The following is a summary of the requirements for affordable projects.

Bedroom Distribution. The standards on the distribution of unit sizes for affordable developments require that:

- The combined number of efficiency and one-bedroom units may be no greater than 20 percent of the total low- and moderate-income units;
- At least 30 percent of all low- and moderate-income units must be two-bedroom units;
- At least 20 percent of all low- and moderate-income units are three-bedroom units; and The remainder has been allocated

Pricing by Household Size. Initial rents are based on targeted "model" household sizes for each size home as determined by the number of bedrooms. Initial rents must adhere to the following rules. These maximum sales prices and rents are based on the Annual Regional Income Limits Chart at the time of occupancy.

The below rules are only to be used for setting initial rents. They are not guidelines for matching household sizes with unit sizes. The pricing of age-restricted units may not exceed affordability based on a two-person household.

Affordability	Size of Unit	Household Size Used to Determine Maximum Rent
A studio shall be affordable to a one-person household	Studio/Efficiency	1
A one-bedroom unit shall be affordable to a one-and one-half person household	1 Bedroom	1.5
A two-bedroom unit shall be affordable to a three-person household	2 Bedrooms	3
A three-bedroom unit shall be affordable to a four-and one-half person household	3 Bedrooms	4.5
A four-bedroom unit shall be affordable to a six-person household	4 Bedrooms	6

Determining Initial Rents

To determine the affordable rents the Administrative Agent uses the approved UHAC Affordable Housing calculators provided by the New Jersey Housing and Mortgage Finance Agency (NJHMFA).

Additional Regulations for Rental Developments

In addition to the regulations covered earlier in the Section Development Considerations and Compliance Issues, rental projects must also comply with the following regulations:

Split Between Low- and Moderate-income Rental Units. At least 50 percent (of the affordable units within each bedroom distribution (unit size) must be low-income units and at least 13 percent of the affordable units within each bedroom distribution must be affordable to households earning no more than 30 percent of the regional median income. The remainder of the affordable units must be affordable to moderate-income households.

Affordability Average. The average rent for all affordable units cannot exceed 52 percent of the regional median income. At least one rent for each bedroom type must be offered for both low-income and moderate-income units. Calculation of the affordability average is available on DCA's website.

Maximum Rent. The maximum rent of restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of the regional median income.

Determining Rent Increases

Annual rent increases are permitted in affordable units. Rent increases are permitted at the anniversary of tenancy according to New Jersey Housing and Mortgage Finance Agency's Annual Regional Income Limits Chart, available on New Jersey Housing and Mortgage Finance Agency's website. These increases must be filed with and approved by the Administrative Agent. Property managers or landlords who have charged less than the permissible increase may use the maximum allowable rent with the next tenant with permission of the Administrative Agent. The maximum allowable rent would be calculated by starting with the rent schedule approved as part of initial lease-up of the development, and calculating the annual approved increase from the initial lease-up year to the present. Rents may not be increased more than once a year, may not be increased by more than one increment at a time, and may not be increased at the time of new occupancy if this occurs less than one year from the last rental. No additional fees may be added to the approved rent without the express written approval of the Administrative Agent.

VIOLATIONS, DEFAULTS AND REMEDIES

In the event of a threatened breach of any of the regulations governing the affordable unit by an Owner of a rental development, the Administrative Agent shall have all the remedies provided at law or equity, including the right to seek injunctive relief or specific performance, it being recognized by both parties that it will cause irreparable harm to the municipality, in light of the public policies set forth in the Fair Housing Act and the obligation for the provision of low- and moderate-income housing. Upon the occurrence of a breach of any of the regulations governing the affordable units by an Owner of a rental development, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, acceleration of all sums due under a mortgage,

recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.

Appeals

Appeals from all decisions of an Administrative Agent shall be made in writing to the Commissioner of the Executive Director of the NJ Housing Mortgage and Finance Agency:

NJ HMFA
Executive Director 637 South Clinton Avenue
P.O. Box 18550
Trenton, NJ 08625

The Executive Director's written decision, which shall be made within 15 days of receipt of an appeal, shall be a final administrative action.

MAINTENANCE OF RECORDS & APPLICANT FILES

Pursuant to NJAC 5:80-26.14(a)8, NJAC 5:80-26.15(c) and NJAC 5:80-26.17 current records must be maintained by the Administrative Agent and outdated records must be given to the municipality for safe-keeping. A file must be created and maintained on each restricted unit for its control period.

Administrative Agents maintain detailed records on all marketing initiatives.

Files To Be Maintained on Every Applicant

The Administrative Agent will maintain files on every applicant. All files will contain a preliminary application. If an applicant's preliminary application is approved, and the applicant files a formal application, the file will contain at a minimum:

- Application Form.
- Tenant Information Form
- Income Verification
- Letter of Certification of Eligibility or Letter of Determination of Ineligibility.

Files To Be Maintained on Every Unit

The Administrative Agent will maintain files on every unit for the length of the affordability controls. The unit file will contain at a minimum:

- Base rent
- Identification as low- or moderate-income
- Description of number of bedrooms and physical layout
- Floor plan
- Application materials, verifications and certifications of all present owners, pertinent correspondence
- Copy of lease
- Disclosure Statement

Files to Be Maintained on Every Project

The Administrative Agent will maintain files on every project for the length of the affordability controls. The project file will contain at a minimum:

- Condominium Master Deed
- Condominium Public Offering
- Crediting Information
- Original deed restriction
- Affordability control documents, including Declarations of Covenants, Conditions and Restrictions, Deed Restrictions, Deeds, Recapture Mortgages, Recapture Mortgage Notes, Disclosure Statement

Files To Be Maintained on The Applicant Pool

- Any changes to the applicant pool
- Any action taken with regard to the applicant pool
- Any activity that occurs that affects a particular applicant
- Current applications for all applicants whose status is active in the applicant pool
- The application, the initial rejection notice, the applicant's reply to the notice, a copy of the Administrative Agent's final response to the applicant, and all documentation of the reason the applicant's name was removed from the applicant pool.

Pursuant to N.J.A.C. 5:80-26.14(a)8, N.J.A.C. 5:80-26.15(c) and N.J.A.C. 5:80- 26.17 current records must be maintained by the Administrative Agent and outdated records must be given to the municipality for safe-keeping. A file must be created and maintained on each restricted unit for its control period.

Monitoring

The information required for each unit includes but is not limited to the following:

- A Recorded Deed for each project
- Street Address
- Block/Lot/Qualifier/Unit Number
- Housing Type
- Income: Very Low/Low/Moderate
- Initial Rental Price
- % of affordability
- Bedroom Type
- Age-restricted
- Handicap accessible/adaptable
- Date of Certificate of occupancy
- Effective date of affordability controls
- Length of affordability controls (years)
- Date Affordability controls removed

Appendix C

HUD APPROVED COUNSELING AGENCIES



HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
ATLANTIC	CONSUMER CREDIT AND BUDGET COUNSELING, DBA NATIONAL FOUNDATION FOR DEBT MANAGEMENT	**Phone:** 609-390-9652 **Fax:** 609-390-9653 **E-mail: help@cc-bc.com** **Web: www.cc-bc.com** **Agency ID:** 81557	299 South Shore Rd. MARMORA, New Jersey 08223	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish
BERGEN	COUNTY OF BERGEN, DEPARTMENT OF HUMAN SERVICES, DIVISION OF SENIOR SERVICES	**Phone:** 201-336-7431 **E-mail:** senior@co.bergen.nj.us **Web: www.co.bergen.nj.us** **Agency ID:** 80398	1 Bergen County Plz Division Senior Services, Floor 2 HACKENSACK, New Jersey 07601	- Mortgage Delinquency and Default Resolution Counseling - Reverse Mortgage Counseling	- English
BERGEN	FAIR HOUSING COUNCIL OF NORTHERN NEW JERSEY	**Phone:** 201-489-3552 **E-mail:** info@fairhousingnj.org **Web: www.fairhousingnj.org** **Agency ID:** 80399	131 Main St Ste 140 HACKENSACK, New Jersey 07601	- Fair Housing Pre-Purchase Education Workshops - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Rental Housing Counseling	- English - Spanish
BERGEN	GREATER BERGEN COMMUNITY ACTION, INC.	**Phone:** 201-968-0200 **Fax:** 201-342-9339 **E-mail: info@greaterbergen.org** **Web: www.greaterbergen.org** **Agency ID:** 84293	392 Main St HACKENSACK, New Jersey 07601	- Financial, Budgeting, and Credit Workshops - Home Improvement and Rehabilitation Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops - Services for Homeless Counseling	- English - Spanish
BURLINGTON	BURLINGTON COUNTY COMMUNITY ACTION PROGRAM	**Phone:** 609-835-4329 option 2 **Fax:** 609-835-9607 **E-mail: housing @bccap.org** **Web: www.bccap.org** **Agency ID:** 81842	One Van Sciver Parkway WILLINGBORO, New Jersey 08046	- Financial Management/Budget Counseling - Rental Housing Counseling - Services for Homeless Counseling	- English
CAMDEN	SENIOR CITIZENS UNITED COMMUNITY SERVICES OF CAMDEN COUNTY, INC.	**Phone:** 856-456-1121 **E-mail:** scucs@scucs.org **Web: www.scucs.org** **Agency ID:** 80409	537 W Nicholson Rd AUDUBON, New Jersey 08106	- Financial Management/Budget Counseling - Home Improvement and Rehabilitation Counseling - Pre-purchase Counseling - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
CAMDEN	NEIGHBORHOOD HOUSING SERVICES OF CAMDEN, INC	**Phone:** 856-541-0720 **Fax:** 856-541-8440 **E-mail:** info@nhscamden.org **Web:** www.nhscamden.org **Agency ID:** 80892	601-603 Clinton Street CAMDEN, New Jersey 08103	- Fair Housing Pre-Purchase Education Workshops - Financial Management/Budget Counseling - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - First Time Homebuyer Grant Program	- English - Spanish - Vietnamese
CAMDEN	PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP, INC.	**Phone:** 856-964-0440 **Fax:** 856-964-3664 **E-mail:** MDiaz@pbcip.org **Web:** www.pbcip.org **Agency ID:** 83501	1487 Kenwood Avenue CAMDEN, New Jersey 08103	- Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Resolving/Preventing Mortgage Delinquency Workshops	- English
CAMDEN	ST. JOSEPH'S CARPENTER SOCIETY	**Phone:** 856-966-8117 **Fax:** 856-342-7289 **E-mail:** info@sjcscamden.org **Web:** www.sjcscamden.org **Agency ID:** 84308	20 Church St CAMDEN, New Jersey 08105	- Financial, Budgeting, and Credit Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Counseling	- English - Spanish
CAMDEN	CCCS OF DELAWARE VALLEY, INC. DBA CLARIFI	**Phone:** 800-989-2227 **Toll-free:** 800-989-2227 **Fax:** 215-563-7020 **E-mail:** customerservice@clarifi.org **Web:** www.clarifi.org **Agency ID:** 82100	1060 Kings Highway N Suite 315 CHERRY HILL, New Jersey 08034	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Home Repairs	- English
CAMDEN	GREENPATH FINANCIAL WELLNESS	**Phone:** 866-406-2062 **Email:** housingdepartment@greenpath.com **Web:** www.greenpath.org/housing **Agency ID:** 90542	1060 Kings Hwy N Suite 315 CHERRY HILL, New Jersey 08034	- Fair Housing Pre-Purchase Education Workshops - Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
CAMDEN	NEW JERSEY CITIZEN ACTION	**Phone:** 856-966-3091 **Fax:** 856-414-1054 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 81026	1040 Kings Highway Suite 308 CHERRY HILL, New Jersey 08034	- Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Free Tax Prep - Small landlord Education Program	- English - Spanish
CAPE MAY	CONSUMER CREDIT AND BUDGET COUNSELING, DBA NATIONAL FOUNDATION FOR DEBT MANAGEMENT	**Phone:** 609-390-9652 **Fax:** 609-390-9653 **E-mail: help@cc-bc.com** **Web: www.cc-bc.com** **Agency ID:** 81557	299 South Shore Rd. MARMORA, New Jersey 08223	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish
CUMBERLAND	CONSUMER CREDIT AND BUDGET COUNSELING, DBA NATIONAL FOUNDATION FOR DEBT MANAGEMENT	**Phone:** 609-390-9652 **Fax:** 609-390-9653 **E-mail: help@cc-bc.com** **Web: www.cc-bc.com** **Agency ID:** 81557	299 South Shore Rd. MARMORA, New Jersey 08223	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish
CUMBERLAND	NEW JERSEY CITIZEN ACTION	**Phone:** 856-966-3091 **Toll-free:** 800-656-9637 **Fax:** 856-414-1054 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 81026	1040 Kings Highway Suite 308 CHERRY HILL, New Jersey 08034	- Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling	- English - Spanish
ESSEX	HOMES OF MONTCLAIR ECUMENICAL CORP. (HOMECORP)	**Phone:** 973-744-4141 **Fax:** 973-744-5333 **E-mail: info@homecorp.org** **Web: www.homecorp.org** **Agency ID:** 90058	17 Talbot St MONTCLAIR, New Jersey 07042	- Financial, Budgeting, and Credit Workshops - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops	- English

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
ESSEX	CONSUMER CREDIT AND BUDGET COUNSELING, DBA NATIONAL FOUNDATION FOR DEBT MANAGEMENT	**Phone**: 888-738-8233 Fax: 888) 738-8234 **E-mail: help@cc-bc.com** **Web: www.cc-bc.com** **Agency ID:** 90224	299 South Shore Rd, US Route 9 South, Marmora, NJ 08223, US	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish
ESSEX	CATHOLIC CHARITIES OF THE ARCHDIOCESE OF NEWARK	**Phone:** 973-596-4100 **Fax:** 973-676-0172 **E-mail:** mmorore@ccannj.org **Web: www.ccannj.com** **Agency ID:** 90020	590 North 7th Street NEWARK, New Jersey 07107	- Rental Housing Counseling - Services for Homeless Counseling	- English - Spanish
ESSEX	LA CASA DE DON PEDRO	**Phone:** 973-482-8312 **Fax:** 973-485-9984 **E-mail:** info@lacasadedonpedro.org **Web:** www.lacasanwk.org **Agency ID:** 84555	75 Park Ave, Newark, NJ 07104	- Financial, Budgeting, and Credit Workshops - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops	- English - Spanish
ESSEX	NACA (NEIGHBORHOOD ASSISTANCE CORPORATION OF AMERICA)	**Phone:** 973-679-2601 **Toll-free:** 617-250-6222 (Headquartes) **Fax:** 877-329-6222 **E-mail: N/A** **Web: https://www.naca.com** **Agency ID:** 84368	60 Park Pl Fl 15 S NEWARK, New Jersey 07102	- Fair Housing Pre-Purchase Education Workshops - Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Predatory Lending Education Workshops	- English - Other - Spanish
ESSEX	NEW COMMUNITY FEDERAL CREDIT UNION	**Phone:** 973-621-2363 **Toll-free:** 973-621-5624 **Fax:** 973-645-0252 **E-mail: mulu@newcommunity.org** info.fcu@newcommunity.org **Web: www.newcommunityfcu.org** **Agency ID:** 81161	274 S Orange Ave NEWARK, New Jersey 07103	- Fair Housing Pre-Purchase Education Workshops - Financial Management/Budget Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Predatory Lending Education Workshops	- English - Hindi

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
ESSEX	NEW JERSEY CITIZEN ACTION	**Phone:** 973-643-8800 **Toll-free:** 800-656-9637 **Fax:** 973-643-8100 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 80765	The Hahne's Building 625 Broad St Ste 270 NEWARK, New Jersey 07102	- Financial Management/Budget Counseling - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops	- English - Spanish
ESSEX	TRI-CITY PEOPLES CORPORATION	**Phone:** 973-675-4484 **Fax:** 862-930-3745 **E-mail: tcaldwell@tri-citypeoples.org** **Web: www.tri-citypeoples.org** **Agency ID:** 83474	The People's Center 675 S 19th St NEWARK, New Jersey 07103	- Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Services for Homeless Counseling	- English
ESSEX	URBAN LEAGUE OF ESSEX COUNTY	**Phone:** 973-624-9535 **E-mail:** info@ulec.org **Web: www.ulec.org** **Agency ID:** 83500	508 Central Ave NEWARK, New Jersey 07107	- Financial, Budgeting, and Credit Workshops - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Predatory Lending Education Workshops - Rental Housing Counseling - Resolving/Preventing Mortgage Delinquency Workshops - Services for Homeless Counseling	- English - Spanish
GLOUCESTER	CONSUMER CREDIT AND BUDGET COUNSELING, DBA NATIONAL FOUNDATION FOR DEBT MANAGEMENT	**Phone:** 609-390-9652 **Fax:** 609-390-9653 **E-mail: help@cc-bc.com** **Web: www.cc-bc.com** **Agency ID:** 81557	299 South Shore Rd. MARMORA, New Jersey 08223	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
GLOUCESTER	NEW JERSEY CITIZEN ACTION	**Phone:** 973-643-8800 **Toll-free:** 800-656-9637 **Fax:** 973-643-8100 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 81026	1040 Kings Highway Suite 308 CHERRY HILL, New Jersey 08034	- Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling	- English - Spanish
HUDSON	HUDSON COUNTY HOUSING RESOURCE CENTER, INC.	**Phone:** 201-795-5615 **Fax:** 201-795-1091 **E-mail:** info@hudsonghrc.org **Web: https://hudsonhrc.org/** **Agency ID:** 84986	830 Bergen Ave Suite 1A JERSEY CITY, New Jersey 07306	- Rental Housing Counseling	- ASL - English - Portuguese - Spanish
HUDSON	THE WATERFRONT PROJECT, INC.	**Phone:** 551-256-7578 **Fax:** 201-630-4313 **E-mail:** director@thewaterfrontproject.org **Web: www.thewaterfrontproject.org** **Agency ID:** 90239	830 Bergen Ave Suite 4A JERSEY CITY, New Jersey 07306	- Fair Housing - Financial Management - Pre-purchase Counseling - Post purchase Counseling - Rental Housing Counseling	- English - Spanish
HUDSON	NORTH HUDSON COMMUNITY ACTION CORPORATION	**Phone:** 201-866-3140 **E-mail:** scastano@nhcac.org **Web: www.nhcac.org** **Agency ID:** 80255	407 39th Street Apt 2 UNION CITY, New Jersey 07087	- Fair Housing Pre-Purchase Education Workshops - Financial, Budgeting, and Credit Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops - Services for Homeless Counseling	- English
HUNTERDON	CENTRAL JERSEY HOUSING RESOURCE CENTER, INC.	**Phone:** 908-446-0036 **E-mail: 2cjhrc@gmail.com** **Web: www.cjhrc.org** **Agency ID:** 80650	92 E Main St Suite 407 SOMERVILLE, New Jersey 08876	- Financial, Budgeting, and Credit Workshops - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops - Services for Homeless Counseling	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
MERCER	ISLES, INCORPORATED	**Phone:** 609-341-4700/609-341-4783 **Fax:** 609-341-4783 **E-mail: homehelp@isles.org** **Web: https://isles.org** **Agency ID:** 80988	10 Wood St TRENTON, New Jersey 08618	- Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Resolving/Preventing Mortgage Delinquency Workshops	- Cantonese - English - Spanish
MIDDLESEX	NEW JERSEY CITIZEN ACTION	**Phone:** 732-246-4772 **Toll-free:** 800-656-9637 **Fax:** 732-214-8385 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 80769	75 Raritan Ave Ste 200 HIGHLAND PARK, New Jersey 07055	- Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling	- English - Spanish
MIDDLESEX	PUERTO RICAN ACTION BOARD, INC.	**Phone:** 732-832-7535 **Fax:** 732-832-7536 **E-mail:** Lilla@prab.org **Web: www.prab.org** **Agency ID:** 84236	754 Route 18, Suite 202 East Brunswick, NJ, 08816-5601	- Homebuyer Education and Counseling and Housing Counseling - Mortgage Counseling, Mortgage Assistance and Foreclosure Mediation - Landlord-Tenet Mediation - Housing Discrimination Prevention - Homelessness Prevention - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Resolving/Preventing Mortgage Delinquency Workshops - Services for Homeless Counseling	- English - Spanish
MIDDLESEX	PUERTO RICAN ASSOCIATION FOR HUMAN DEVELOPMENT, INC.	**Phone:** 732-442-1081 **Alternate Phone:** 732-638-2800 **Fax:** 732-826-3082 **E-mail:** contact@prahd.org aivan@prahd.org **Web: www.prahd.org** **Agency ID:** 84906	100 First Street PERTH AMBOY, New Jersey 08861	- Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Resolving/Preventing Mortgage Delinquency Workshops - Down Payment Assistance Program For Middlesex County, State Program	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
MIDDLESEX	THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY	**Phone:** 732-826-3110-631 **Fax:** 732-826-3111 **E-mail: ehill@perthamboyha.org** **Web: www.perthamboyha.org/** **Agency ID:** 83664	881 Amboy Avenue PO BOX 390 PERTH AMBOY, New Jersey 08861	- Financial Management/Budget Counseling (FSS participants) - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling	- English - Other - Spanish
MONMOUTH	GARDEN STATE CONSUMER CREDIT COUNSELING, INC D/B/A NAVICORE SOLUTIONS	**Phone:** 732-409-6281 **Toll-free:** 866-472-4557 **Fax:** 732-863-5052 **E-mail: housing@navicoresolutions.org** **Web: www.navcioresolutions.org** **Agency ID:** 84870	200 US Highway 9 MANAPALAN, New Jersey 07726	- Financial Management/Budget Counseling - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling	- English - Spanish
MONMOUTH	AFFORDABLE HOUSING AUTHORITY	**Phone:** 732-389-2958 **E-mail: info@housingall.org** **Web: www.housingall.org** **Agency ID:** 82133	3535 Route 66 Parkway 100, Building 4 NEPTUNE, New Jersey 07753	- Financial, Budgeting, and Credit Workshops - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Resolving/Preventing Mortgage Delinquency Workshops - Reverse Mortgage Counseling	- Czech - English - Polish - Spanish -Ukrainian
MONMOUTH	MONEY MANAGEMENT INTERNATIONAL	**Phone:** 732-747-2792 **Toll-free:** 866-232-9080 **Fax:** 866-921-5129 **E-mail: counselinginfo@moneymanagement.org** **Web: www.moneymanagement.org** **Agency ID:** 82645	309 Fellowship Rd, Suite 200 Mount Laurel, New Jersey, 08054	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Online Homebuyer courses	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
MONMOUTH	NAVICORE SOLUTIONS	**Phone:** (732) 409-6281 **Email** housing@navicoresolutions.org **Web**: http://www.navicoresolutions.org **Agency ID**: 82226	200 US Highway 9 Manalapan, New Jersey, 07726	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Home Improvement and Rehabilitation Counseling - Non-Delinquency Post Purchase Workshops - Pre-Purchase Counseling - Pre-Purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling	- English - Spanish
MORRIS	HOUSING PARTNERSHIP OF NEW JERSEY	**Phone:** 973-659-9222 **Fax:** 973-659-9220 **E-mail:** contact@hpnj.us **Web: www.housingpartnershipnj.org** **Agency ID:** 81648	2 E. Blackwell St Ste 12 DOVER, New Jersey 07801	- Financial Management/Budget Counseling - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Financial Capability One on One Counseling - Financial Empowerment Workshop - Downpayment Assistance Loan Programs - CDFI Loan Program - Resolving/Preventing Mortgage Delinquency Workshops	- English - Spanish
OCEAN	AFFORDABLE HOUSING ALLIANCE, INC. TOMS RIVER BRANCH OFFICE	**Phone:** 732-389-2958/ 732-341-2272 **Fax:** 732-240-3639 **E-mail: info@@housingall.org** **Web: www.housingall.org** **Agency ID:** 90482	405 Washington Street TOMS RIVER, New Jersey 08753	- Financial, Budgeting, and Credit Workshops - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Reverse Mortgage Counseling	- English - Spanish
OCEAN	OCEAN, INC. (COMMUNITY ACTION PARTNERSHIP)	**Phone:** 732-244-5333 X 1108 **Fax:** 732-288-2619 **Email:** sshepard@oceaninc.org info@oceaninc.org **Web: www.oceaninc.org** **Agency ID:** 90545	40 Washington Street TOMS RIVER, New Jersey 08753	- Fair Housing Pre-Purchase Education Workshops - Financial Management/Budget Counseling - Financial, Budgeting, and Credit Workshops - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Predatory Lending Education Workshops - Rental Housing Counseling - Resolving/Preventing Mortgage Delinquency Workshops	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
PASSAIC	HOUSING AUTHORITY OF THE CITY OF PATERSON	**Phone:** 973-345-5080 **Fax:** 973-977-9085 **E-mail:** **Web: www.patersonhousingauthority.org** **Agency ID:** 81792	60 Van Houten St PO BOX H PATERSON, New Jersey 07505	- Financial Management/Budget Counseling - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops	- English - Spanish
PASSAIC	PATERSON TASK FORCE FOR COMMUNITY ACTION. INC	**Phone:** (973) 279-2333 ext.134 **Email:** dnicholson@patersontaskforce.com **Website:** http://www.patersontaskforce.com **Agency Id**: 80404	191 Market Street Paterson, New Jersey, 07505	- Fair Housing Pre-Purchase Education Workshops - Financial, Budgeting, and Credit Workshops - Mortgage Delinquency and Default Resolution Counseling - Pre-Purchase Counseling - Pre-Purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshop -	- English
SALEM	CONSUMER CREDIT AND BUDGET COUNSELING, DBA NATIONAL FOUNDATION FOR DEBT MANAGEMENT	**Phone:** 866-403-7798 **Toll-free:** 888-738-8233 **Fax:** 888-738-8234 **E-mail: help@cc-bc.com** **Web: www.cc-bc.com** **Agency ID:** 81557	299 S Shore Rd. US Route 9 So MARMORA, New Jersey 08223	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish
SALEM	NEW JERSEY CITIZEN ACTION	**Phone:** 856-966-3091 **Toll-free:** 800-656-9637 **Fax:** 856-414-1054 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 81026	1040 Kings Highway Suite 308 CHERRY HILL, New Jersey 08034	- Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling	- English - Spanish
SOMERSET	CENTRAL JERSEY HOUSING RESOURCE CENTER, INC.	**Phone:** 908-446-0036 **E-mail: 2cjhrc@gmail.com** **Web: www.cjhrc.org** **Agency ID:** 80650	92 E Main St Suite 407 SOMERVILLE, New Jersey 08876	- Financial, Budgeting, and Credit Workshops - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops - Services for Homeless Counseling	- English - Spanish

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
SUSSEX	CONSUMER CREDIT AND BUDGET COUNSELING, DBA NATIONAL FOUNDATION FOR DEBT MANAGEMENT	**Phone: 609-390-9652** **Toll-free:** 888-738-8233 **Fax:** 888-738-8234 **E-mail:** help@cc-bc.com/ rgraves@nfdm.org **Web: www.cc-bc.com** **Agency ID:** 90224	26 Park St. MONTCLAIR, New Jersey 07042	- Financial Management/Budget Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Reverse Mortgage Counseling - Services for Homeless Counseling	- English - Spanish
SUSSEX	NEW JERSEY CITIZEN ACTION	**Phone:** 973-643-8800 **Toll-free:** 800-656-9637 **Fax:** 973-643-8100 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 80765	625 Broad St Ste 270 NEWARK, New Jersey 07102	- Financial Management/Budget Counseling - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops	- English - Spanish
UNION	URBAN LEAGUE OF UNION COUNTY	**Phone:** 908-351-7200 **Email:** UrbanLeague@uloucnj.org **Web: www.uloucnj.org** **Agency ID:** 80403	1139 E Jersey St Ste 515 ELIZABETH, New Jersey 07201	- Fair Housing Pre-Purchase Education Workshops - Financial Management/Budget Counseling - Financial, Budgeting, and Credit Workshops - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops - Resolving/Preventing Mortgage Delinquency Workshops - Services for Homeless Counseling	- English - Spanish
UNION	NID-HCA PLAINFIELD	**Phone:** 908-941-1112 833-364-3422 **E-mail: MuhammadM@nidhousing.com** **Web: www.nidhousing.com** **Agency ID:** 90527	311 Park Ave PLAINFIELD, New Jersey 07060	- Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Non-Delinquency Post Purchase Workshops - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops - Resolving/Preventing Mortgage Delinquency Workshops - Services for Homeless Counseling	- English

HUD COUNSELING AGENCIES IN NEW JERSEY BY COUNTY

COUNTY	AGENCY NAME	PHONE, TOLL FREE FAX NUMBER EMAIL, WEBSITE AGENCY ID	ADDRESS	COUNSELING SERVICES	LANGUAGES
WARREN	NEW JERSEY CITIZEN ACTION	**Phone:** 973-643-8800 **Toll-free:** 800-656-9637 **Fax:** 973-643-8100 **E-mail: application@njcitizenaction.org** **Web: www.njcitizenaction.org** **Agency ID:** 80765	625 Broad St Ste 270 NEWARK, New Jersey 07102	- Financial Management/Budget Counseling - Home Improvement and Rehabilitation Counseling - Mortgage Delinquency and Default Resolution Counseling - Pre-purchase Counseling - Pre-purchase Homebuyer Education Workshops - Rental Housing Counseling - Rental Housing Workshops	- English - Spanish

People living in counties not listed here, should go to the nearest location in their housing region:

The information listed here is from www.HUD.gov. This list is updated aa 04/30/25.

Region 1: Bergen, Hudson, Passaic and Sussex

Region 2: Essex, Morris, Union and Warren

Region 3: Hunterdon, Middlesex and Somerset

Region 4: Mercer, Monmouth and Ocean

Region 5: Burlington, Camden and Gloucester

Region 6: Atlantic, Cape May, Cumberland and Salem

Appendix C ARCHIVE MANAGEMENT



STATE OF NEW JERSEY

MUNICIPAL HOUSING AND DEVELOPMENT MS00000-002

DIVISION of ARCHIVES & NJDARM RECORDS MANAGEMENT

Prepared by:
Division of Archives and Records Management
2300 Stuyvesant Avenue, PO Box 307 Trenton, NJ 08625-0307
www.njarchives.org
609.530.3200

Records Retention and Disposition Schedule	Agency: M500000	Schedule: 002	Page #:1 of 8

Department:	MUNICIPAL HOUSING AND DEVELOPMENT	**Agency Representative:**	BARBARA WALSH
Division:		**Title:**	DIRECTOR
Bureau:		**Phone #:**	

SCHEDULE APPROVAL: Unless in litigation, the records covered by this schedule, upon expiration of their retention periods, will be deemed to have no continuing value to the State of New Jersey and will be disposed of as indicated in accordance with the law and regulations of the State Records Committee. This schedule will become effective on the date approved by the State Records Committee.

Agency Representative Signature:	**Date:**	**Secretary, State Records Committee Signature:**	**Date:**

Record Series #	**Record Title and Description**	Audit	Alternate Media	Archival Review	Vital Record	Confidential	**Retention Policy**		**Disposition**	**Citation**
							Total Retention Period	Minimum Period in Agency		
	Director's Office									
0001-0000	Project File	X	X				10 Years After completion of construction		Destroy	
0002-0000	Blueprints and Maps		X				10 Years After completion of construction		Destroy	
0003-0000	Federal Grant File --- File contains but is not limited to Federal Grant Agreements, financial records, statistical records, and supporting documentation.	X								
0003-0001	Federal Grant File - Agreements --- File contains but is not limited to Federal Grant Agreements, financial records, statistical records, and supporting documentation.	X					6 Years After termination of grant		Destroy	
0003-0002	Federal Grant File - Supporting Documentation, Financial Records, and Statistical Records --- File contains but is not limited to Federal Grant Agreements, financial records, statistical records, and supporting documentation.						6 Years After termination of grant		Destroy	

* P - Public, C - Confidential

Record Series #	Record Title and Description	Audit	Alternate Media	Archival Review	Vital Record	Confidential	Retention Policy: Total Retention Period	Retention Policy: Minimum Period in Agency	Disposition	Citation
	Economic Development									
0050-0000	Economic Development Studies and Surveys						Permanent		Retain at Agency	
0051-0000	Urban Renewal File - Economic Development						10 Years After completion of construction		Destroy	
	Neighborhood Development									
0120-0000	Affordable Housing Project File --- File contains but is not limited to the following: Documentation from the Developer including Developer Certifications, Planned Real Estate Development (PRED) Public Offering Statement, deed, municipal land use approval and/or grant contract, project total number of units, total number of affordable units, total number of very-low, low-, and/or moderate-income units, number of units by bedroom distribution by very-low, low- and/or moderate income, floor plans, project maps, list of project principals or partners, project construction schedule, proposed pricing, list of public funding sources, grant agreement (copies), loan agreement (copies), condominium or homeowner fees, real estate taxes, utilities, flood insurance, contact information, rental lease agreement, Planning Zoning Board Resolutions (copies), Condominium/Homeowner Association or Rental Project Recorded files, Affirmative Marketing Plans and Advertisements, and Cost of Advertising records.	X	X						Destroy	
0120-0001	Affordable Housing Project File - Approved						Life of Deed restriction plus 10 yrs or Or Until Municipality Relinquishes Contol Plus 10 Yrs		Destroy	

* P - Public, C - Confidential

Record Series #	Record Title and Description	Audit	Alternate Media	Archival Review	Vital Record	Confidential	Retention Policy		Disposition	Citation
							Total Retention Period	Minimum Period in Agency		
0120-0002	Affordable Housing Project File - Denied/Withdrawn						3 Years		Destroy	
0120-0003	Affordable Housing Project File - Referral List					P	3 Years After referral list is purged		Destroy	
0121-0000	Affordable Housing Application File --- File includes but not limited to preliminary and final applications, documentation, disclosures, appeals,extentions and correspondence.									
	Neighborhood Development									
0121-0001	Affordable Housing Application File - Cerification Approved	X					3 Years After recorded discharge of mortgage or 3 yrs after expiration of lease		Destroy	
0121-0002	Affordable Housing Application File - Certificatipn Denied Or Expired	X					3 Years		Destroy	
0122-0000	Affordable Housing Unit File --- Fiile includes but is not limited to deeds with restrictions, recorded mortgages and notes, discharges, approved increases, correspondence, certifications, contracts, and leases.	X					Life of Deed restriction plus 10 yrs		Destroy	
0122-0001	Affordable Housing Unit File - Mailing Notification Of Responsibilities						3 Years After recorded discharge of mortgage or 3 yrs after expiration of lease		Destroy	

* P - Public, C - Confidential

Record Series #	Record Title and Description	Audit	Alternate Media	Archival Review	Vital Record	Confidential	Retention Policy: Total Retention Period	Retention Policy: Minimum Period in Agency	Disposition	Citation
	Neighborhood Development									
0123-0000	Affordable Housing Unit Inventory	X					3 Years After update		Destroy	
0124-0000	Affordable Housing Trust Fund And/Or Regional Contribution Agreement (RCA) Bank Account						6 Years After termination of account		Destroy	
0125-0000	Enforcement File - Projects And Units --- File includes but is not limited to Notices to Absentee Owner and correspondence.						10 Years After case closed		Destroy	
0126-0000	Monitoring Reports – Annual Submission						10 Years		Destroy	
0127-0000	Operations Manual						Life of Deed restriction plus 10 yrs or until municipality relinquishes control plus 10 yrs		Destroy	
	Neighborhood Planning									
0150-0000	Environmental Assessment File	X	X				Permanent		Retain at Agency	
0151-0000	Housing Project File	X	X				10 Years After completion of construction		Destroy	
0152-0000	General Planning Project File	X	X				10 Years After completion of construction		Destroy	

* P - Public, C - Confidential

Record Series #	Record Title and Description	Audit	Alternate Media	Archival Review	Vital Record	Confidential	Retention Policy		Disposition	Citation
							Total Retention Period	Minimum Period in Agency		
0153-0000	Green Acres Project File	X	X				Permanent		Retain at Agency	
0154-0000	Urban Renewal File - Neighborhood Planning	X	X				10 Years After completion of construction		Destroy	
0155-0000	Flood Control File	X	X				Permanent		Retain at Agency	
0156-0000	Rent Stabilization File	X	X				7 Years		Destroy	
0157-0000	Recreation Recovery Action Plan	X	X				Permanent		Retain at Agency	
	Property Improvement									
0200-0000	Financial, Construction And Loan Data For Each Property Assisted By Property Improvement Program.	X					10 Years After completion of construction		Destroy	
0201-0000	Estimator's Records	X					10 Years		Destroy	
0202-0000	Delinquent Accounts	X					6 Years After final payment		Destroy	
0203-0000	Program Accounts	X					6 Years		Destroy	
	Property Management									
0250-0000	Sold Properties And Indices	X					7 Years Unless in litigation		Destroy	
0251-0000	Redeemed Properties	X					7 Years Unless in litigation		Destroy	
0252-0000	Inspection File	X					7 Years Unless in litigation		Destroy	

* P - Public, C - Confidential

Record Series #	Record Title and Description	Audit	Alternate Media	Archival Review	Vital Record	Confidential	Retention Policy		Disposition	Citation
							Total Retention Period	Minimum Period in Agency		
0253-0000	Relocation File	X					7 Years Unless in litigation		Destroy	
0254-0000	Owned Properties and Indices	X	X				Permanent		Retain at Agency	
0255-0000	General Record Series Deleted - See County and Municipal General Schedule.	X								
0256-0000	Title Foreclosures	X					Permanent		Retain at Agency	
	Property Maintenance									
0300-0000	Work Orders	X					6 Years		Destroy	
0301-0000	Housing Plans	X	X				Permanent		Retain at Agency	
0302-0000	Utility Bills	X					6 Years		Destroy	
0303-0000	Quarterly Reports	X					3 Years		Destroy	
0304-0000	City Owned Properties and Lots	X	X				7 Years After disposal of building		Destroy	
0305-0000	Seniority List - Property Maintenance	X					As updated		Destroy	
0306-0000	Police Reports	X					3 Years		Destroy	
0307-0000	Gas Usage Reports	X					2 Years		Destroy	
0308-0000	Solid Waste Transport Records	X					6 Years		Destroy	
	Traffic and Parking									
0350-0000	Street Closings	X					6 Years		Destroy	
0351-0000	General Record Series Deleted - See County and Municipal General Schedule.	X								

* P - Public, C - Confidential

Record Series #	Record Title and Description	Audit	Alternate Media	Archival Review	Vital Record	Confidential	Retention Policy		Disposition	Citation
							Total Retention Period	Minimum Period in Agency		
0352-0000	Traffic Reports	X					3 Years		Destroy	
0353-0000	Project File - Traffic and Parking	X					6 Years		Destroy	
0354-0000	Work Orders - Street Sweeping and Street Lighting	X					6 Years		Destroy	
0355-0000	Barricade Data	X					3 Years		Destroy	
0356-0000	Crosswalk Data	X					3 Years As updated		Destroy	
0357-0000	Yellow Curb Painting Work Orders	X					3 Years As updated		Destroy	
0358-0000	Signal Requests	X					6 Years Unless in litigation		Destroy	
0359-0000	Building Plans - Public Building	X	X				Permanent		Retain at Agency	
0360-0000	Vehicle Use Data	X					3 Years After disposition of vehicle		Destroy	
0361-0000	Daily Work Report	X					6 Years		Destroy	
0362-0000	Signing and Government Marking	X	X				Permanent		Retain at Agency	
0363-0000	Special Signing (Non-Traffic) and Lettering	X	X				Permanent		Retain at Agency	
0364-0000	Damage Reports and Billings	X					6 Years		Destroy	
0365-0000	Drawings, Plans, and Maps	X	X				Permanent		Retain at Agency	
	Community Affairs									
0400-0000	Relocation Hearings	X					7 Years After settlement		Destroy	
0401-0000	Condemnation Hearings	X	X				Permanent		Retain at Agency	

* P - Public, C - Confidential

Records Retention and Disposition Schedule	Agency: M500000	Schedule: 002	Page #:8 of 8

Record Series #	Record Title and Description	Audit	Alternate Media	Archival Review	Vital Record	Confidential	Retention Policy		Disposition	Citation
							Total Retention Period	Minimum Period in Agency		
0402-0000	Demolition File	X	X				Permanent		Retain at Agency	
0403-0000	Project Case File	X	X				10 Years After completion of construction		Destroy	
0404-0000	Inspection Reports	X					7 Years		Destroy	
0405-0000	Rental Assistance Certification/Recreation of Tenant Eligibility	X					6 Years		Destroy	
0406-0000	Notice of Rent Increase	X					7 Years After termination of lease		Destroy	

1qTOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY ADOPTING THE REVISED REHABILITATION PROGRAM MANUAL FOR THE TOWNSHIP OF WINSLOW

WHEREAS, in accordance with the Fair Housing Act and the New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26-1, et seq.), the Township of Winslow is required to adopt a Rehabilitation Program Manual to ensure that all affordable housing units rehabilitated through the Township's Rehabilitation Program are rehabilitated according to all rules and regulations applicable to rehabilitation programs and participants meet income requirements, particularly those living and/or working within Housing Region 5, the Affordable Housing Region encompassing the Township of Winslow.

WHEREAS, the Governing Body adopted a Rehabilitation Program Manual by Resolution R-2026-114 on March 10, 2026; and

WHEREAS, the Governing Body deems it necessary to revise said Manual to further comply with the Fair Housing Act and the New Jersey Uniform Housing Affordability Controls.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Township Committee of the Township of Winslow, County of Camden, State of New Jersey hereby adopts the Revised Rehabilitation Program Manual attached hereto as Exhibit "A."

ADOPTED: July 21, 2026

_____
MARIE D. LAWRENCE, MAYOR

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **July 21, 2026**, at the Winslow Township Municipal Building.

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

Exhibit “A”

Resolution Reducing Performance Guarantee for Ravello Court

WHEREAS, the Township of Winslow has received a request from the developer for Performance Guarantee reductions for Ravello Court improvements; and

WHEREAS, the Township Consulting Engineer by letter dated June 30, 2026 has indicated that an inspection to reduce the Performance Guarantees has been performed and that the reductions can be granted, said letter attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that based on the recommendation of the Township Consulting Engineer that it hereby ***approves reduction for the Performance Guarantee posted by Bruce Paparone, Inc. from $1,244,353.79 to $365,014.35 effective the date of this Resolution.***

Adopted*:* July 21, 2026

MARIE D. LAWRENCE, MAYOR

LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **July 21, 2026** at the Winslow Township Municipal Building.

LISA L. DORITY, RMC
MUNICIPAL CLERK

Dated:

R-2026-_____

ARTHEON
BUILT ON LEGACY, DRIVEN BY PURPOSE

344 N. Route 73, Suite A
Berlin, NJ 08009
P:856 • 767 • 6901

July 6, 2026

Ms. Lisa Dority, RMC, Township Clerk
Winslow Township
125 South Route 73
Braddock, NJ 08037

Re: ***Ravello Court***
Performance Guarantee Reduction
Block 3901, Lot 4
Winslow Township, Camden County, New Jersey
Our File No. WE26003

Dear Lisa:

As requested by the developer, we have reviewed the site improvements at the above referenced project for the purposes of evaluating the developer's request for posting a reduced Performance Guarantee Amount for the project based on improvements that have already been installed. Our site inspection indicates that site improvements have been completed including curb, storm drainage improvements, paving and other related site improvements. We have also discussed the reduction request with Joe Mingle and Sydney Latarola of Remington & Vernick, on July 1, 2026. They indicated what work has been completed on sanitary sewer and water utility improvements and recommend the noted reduction.

We have prepared the table below for the Performance Guarantee. We have no objection with the Township reducing the Performance Guarantee amount to be posted as follows:

Phase	Original Guarantee Amount	New Adjusted Amount
1	$1,244,353.79	$365,014.35*

*Note: 30% of the original Performance Guarantee Amount.

We have also enclosed a detailed breakdown of the above amounts.

Our recommendation for a Reduced Performance Guarantee amount is not intended to release the developer from its obligation to complete all improvements for the entire project in accordance with the applicable permits, approvals and conditions nor does it obligate the Township or this office to final acceptance of the improvements. It is intended that the remaining amount (30%) of the recommended Performance Guarantee amount may be used to ensure completion and / or correction of any improvement and be held by the township until final completion of all site improvements.

If you should have any questions or require additional assistance, please feel free to contact our office.

Sincerely,

ARTHEON
Gary Angus White, P.E., P.P., C.M.E.

cc: Mayor and Township Committee Members (with enclosures)
Mr. Joseph A. Gallagher, Township Administrator (with enclosures)
Mr. Stuart A. Platt, Esq., Township Solicitor (with enclosures)
Ms. Linda Kent, Deputy Township Clerk (with enclosures)
Ms. Christy Mezzatesta, Zoning Board Secretary (with enclosures)
Ms. Sydney Latarola, RVE (with enclosures)
Mr. Joseph Mingle, RVE (with enclosures)
Mr. Louis Bowman Jr. Superintendent Winslow Utilities (with enclosures)
Mr. Scott Bordick, Bruce Paparone, Inc. (with enclosures)
Mr. Jeff Goodwin, Bruce Paparone, Inc. (with enclosures)
Mr. Rick Clemson, James Sassano Associates (with enclosures)

Bonding Estimate for Bruce Paparone, Inc.
Township of Winslow, Camden County
Our File No.: WE26003
Performance Guarantee

Bruce Paparone, Inc.

Item	Description	Unit	Estimated Quanties	Price	Total	Percent Remaining	Quantity	Total
	PUBLIC-SITE IMPROVEMENTS							
	Site Improvements							
1	HMA 12.5M64 Surface Course, 2" Thick	SY	4,526	$12.00	$54,312.00	100%	4,526	$54,312.00
2	HMA 19M64 Base Course, 4" Thick	SY	4,526	$19.00	$85,994.00	10%	453	$8,599.40
3	Dense Graded Aggregate, 6" Thick	SY	4,526	$10.00	$45,260.00	0%	0	$0.00
4	Tack Coat	GAL	481	$5.00	$2,405.00	0%	0	$0.00
5	Belgian Block Curb	LF	2,255	$23.50	$52,992.50	10%	226	$5,299.25
6	Mountable Belgian Block Curb	LF	215	$26.00	$5,590.00	0%	0	$0.00
7	Sidewalk, Concrete, 4" Thick, Class B	SF	6,524	$6.00	$39,144.00	100%	6,524	$39,144.00
8	Sidewalk, Concrete, 6" Thick, Class B	SF	2,496	$7.50	$18,720.00	100%	2,496	$18,720.00
9	Concrete Driveway Aprons, 6" Thick, Class B	SF	3,432	$7.50	$25,740.00	100%	3,432	$25,740.00
10	Concrete Monuments	UN	10	$250.00	$2,500.00	100%	10	$2,500.00
11	EV Parking Space, Complete	UN	1	$3,000.00	$3,000.00	100%	1	$3,000.00
	Site Storm Sewer							
1	15" Reinforced Concrete (RCP) Pipe Class III	LF	480	$52.25	$25,080.00	10%	48	$2,508.00
2	18" Reinforced Concrete (RCP) Pipe Class III	LF	117	$57.00	$6,669.00	0%	0	$0.00
3	24" Reinforced Concrete (RCP) Pipe Class III	LF	25	$65.25	$1,631.25	0%	0	$0.00
4	14"x23" Reinforced Concrete (RCP) Pipe Class III	LF	158	$99.00	$15,642.00	0%	0	$0.00
5	14"x23" Reinforced Concrete (RCP) Pipe Class V	LF	164	$105.00	$17,220.00	0%	0	$0.00
6	15" NJDOT Type DW Headwall	UN	4	$4,255.00	$17,020.00	0%	0	$0.00
7	24" NJDOT Type DW Headwall	UN	1	$4,825.00	$4,825.00	0%	0	$0.00
8	14"x23" NJDOT Type DW Headwall	UN	3	$4,535.00	$13,605.00	0%	0	$0.00
9	Storm Sewer Manhole, 4' Dia. Base	UN	3	$4,650.00	$13,950.00	0%	0	$0.00
10	NJDOT Inlet - Type B	UN	8	$4,920.00	$39,360.00	0%	0	$0.00
11	NJDOT Inlet - Type E	UN	1	$5,085.00	$5,085.00	0%	0	$0.00
12	NJDOT Inlet - Type E Basin Outlet Control Structure	UN	5	$7,500.00	$37,500.00	0%	0	$0.00
13	6'x4' Filtera Manufactured Treatment Unit	UN	2	$22,000.00	$44,000.00	100%	2	$44,000.00

	Site Traffic Control and Lighting							
1	Sign, Traffic Control	EA	15	$250.00	$3,750.00	100%	15	$3,750.00
2	Street Sign	EA	1	$300.00	$300.00	100%	1	$300.00
3	Stop Bars, 24' wide, thermoplastic	EA	1	$150.00	$150.00	100%	1	$150.00
4	4" Painted Solid White Lines, Parking Stalls	LF	288	$1.50	$432.00	100%	288	$432.00
5	25' Street Light	EA	5	$1,750.00	$8,750.00	100%	5	$8,750.00
	Sanitary Sewer							
1	8" PVC, 6'-8' DEEP	LF	825	$52.00	$42,900.00	10%	83	$4,290.00
2	8" PVC, 8'-10' DEEP	LF	130	$66.00	$8,580.00	0%	0	$0.00
3	8" PVC, 10'-12' DEEP	LF	171	$70.00	$11,970.00	0%	0	$0.00
4	MANHOLE, 6'-8' DEEP	UN	4	$4,200.00	$16,800.00	0%	0	$0.00
5	MANHOLE, 8'-10' DEEP	UN	1	$4,700.00	$4,700.00	0%	0	$0.00
6	MANHOLE, 10'-12' DEEP	UN	1	$5,200.00	$5,200.00	0%	0	$0.00
7	DROP MANHOLE, 10-12' DEEP	UN	1	$5,400.00	$5,400.00	0%	0	$0.00
8	SANITARY LATERAL, COMPLETE	UN	48	$1,100.00	$52,800.00	0%	0	$0.00
9	CONNECTION TO EXISTING MANHOLE	UN	1	$2,500.00	$2,500.00	0%	0	$0.00
10	SANITARY SEWER SYSTEM VIDEO TESTING	LF	1,126	$4.50	$5,067.00	100%	1,126	$5,067.00
11	SANITARY SEWER AS-BUILTS	LS	1	$2,500.00	$2,500.00	100%	1	$2,500.00
	Water Main							
1	12"X8" Wet Tap, Complete	UN	1	$15,610.00	$15,610.00	0%	0	$0.00
2	8" CLDIP Water Main, CL 52	LF	1,010	$70.00	$70,700.00	10%	101	$7,070.00
3	8" Gate Valve	UN	4	$3,300.00	$13,200.00	0%	0	$0.00
4	Fire Hydrant, Complete	UN	3	$6,675.00	$20,025.00	0%	0	$0.00
5	Water Service Lateral, Complete	UN	48	$2,400.00	$115,200.00	10%	5	$11,520.00
6	Water Main Testing and Disinfection	LF	1,010	$5.00	$5,050.00	50%	505	$2,525.00
7	Water System As-Builts	LS	1	$2,000.00	$2,000.00	100%	1	$2,000.00
	Landscaping							
1	Shade Trees	EA	4	$500.00	$2,000.00	100%	4	$2,000.00
2	Ornamental Trees	EA	5	$300.00	$1,500.00	100%	5	$1,500.00
3	Evergreen Trees	EA	49	$400.00	$19,600.00	100%	49	$19,600.00
	Safety and Stabilization (Restoration)							
1	Safety/Stabilization Bond ($5,000 for bondable cost up to $	EA	1	$5,000.00	$5,000.00	100%	1	$5,000.00
2	Safety/Stabilization Bond (2.5% for bondable cost from $1(	EA	1	$22,500.00	$22,500.00	100%	1	$22,500.00
3	Safety/Stabilization Bond (1% for cost over $1 million)	EA	1	$139.29	$139.29	100%	1	$139.29

Subtotal	$1,013,928.75	**Subtotal**	$302,915.94
20% Contigencies	$202,785.75	**20% Contigencies**	$60,583.19
Total	$1,244,353.79	**Total**	$363,499.13
		***Adjusted Amount**	$365,014.35

RESOLUTION AUTHORIZING 2026/2027 PLENARY RETAIL CONSUMPTION LICENSE RENEWALS

WHEREAS, applications for renewal of the 2026/2027 Plenary Retail Consumption Licenses have been submitted to the Municipal Clerk; and

WHEREAS, the applications, after examination, appear to be correctly executed and all answers completed where applicable and any necessary corrections made; and

WHEREAS, it appears that all fees have been paid.

NOW, THEREFORE, BE IT RESOLVED that the applications of the 2026/2027 Plenary Retail Consumption Licenses for renewal, be and the same are hereby approved as follows:

LICENSE NUMBER & NAME	**LOCATION**
0436-33-004-009 Malachi-Dukes, LLC (POCKET)	1007 Standish Drive Turnersville, NJ 08012
0436-33-026-007 Ace Lounge & Bar Winslow, LLC (POCKET)	3 Woodfield Drive Swedesboro, NJ 08085

ADOPTED: June 23, 2026

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk

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R-2026-_____

RESOLUTION PROVIDING FOR CLOSING AND REFUND OF DEVELOPERS' ESCROW Budget # E 1227 Bank #7766731721 358 Wallington LLC 368 Cross Keys Road

WHEREAS Chapter 40 of the Township Codes provides for certain funds to be placed in escrow by developers with the Township of Winslow, and

WHEREAS the current amount in the escrow account of E 1227 Bank #7766731721

WHEREAS funds remaining in escrow, after the conclusion of the inspection escrow may be released; and

WHEREAS a request for a refund dated July 7th, 2026, was received from the Office of Planning and Zoning Board attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that the entire remaining balance of $ 2,084.59 plus any appropriate added accumulated interest at time of payment in the Escrow Account for "E 1227 Bank #7766731721 be and the same is hereby 358 Wallington, LLC, 128 Merritt Drive, Oradell, NJ 07649."

ADOPTED: July 21, 2026

_____
MARIE D. LAWRENCE, MAYOR

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK
TOWNSHIP OF WINSLOW

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on July 21, 2026, at the Mayor Dominic Maiese Municipal Complex.

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK
TOWNSHIP OF WINSLOW

R-2026_____

REQUEST FOR ESCROW REFUND AND CLOSE

DATE: July 7, 2026

TYPE: Escrow

APPLICANT: 358 Wallington LLC

ADDRESS: 128 Merritt Drive
Oradell, NJ 07649

BANK #: 7766731721 **BUDGET # E 1227**

AMOUNT: $ 2,084.59

REVIEW ESCROW ~ Date of Final Approval: **N/A**

INSPECTION ESCROW ~ Date Released from Maintenance Bond: **NA**

REASON FOR REQUEST: Project Completed

REMARKS: In accordance with close-out procedures established under the provisions of N.J.S.A 40:55D-11:

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

Jershey Madrigal

WHEREAS, the governing body, by appropriate resolution, may return all taxes collected on property which would have been exempt had proper claim in writing been made (N.J.S.A. 54:4-3.30 et seq.); and

WHEREAS, Jershey Madrigal, a totally disabled and honorably discharged United States Service Veteran, and as such entitles her to a total property tax exemption on her property, Block 4409, Lot 10, known as 2 Villa Circle in Winslow Township, New Jersey, per the attached memorandum dated July 6, 2026, from the Tax Assessor for Winslow Township; and

WHEREAS, in accordance with the attached memorandum, the governing body by this resolution may cancel property taxes effective June 5, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey that the taxes shall be canceled as set forth above and the Tax Collector is directed to make the appropriate adjustments to the records.

BE IT FURTHER RESOLVED that this property shall remain exempt from property taxes for as long as Jershey Madrigal and/or their surviving spouse, owns and resides in the property.

Adopted: July 21, 2026

_____
Marie D. Lawrence, Mayor
Township of Winslow

_____
Lisa L. Dority, RMC
Municipal Clerk

RESOLUTION NO. 2026-_____

WINSLOW TOWNSHIP ASSESSOR'S OFFICE
125 SOUTH ROUTE 73, BRADDOCK, NJ 08037

Darlene Campbell, CTA
Winslow Township Tax Assessor

Tel: (609)567-0700 Option #9
Fax: (609)561-8197

TO: Sharee Shiver, CTC
Tax Collector

FROM: Assessor's Office

SUBJECT: **Property Tax Exemption**
Of a Totally Disabled Veteran

DATE: July 6, 2026

Be advised that our office has approved a Totally Disabled Veteran Property Tax Exemption application for the property listed below.

Property Owner: Jershey Madrigal
Block 4409 ***Lot*** 10
Location: 2 Villa Circle
Current Total Assessment: $ 226,400
Deed Date: May 11, 2026
Effective Date: June 5, 2026
Statue: N.J.S.A. 54:4-3.30

Please provide this office with a copy of the applicable resolution.

If you have any questions or require additional information, please do not hesitate to contact this office.

Thank you.

cc: file
Jershey Madrigal

BLQ: 4409. 10. Tax Year: 2026 to 2026
Owner Name: MADRIGAL JERSHEY & ARNOLDO Property Location: 2 VILLA CIRCLE

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,251.55	2,251.55	0.00	0.00	4,503.10
Payments:	2,251.55	2,251.55	1.00	0.00	4,504.10
Balance:	0.00	0.00	1.00-	0.00	1.00-

Date	Qtr	Type / Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2026 Prin Balance
		Original Billed							4,503.10		4,503.10
01/15/26	1	Payment	001	378	CK	70602	5	NL 1-15	2,251.55	0.00	2,251.55
05/05/26	2	Payment	001	409	CK	71746	177	KM 5-5	1,125.77	0.00	1,125.78
05/18/26	2	Payment	001	76541	CK	71909	30	LMC 5-18	1,125.78	4.25	0.00
		Classic Business Service, LLC									
05/18/26	3	Payment	001	76541	CK	71909	29	LMC 5-18	1.00	0.00	1.00-
		Classic Business Service, LLC									

Total Principal Balance for Tax Years in Range: 1.00-

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

Richard Congleton

WHEREAS, the governing body, by appropriate resolution, may return all taxes collected on property which would have been exempt had proper claim in writing been made (N.J.S.A. 54:4-3.30 et seq.); and

WHEREAS, Richard Congleton, a totally disabled and honorably discharged United States Service Veteran, and as such entitles him to a total property tax exemption on his property, Block 5501, Lot 6, known as 23 Fountaine Court in Winslow Township, New Jersey, per the attached memorandum dated July 6, 2026, from the Tax Assessor for Winslow Township; and

WHEREAS, in accordance with the attached memorandum, the governing body by this resolution may cancel property taxes effective June 29, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey that the taxes shall be canceled as set forth above and the Tax Collector is directed to make the appropriate adjustments to the records.

BE IT FURTHER RESOLVED that this property shall remain exempt from property taxes for as long as Richard Congleton and/or their surviving spouse, owns and resides in the property.

Adopted: July 21, 2026

_____
Marie D. Lawrence, Mayor
Township of Winslow

_____
Lisa L. Dority, RMC
Municipal Clerk

RESOLUTION NO. 2026-_____

WINSLOW TOWNSHIP ASSESSOR'S OFFICE
125 SOUTH ROUTE 73, BRADDOCK, NJ 08037

Darlene Campbell, CTA
Winslow Township Tax Assessor

Township of Winslow

Tel: (609)567-0700 Option #9
Fax: (609)561-8197

TO: Sharee Shiver, CTC
Tax Collector

FROM: Assessor's Office

SUBJECT: **Property Tax Exemption**
Of a Totally Disabled Veteran

DATE: July 6, 2026

Be advised that our office has approved a Totally Disabled Veteran Property Tax Exemption application for the property listed below.

Property Owner: Richard Congleton
Block 5501 ***Lot*** 6
Location: 23 Fountaine Court
Current Total Assessment: $ 176,100
Deed Date: September 1, 2005
Effective Date: June 29, 2026
Statue: N.J.S.A. 54:4-3.30

Please provide this office with a copy of the applicable resolution.

If you have any questions or require additional information, please do not hesitate to contact this office.

Thank you.

cc: file
Richard Congleton

BLQ: 5501. 6. Tax Year: 2026 to 2026
Owner Name: CONGLETON RICHARD & ELINET Property Location: 23 FOUNTAINE COURT

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,751.32	1,751.31	0.00	0.00	3,502.63
Payments:	1,751.32	1,751.31	0.00	0.00	3,502.63
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
		Original Billed						3,502.63		3,502.63
02/06/26	1	Payment	001	CORELOGIC	CK	70874 4749	CORELOGI	1,751.32	0.00	1,751.31
05/07/26	2	Payment	001	CORELOGIC	CK	71814 4769	CORELOGI	1,751.31	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

Veronica Valdes-Melendez

WHEREAS, the governing body, by appropriate resolution, may return all taxes collected on property which would have been exempt had proper claim in writing been made (N.J.S.A. 54:4-3.30 et seq.); and

WHEREAS, Veronica Valdes-Melendez, a totally disabled and honorably discharged United States Service Veteran, and as such entitles her to a total property tax exemption on her property, Block 5801, Lot 39.03, known as 193 South Route 73 in Winslow Township, New Jersey, per the attached memorandum dated July 6, 2026, from the Tax Assessor for Winslow Township; and

WHEREAS, in accordance with the attached memorandum, the governing body by this resolution may cancel property taxes effective June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey that the taxes shall be canceled as set forth above and the Tax Collector is directed to make the appropriate adjustments to the records.

BE IT FURTHER RESOLVED that this property shall remain exempt from property taxes for as long as Veronica Valdes-Melendez and/or their surviving spouse, owns and resides in the property.

Adopted: July 21, 2026

_____
Marie D. Lawrence, Mayor
Township of Winslow

_____
Lisa L. Dority, RMC
Municipal Clerk

RESOLUTION NO. 2026-_____

WINSLOW TOWNSHIP ASSESSOR'S OFFICE
125 SOUTH ROUTE 73, BRADDOCK, NJ 08037

Darlene Campbell, CTA
Winslow Township Tax Assessor

Township of Winslow

Tel: (609)567-0700 Option #9
Fax: (609)561-8197

TO: Sharee Shiver, CTC
Tax Collector

FROM: Assessor's Office

SUBJECT: **Property Tax Exemption**
Of a Totally Disabled Veteran

DATE: July 6, 2026

Be advised that our office has approved a Totally Disabled Veteran Property Tax Exemption application for the property listed below.

Property Owner: Veronica B Valdes-Melendez
Block 5801 ***Lot*** 39.03
Location: 193 South Route 73
Current Total Assessment: $ 290,300
Deed Date: March 20, 2026
Effective Date: June 30, 2026
Statue: N.J.S.A. 54:4-3.30

Please provide this office with a copy of the applicable resolution.

If you have any questions or require additional information, please do not hesitate to contact this office.

Thank you.

cc: file
Veronica B Valdes-Melendez

BLQ: 5801. 39.03 Tax Year: 2026 to 2026
Owner Name: MELENDEZ-VALDES VERONICA BARBARA Property Location: 193 SOUTH ROUTE 73

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,824.54	2,824.53	0.00	0.00	5,649.07
Payments:	2,824.54	2,824.53	0.00	0.00	5,649.07
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2026 Prin Balance
		Original Billed							5,649.07		5,649.07
02/06/26	1	Payment	001	CORELOGIC	CK	70874	4880	CORELOGI	2,824.54	0.00	2,824.53
04/08/26	2	Payment	001	1155075	CK	71432	66	NL 4-8	2,824.53	0.00	0.00
		ORANGE COAST LENDER SERVICES									

Total Principal Balance for Tax Years in Range: 0.00

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

Neil Rigney

WHEREAS, the governing body, by appropriate resolution, may return all taxes collected on property which would have been exempt had proper claim in writing been made (N.J.S.A. 54:4-3.30 et seq.); and

WHEREAS, Neil Rigney, a totally disabled and honorably discharged United States Service Veteran, and as such entitles him to a total property tax exemption on his property, Block 5706, Lot 7.08, known as 107 Curcio Lane in Winslow Township, New Jersey, per the attached memorandum dated July 6, 2026, from the Tax Assessor for Winslow Township; and

WHEREAS, in accordance with the attached memorandum, the governing body by this resolution may cancel property taxes effective July 6, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey that the taxes shall be canceled as set forth above and the Tax Collector is directed to make the appropriate adjustments to the records.

BE IT FURTHER RESOLVED that this property shall remain exempt from property taxes for as long as Neil Rigney and/or their surviving spouse, owns and resides in the property.

Adopted: July 21, 2026

_____
Marie D. Lawrence, Mayor
Township of Winslow

_____
Lisa L. Dority, RMC
Municipal Clerk

RESOLUTION NO. 2026-_____

WINSLOW TOWNSHIP ASSESSOR'S OFFICE
125 SOUTH ROUTE 73, BRADDOCK, NJ 08037

Darlene Campbell, CTA
Winslow Township Tax Assessor



Tel: (609)567-0700 Option #9
Fax: (609)561-8197

TO: Sharee Shiver, CTC
Tax Collector

FROM: Assessor's Office

SUBJECT: **Property Tax Exemption**
Of a Totally Disabled Veteran

DATE: July 6, 2026

Be advised that our office has approved a Totally Disabled Veteran Property Tax Exemption application for the property listed below.

Property Owner: Neil Rigney
Block 5706 ***Lot*** 7.08
Location: 107 Curcio Lane
Current Total Assessment: $ 365,600
Deed Date: April 14, 2020
Effective Date: July 6, 2026
Statue: N.J.S.A. 54:4-3.30

Please provide this office with a copy of the applicable resolution.

If you have any questions or require additional information, please do not hesitate to contact this office.

Thank you.

cc: file
Neil Rigney

BLQ: 5706. 7.08 Tax Year: 2026 to 2026
Owner Name: RIGNEY NEIL & WELDON KAITLIN Property Location: 107 CURCIO LANE

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,573.40	3,573.39	0.00	0.00	7,146.79
Payments:	3,573.40	3,573.39	0.00	0.00	7,146.79
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2026 Prin Balance
		Original Billed							7,146.79		7,146.79
02/06/26	1	Payment	001	CORELOGIC	CK	70874	4833	CORELOGI	3,573.40	0.00	3,573.39
05/07/26	2	Payment	001	CORELOGIC	CK	71814	4855	CORELOGI	3,573.39	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION PLACING A LIEN ON VARIOUS PROPERTIES
GRASS CUTTING LIENS

WHEREAS, the Township of Winslow provided notice to the owners of the Blocks and Lots on the list attached hereto and incorporated by reference herein to cut grass and weeds on the properties due to its extreme length and to render other services as needed; and

WHEREAS, the property owners failed to take such action in accordance with the notice from the Township; and

WHEREAS, as a result of the property owners' failure to take the appropriate action, the Township made arrangements to have the grass and weeds cut on the properties and in some cases provide other services; and

WHEREAS, pursuant to Chapter 204 of the Code of the Township of Winslow, all costs associated with the work undertaken can be charged against the property as a lien; and

WHEREAS, the Department of Public Works provided a breakdown of costs expended to perform these services, which is attached hereto and incorporated by reference herein as Exhibit "A"

R-2026-_____

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that for the reasons set forth here and above, it hereby approves the certification of costs expended, to cut grass and weeds, and to provide other services as needed on the Blocks and Lots listed and attached hereto, including administrative costs, which amounts shall become a lien against these properties pursuant to Chapter 204 of the Code of the Township of Winslow.

BE IT FURTHER RESOLVED that a copy of this Resolution and the costs expended shall be provided to the Township's Tax Collector in order for liens to be formally placed against the properties.

ADOPTED: July 21, 2026

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk
Township of Winslow

LLD/ps

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **July 21, 2026** at the Winslow Township Municipal Building.

_____
Lisa L. Dority, RMC
Municipal Clerk
Dated:

Exhibit “A”

Grass Liens Report

Case	Property APN	Address Num	Street	Topic	Total Fees Due	Fee Charged	Fee Note
26-0424	11806-21	8	Heywood Lane	Property Maintenance 10 Day	571.00	200.00	mobility
						75.00	1.5 hours handtools
						150.00	mower
						23.00	rg
						23.00	kh
						100.00	admin
26-0731	4102-29	174	New Brooklyn Road	Property Maintenance 10 Day	373.00	200.00	Mobility
						25.00	
						25.00	
						11.50	DS
						11.50	TC
						100.00	admin
26-0820	115-11		Cross Keys Road	Property Maintenance 10 Day	423.00	200.00	Mobility
						50.00	
						50.00	
						11.50	DS
						11.50	TC
						100.00	admin
26-0854	10405-16	7	Pritchard Lane	Property Maintenance 10 Day	646.00	200.00	mobility
						200.00	mower 2 hours
						100.00	handtools
						23.00	labor rg
						23.00	labor kh
						100.00	admin
26-0919	119-14	206	Bittlewood Avenue	Property Maintenance 10 Day	373.00	200.00	Mobility
						25.00	
						25.00	
						11.50	DS
						11.50	TC
						100.00	admin
26-0995	5501-2	249	Waterford Road	Property Maintenance 10 Day	738.00	200.00	Mobility
						150.00	
						150.00	
						69.00	DS
						69.00	TC
						100.00	admin
Total						**3,124.00**	

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

Lisa Morales

WHEREAS, the governing body, by appropriate resolution, may return all taxes collected on property which would have been exempt had proper claim in writing been made (N.J.S.A. 54:4-3.30 et seq.); and

WHEREAS, Lisa Morales, a totally disabled and honorably discharged United States Service Veteran, and as such entitles her to a total property tax exemption on her property, Block 12708, Lot 19, known as 2 Sleepy Hollow Court in Winslow Township, New Jersey, per the attached memorandum dated July 15, 2026, from the Tax Assessor for Winslow Township; and

WHEREAS, in accordance with the attached memorandum, the governing body by this resolution may cancel property taxes effective May 7, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey that the taxes shall be canceled as set forth above and the Tax Collector is directed to make the appropriate adjustments to the records.

BE IT FURTHER RESOLVED that this property shall remain exempt from property taxes for as long as Lisa Morales and/or their surviving spouse, owns and resides in the property.

Adopted: July 21, 2026

_____
Marie D. Lawrence, Mayor
Township of Winslow

_____
Lisa L. Dority, RMC
Municipal Clerk

RESOLUTION NO. 2026-_____

WINSLOW TOWNSHIP ASSESSOR'S OFFICE
125 SOUTH ROUTE 73, BRADDOCK, NJ 08037

Darlene Campbell, CTA
Winslow Township Tax Assessor

Tel: (609)567-0700 Option #9
Fax: (609)561-8197

TO: Sharee Shiver, CTC
Tax Collector

FROM: Assessor's Office

SUBJECT: **Property Tax Exemption**
Of a Totally Disabled Veteran

DATE: July 15, 2026

Be advised that our office has approved a Totally Disabled Veteran Property Tax Exemption application for the property listed below.

Property Owner: Lisa C. Morales
Block 12708 ***Lot*** 19
Location: 2 Sleepy Hollow Court
Current Total Assessment: $ 209,100
Deed Date: April 30, 2026
Effective Date: May 7, 2026
Statue: N.J.S.A. 54:4-3.30

Please provide this office with a copy of the applicable resolution.

If you have any questions or require additional information, please do not hesitate to contact this office.

Thank you.

cc: file
Lisa C. Morales

BLQ: 12708. 19. Tax Year: 2026 to 2026
Owner Name: MORALES ROBT JEREMY & LISA CAMELIA Property Location: 2 SLEEPY HOLLOW COURT

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,079.50	2,079.50	0.00	0.00	4,159.00
Payments:	2,079.50	2,079.50	0.00	0.00	4,159.00
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2026 Prin Balance
		Description									
		Original Billed							4,159.00		4,159.00
02/05/26	1	Payment	001	142	CK	70837	2	SS 2-5	2,079.50	0.00	2,079.50
05/11/26	2	Payment	001	149363	CK	71817	39	KM 5-11	2,079.50	0.00	0.00
		Spire Abstract LLC									

Total Principal Balance for Tax Years in Range: 0.00

Prepared by:
Brittany M. Chan, Esquire
Nehmad Davis & Goldstein, P.C.
Preparer signature no longer required pursuant to N.J.S.A. 46:26A-3(b)

DEED OF DEDICATION

This DEED is made on _____, 2026

BETWEEN

HALLMARK HOMES-ROYAL RIDGE LLC, a Pennsylvania limited liability company, with a principal address of 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976,

referred to as the **GRANTOR**,

AND

TOWNSHIP OF WINSLOW, a municipal corporation of the State of New Jersey, with a principal address of 125 South Route 73, Winslow Township, New Jersey 08037,

referred to as the **GRANTEE**.

(The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above).

TRANSFER OF OWNERSHIP: The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of – NO CONSIDERATION.

TAX MAP REFERENCE: (N.J.S.A. 46:26A-3). Municipality of the Township of Winslow, **Block No.** 2203 **Lot No.** 2 **Qualifier No.** ___ **Account No.** _____.

☐ No property tax identification number is available on the date of this Deed *(check box if applicable)*

PROPERTY: The property consists of the land and all the buildings and structures on the land in the Township of Winslow, County of Camden, and State of New Jersey. The legal description is:

(See Legal Description attached as Exhibit "A")

BEING the same lands and premises conveyed to and vested in Hallmark Homes-Winslow, LLC, a New Jersey Limited Liability Company, by deed from Scott Family Holding Company LLC, dated September 25, 2025 and effective September 30, 2025, recorded October 31, 2025 in the Atlantic County Clerk's Office in Deed Book 12952, Page 100, as Instrument No. 2025068814.

THIS DEED is made in connection with a condition of preliminary and final site plan approval and final major subdivision approval as granted by the Winslow Township Planning Board at a meeting held before it on January 16, 2025, and memorialized in a written Resolution adopted on February 20, 2025 (Resolution #2025-020 and 2025-021).

TYPE OF DEED: This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title but simply transfers whatever interest the Grantor has to the Grantee.

SIGNATURES: The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

HALLMARK HOMES-ROYAL RIDGE LLC,
a Pennsylvania limited liability company

By: HALLMARK PARTNERS II, LP,
a Pennsylvania limited partnership, its Manager

By: HM PARTNERS II, INC.,
a Pennsylvania corporation, its General Partner

By: _____
Richard R. Carroll, III, President

STATE OF _____:
: §§
COUNTY OF _____:

I CERTIFY that on _____, 2026, Richard R. Carroll, III personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

a. was the maker of this Deed;
b. was authorized and did execute this deed as the President of HM PARTNERS II, INC., the General Partner of HALLMARK PARTNERS II, LP, the Manager of HALLMARK HOMES-ROYAL RIDGE LLC, the entity named in this; and
c. made this Deed for zero Dollars ($0.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

_____
Notary Public

EXHIBIT “A”

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
September 26, 2025

Metes and Bounds Description of:
Block 2203, Lot 2
Township of Winslow, Camden County, New Jersey

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point in the northeasterly line of Sicklerville Road, (24.75 feet from centerline, A.K.A. County Route 705, A.K.A. County House Road), said point being distant the following two (2) courses from the intersection of the northeasterly line of Sicklerville Road, (33 feet from centerline) with the northwesterly line of Rose Court, (50 foot R.O.W.) and running; thence

A. Along said northeasterly line of Sicklerville Road, (33 foot from centerline), North 50 South 52 degrees 24 minutes West, 842.82 feet to a point therein; thence
B. South 61 South 40 degrees 55 minutes West, 8.93 feet to a point in the northeasterly line of Sicklerville Road, (24.75 feet from centerline) and from said Beginning Point running; thence

1. Along said northeasterly line of Sicklerville Road, (24.75 feet from centerline), North 50 South 52 degrees 24 minutes West, 1,514.98 feet to a point therein; thence
2. North 59 South 57 degrees 23 minutes East, 896.81 feet to a point near a cap rebar found; thence
3. North 27 South 56 degrees 20 minutes East, 1,426.14 feet to a point at or near a monument found; thence
4. South 61 South 40 degrees 55 minutes West, 305.85 feet to a point in the northeasterly line of Sicklerville Road, said point being the Point and Place of Beginning.

Containing 853,009 square feet (19.582 acres)

This description has been prepared in accordance with a map entitled, “Boundary & Topographic Survey for Tax Block 1302 – Tax Lots 4, 5 & 7, Tax Block 1303 – Tax Lots 4.01 & 9, Tax Block 2203 – Tax Lot 2, (Reference Tax Sheet No. 13 & 22), Township of Winslow, Camden County, New Jersey,” Prepared by Professional Design Services, LLC, Steven Metelski, Jr., PLS dated 3/8/2021 and revised through 8/26/25.

_____
Steven Metelski, Jr., PLS 43393

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Hallmark Homes-Royal Ridge LLC

Current Street Address
865 Easton Road, Suite 320

City, Town, Post Office	State	ZIP Code
Warrington	PA	18976

Property Information

Block(s)	Lot(s)	Qualifier
2203	2	

Street Address
Sicklerville Road

City, Town, Post Office	State	ZIP Code
Winslow	NJ	08081

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	$0.00	$0.00	

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☒ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated Income Tax payment.

7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.

7b. ☐ Seller **only** received like-kind property.

8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Hallmark Homes-Royal Ridge LLC

Date

Richard R. Carroll, III, President of HM Partners II, Inc., the General Partner of Hallmark Homes Partners II, LP, the Managing Member of Hallmark Homes-Royal Ridge LLC

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 **(Rev. 3/2/22)**
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, **P.L.**1968, as amended through Chapter 33, **P.L**. 2006) **(N.J.S.A.** 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
} SS.
COUNTY _____ County Municipal Code 0436

FOR RECORDER'S USE ONLY
Consideration $ _____
RTF paid by seller $ _____
Date_____ By _____

MUNICIPALITY OF PROPERTY LOCATION WINSLOW TOWNSHIP

***Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (*See Instructions #3 and #4 on reverse side)*

Deponent, Richard R. Carroll, III, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Corporate Officer in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 2203 Lot number 2 located at

Sicklerville Road, Winslow Township and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION $ 0.00 (*Instructions #1 and #5 on reverse side)* ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A)**REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:**
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

$_____ ÷ _____**% = $**_____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by **C.** 49, **P.L.** 1968, as amended through **C**. 66, **P.L.** 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) For consideration of less than $100.

(5) PARTIAL EXEMPTION FROM FEE *(Instruction #9 on reverse side)*
NOTE: All boxes below apply to grantor(s) *only***. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED**. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by **C.** 176, **P.L.** 1975, **C.** 113, **P.L.** 2004, and **C.** 66, **P.L.** 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over. * *(Instruction #9 on reverse side for A or B)*
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
☐Owned and occupied by grantor(s) at time of sale. ☐Resident of State of New Jersey.
☐One or two-family residential premises. ☐Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(Instruction #9 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(Instructions #2, #10 and #12 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐ Entirely new improvement ☐Not previously occupied.
☐ Not previously used for any purpose. ☐"**NEW CONSTRUCTION**" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐No prior mortgage assumed or to which property is subject at time of sale.
☐No contributions to capital by either grantor or grantee legal entity.
☐No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER **IF APPLIES ALL BOXES MUST BE CHECKED**. *(Instruction #15 on reverse side)*
☐Intercompany transfer between combined group members as part of the unitary business
☐Combined group NU ID number **(Required)** _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, **P.L.** 1968, as amended through Chapter 33, **P.L.** 2006.

Subscribed and sworn to before me
this day of , 20

_____
Signature of Deponent
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976
Deponent Address

Hallmark Homes-Royal Ridge LLC
Grantor Name
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976
Grantor Address at Time of Sale

XXX-XX-X
Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number_____ County_____
Deed Number_____ Book _____ Page_____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION AUTHORIZING ACCEPTANCE OF A DEED OF DEDICATION FOR AN OPEN SPACE PARCEL WITHIN THE ROYAL RIDGE DEVELOPMENT

WHEREAS, Hallmark Homes – Royal Ridge, LLC ("Developer"), having a principal address at 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976, is the owner and developer of certain property located within the Township of Winslow known as the Royal Ridge Development; and

WHEREAS, the Township Planning Board granted approvals for the Royal Ridge Development subject to various terms and conditions, including the requirement that certain lands designated as open space be offered and dedicated to the Township; and

WHEREAS, the Township Council adopted Ordinance No. _____-2026 authorizing acceptance of a Deed of Dedication for the designated Open Space Parcel; and

WHEREAS, the Developer has submitted a proposed Deed of Dedication together with supporting title and survey information for review by the Township; and

WHEREAS, the Township Engineer, Township Planner, and Township Solicitor have reviewed the proposed conveyance and have recommended acceptance subject to satisfaction of all applicable conditions.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Winslow, County of Camden, State of New Jersey, as follows:

1. The Township hereby accepts the conveyance of the Open Space Parcel identified on the approved subdivision plans for the Royal Ridge Development, subject to final review and approval of all conveyance documents by the Township Solicitor and Township Engineer.

2. The Mayor and Township Clerk are authorized and directed to execute any documents necessary to effectuate the acceptance of the Open Space Parcel, including acknowledgments, certifications, affidavits, escrow releases, corrective instruments, and recording documents.

3. Acceptance shall be conditioned upon receipt and approval of the following:
   a. A fully executed recordable Deed of Dedication;
   b. A current boundary survey acceptable to the Township Engineer;
   c. A metes and bounds legal description;

d. title commitment or title policy demonstrating marketable title;
e. An Affidavit of Title;
f. A certification that all taxes and assessments are current;
g. Such other documents as may be required by the Township Solicitor.

4. The Township Solicitor is authorized to approve minor revisions to the Deed of Dedication and related conveyance documents that do not materially alter the intent of the Planning Board approvals or Ordinance No._____-2026 provided that the Deed of Dedication and related conveyance documents shall be in a form reasonably acceptable to the Developer.

5. Upon acceptance and execution, the Township Clerk, Township Solicitor, or their designee is authorized to record the Deed of Dedication and all related documents in the Office of the Camden County Clerk.

6. Acceptance of the Open Space Parcel shall not relieve the Developer from any remaining obligations imposed by Planning Board approvals, developer's agreements, maintenance guaranties, performance guaranties, permits, or applicable law.

7. The Open Space Parcel shall thereafter be owned by the Township and may be maintained, preserved, managed, improved, or left in its natural condition in the sole discretion of the Township.

8. The conveyance of the Open Space Parcel shall be subject to, and the Developer may reserve, such drainage, access, stormwater, utility, conservation, and related easements over the Open Space Parcel as are necessary to serve the Royal Ridge development or as required by the Planning Board approvals.

9. All prior actions of Township officials, employees, consultants, and professionals taken in furtherance of this transaction are hereby ratified and confirmed.

10. This Resolution shall take effect immediately.

ADOPTED: July 21, 2026

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk

CERTIFICATION

I, Lisa L Dority, Clerk of the Township of Winslow, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Township Council at a meeting held on **July 21, 2026** at the Winslow Township Municipal Building.

_____

Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

T:\Lisa\SUBDIVISION\royal ridge\1a. Resolution Accepting Deed of Dedication.docx

Prepared by:
Brittany M. Chan, Esq.
NEHMAD DAVIS & GOLDSTEIN, P.C.
4030 Ocean Heights Avenue
Egg Harbor Township, New Jersey 08234

UTILITY EASEMENT & MAINTENANCE AGREEMENT

This **UTILITY EASEMENT & MAINTENANCE AGREEMENT** ("Agreement") is made on this _____ day of _____, 2026, by and between the **TOWNSHIP OF WINSLOW**, a municipal corporation of the State of New Jersey, having an address of 125 South Route 73, Braddock, New Jersey 08037 (the "**Township**"), **HALLMARK HOMES-ROYAL RIDGE LLC**, a Pennsylvania limited liability company, having an address of 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976 (the "**Hallmark Homes**") and **ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC.** (the "**Association**"), a non-profit corporation organized under Title 15A of the Statutes of New Jersey, having an address of c/o Hallmark Homes-Royal Ridge LLC, 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976. As used herein, the Township, Hallmark Homes and the Association each are considered a "Party" and collectively and/or in any combination thereof are referred to as the "Parties."

RECITALS

A. Hallmark Homes is the owner in fee simple of certain lands and premises situated in Township of Winslow, County of Camden and State of New Jersey, being more particularly known as **Block 1303, Lots 4.01 and 9** (to be known as Lot 1 in Block 1303.08 and Lot 9.91 in Block 1303.07) (the "**Townhouse Property**"), as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – TOWNHOUSES", Drawing Number(s) SSEAT-01 and SSEAT-02, prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "A"**, and as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – APARTMENTS", Drawing Number SSEAA-01, also prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "B"**. Hallmark Homes intends to develop the Townhouse Property with 254 townhouse units in forty-two (42) detached townhouse buildings.

B. The Townhouse Property will be subject to a certain Declaration of Restrictive and Protective Covenants for Royal Ridge to be recorded in the Office of the Camden County Clerk, as may be amended and supplemented (the "**Declaration**"), which Declaration will create and establish a planned residential community on the Townhouse Property.

C. Royal Ridge Homeowners Association, Inc. (the "**Association**") is a non-profit corporation organized under Title 15A of the Statutes of New Jersey that will be responsible for maintenance, repair and replacement of the common property of the Community (the "**Common Property**") which shall include, but not be limited to, the Chews Landing Road Utility Easement Area (as hereinafter defined). In addition, the Association shall be responsible for the maintenance,

repair and replacement of the Utility Improvements (as hereinafter defined) within Chews Landing Road Utility Easement Area (as hereinafter defined), which Utility Improvements shall be owned by the Township as more fully set forth in the Declaration.

D. Except as set forth in the Declaration, upon the HOA Commencement Date, the Association will be obligated to maintain, repair and be responsible for all Common Property, including but not limited to, the Utility Improvements (as hereinafter defined) located on the Townhouse Property, the Sewer Improvements within the Townhouse Property and within the Chews Landing Road Utility Easement Area, and the Water Improvements serving the Townhouse Property, including the Water Improvements located within the Chews Landing Road Utility Easement Area, in accordance with the Declaration.

E. Hallmark Homes is also the owner in fee simple of certain lands and premises situated in Township of Winslow, County of Camden and State of New Jersey, being more particularly known as **Block 1302, Lots 4, 5 and 7** (the "**Apartment Property**"), as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – APARTMENTS", Drawing Number(s) SSEAA-01 and SSEAA-02, prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "B"**, and as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – MUNICIPAL SITE", Drawing Number SSEAMS-01, also prepared by Vanasse Hangen Brustlin, Inc., dated September 25, 2025, attached hereto as **Exhibit "C"**. Hallmark Homes intends to develop the Apartment Property with 276 multifamily apartment units in thirteen (13) detached buildings.

F. The lands and premises currently known and designated as Block 1303, Lot 4.01 on the tax map of the Township located within the Townhouse Property and Block 1302, Lots 4 and 5 on the tax map of the Township located within the Apartment Property are separated by Chews Landing Road (County RT 704), a County right-of-way under the jurisdiction of Camden County within which the Township retains authority to construct and permit utility improvements within Chews Landing Road pursuant to a separate agreement between the County of Camden and the Township, as shown on Drawing Number SSEAA-01 of **Exhibit "B"**.

G. The Township is the owner in fee simple of certain lands and premises situated in the Township of Winslow, County of Camden and State of New Jersey, being more particularly known as **Block 12004, Lot 40** on the official tax map of the Township of Winslow, as shown on the plan entitled "SANITARY SEWER EASEMENT AREA – MUNICIPAL SITE", Drawing Number SSEAMS-01, attached hereto as **Exhibit "C"** (the "**Township Property**").

H. The lands and premises currently known and designated as Block 1302, Lot 7 on the tax map of the Township located within the Apartment Property share a boundary line with the Township Property, as shown on **Exhibit "C"**, and the Township Property is located in a cul-de-sac which intersects Ivy Lane and Ivy Hill Lane (hereinafter referred to as "**Ivy Lane**"), as also shown on **Exhibit "C"**.

I. Ivy Lane is a municipal right-of-way controlled, operated and maintained by the Township situated entirely within the Township of Winslow which is currently improved with an existing sanitary sewer connection (hereinafter referred to as the "**Sanitary Manhole**"), as

depicted and labeled as the "CONNECTION TO EX SAN MH WITHIN TWP ROW" on **Exhibit "C"**.

J. On January 16, 2025, the Winslow Township Planning Board granted preliminary and final major site plan approval and final major subdivision approval for the development of thirteen (13), two-story multi-family apartment buildings consisting of 276 apartment units on the Apartment Property, forty-two (42) clusters of townhomes consisting of 256 townhome units on the Townhouse Property, and related improvements, including a maintenance building with a garage and two (2) pump stations (the "**Royal Ridge Development**"), as memorialized in Resolution #2025-020 and 2025-021, adopted on February 20, 2025 (the "**Approvals**").

K. The Townhouse Property and the Apartment Property do not have direct access to the Sanitary Manhole on Ivy Lane.

L. To provide sanitary sewer service to the Townhouse Property and Apartment Property, Hallmark Homes and the Association are required to execute and record this Agreement for the purposes of creating easements for the installation, construction, establishment, maintenance, service, repair, and/or use of the sanitary sewer lines and/or mains with necessary fittings, appurtenances and associated facilities (the "**Sewer Improvements**") that traverse over, under and upon Chews Landing Road, the Apartment Property and the Township Property, which infrastructure within the Chews Landing Road Utility Easement Area (as described below) shall be owned by the Township.

M. To provide water service to the Townhouse Property and Apartment Property, Hallmark Homes and the Association are required to execute and record this Agreement for the purposes of creating easements for the installation, construction, establishment, maintenance, service, repair, and/or use of the water lines, mains and/or valves with necessary fittings, appurtenances and associated facilities (the "**Water Improvements**") that traverse over, under and upon Chews Landing Road, which infrastructure within the Chews Landing Road Utility Easement Area (as described below) shall be owned by the Township. The Water Improvements serving the Townhouse Property do not connect to the Water Improvements serving the Apartment Property; instead, each ties into the Township's water main within the Chews Landing Road Utility Easement Area. Sewer Improvements and Water Improvements are collectively referred to as the "**Utility Improvements**".

N. Hallmark Homes, its successors and assigns in interest, has agreed to develop the Utility Improvements for the Townhouse Property and Apartment Property in accordance with the Approvals for the Royal Ridge Development and shall be responsible for the maintenance, repair, and replacement of the Utility Improvements until the date of the first closing of a townhome to a third-party purchaser other than a Lot Developer (as defined in the Declaration) within the Townhouse Property ("**HOA Commencement Date**"), at which point, the Association shall be responsible for the maintenance, repair and replacement of the Water Improvements serving the Townhouse Property and the Sewer Improvements within the Townhouse Property and the Chews Landing Road Utility Easement Area. Hallmark Homes and its successors and assigns in interest as to the Apartment Property shall remain responsible for the Water Improvements serving the

Apartment Property and the Sewer Improvements within the Apartment Property and Township Property.

O. In furtherance of the requirements of the Site Plan and Subdivision approvals, the Parties are entering into this Agreement to provide: (i) a utility easement through a portion of Chews Landing Road (County Route 704) for the purpose of constructing, installing and maintaining the Utility Improvements (as defined below) to allow the Townhouse Property and Apartment Property, respectively, to have access to public sanitary sewer and water service (the "**Chews Landing Road Utility Easement**"); (ii) a 20-foot wide sanitary sewer easement through a portion of the Apartment Property for the benefit of the Townhouse Property for the discharge of Townhouse Property's non-hazardous waste and the right to tie-in to the Sewer Improvements located on the Apartment Property (the "**Apartment Sewer Easement**"); (iii) a 20-foot wide sanitary sewer easement through a portion of the Township Property for the purposes of installing, maintaining, repairing, replacing and operating a sanitary force main in order to connect the Sewer Improvements to the existing Sanitary Manhole located on Ivy Lane (the "**Township Sewer Easement**"); and (iv) maintenance obligations with respect to the Utility Improvements serving the Townhouse Property and Apartment Property, including such Utility Improvements within the Chews Landing Road Utility Easement Area.

NOW, THEREFORE, in consideration of the above Recitals, each of which the Parties specifically approve and adopt as part of this Agreement, and in further consideration of the mutual covenants set forth below, the Parties, intending to be legally bound hereby, agree as follows:

1. **Incorporation of Recitals.** The statements that are set forth in the Recitals above are true and accurate. All of the Recitals are repeated and are incorporated herein by this reference thereto and are made a part hereof as if each and every statement were set forth fully herein.

2. **Grant of Easement**. Each Party does hereby grant and convey unto the other and each Party does hereby accept from the other, subject to the terms and conditions hereinafter set forth, the following easements described herein (each an "**Easement**" and collectively referred to as the "**Easements**"):

(a) **Sanitary Sewer Easement ("Township Sewer Easement")**. The Township hereby creates and establishes for the benefit of Hallmark Homes, its successors and assigns, and its permitted invitees, licensees, contractors, suppliers and visitors, a perpetual, non-exclusive twenty (20) foot wide sanitary sewer easement on, over, across, under and/or upon a portion of the Township Property and Ivy Lane, as shown on Drawing Number SSEAMS-01 attached hereto as **Exhibit "C"** as the portion of the "20' SANITARY FORCE MAIN EASEMENT (TYP.)" within the Township Property, and as described in the Metes and Bounds Description, prepared by Stephen Meteliski, Jr., PLS, dated March 6, 2025, last revised April 23, 2026, attached hereto as **Exhibit "D"** (the "**Township Sewer Easement Area**"), for the purpose of installation, construction, reconstruction, enlargement, removal, inspection, maintenance, repair, replacement, operation and use of the Sewer Improvements so as to ultimately connect the Sewer Improvements to the Sanitary Manhole and provide sanitary sewer service to the Apartment Property and Townhouse Property.

(b) **Sanitary Sewer Easement ("Apartment Sewer Easement")**. Hallmark Homes hereby creates and establishes for the benefit of the Association, its successors and assigns, and the future owners of the Townhouse Property, a perpetual, non-exclusive twenty (20) foot sanitary sewer easement for the collection, conveyance and/or discharge of non-hazardous sewage and/or sewer waste from the Townhouse Property, including the right to connect and/or tie-in to the gravity main located on the Apartment Property to convey sewer waste through the Sewer Improvements on the Apartment Property to the Sanitary Manhole located on Ivy Lane, as more fully depicted on Drawing Numbers SSEAA-01 and SSEAA-02 in **Exhibit "B"** attached hereto and on Drawing Number SSEAMS-01 in **Exhibit "C"** attached hereto, and as described in the Metes and Bounds Description, prepared by Stephen Meteliski, Jr., PLS, dated March 6, 2025, last revised April 23, 2026, attached hereto as **Exhibit "E"** (the "**Apartment Sewer Easement Area**"). The sanitary sewer easement described herein further conveys the right for the owner of the Townhouse Property and the Association, and their respective permitted successors, assigns, invitees, licensees, contractors, suppliers and visitors, to access the Apartment Sewer Easement Area for the purposes of constructing, servicing, maintaining and/or replacing the sanitary sewer line and its associated infrastructure that ties into the Sewer Improvements on the Apartment Property.

(c) **Utility Easement ("Chews Landing Road Utility Easement")**. The Township represents that it has the authority to assign the rights granted to the Township by the County of Camden to construct, install, maintain, repair, replace and operate Sewer Improvements and Water Improvements within Chews Landing Road. Therefore, the Township hereby creates and establishes for the benefit of Hallmark Homes, and its successors and assigns in interest including the future owners of the Apartment Property and the Association (upon the HOA Commencement Date), and their respective permitted invitees, licensees, contractors and suppliers, a perpetual, non-exclusive utility easement on, over, across, under and/or upon a portion of Chews Landing Road, as shown and labeled as "UTILITY EASEMENT DEDICATED TO THE ROYAL RIDGE HOA" on the Major Subdivision Plan (Sheet 2 of 9) prepared by Professional Design Services, L.L.C., dated March 12, 2024, last revised April 20, 2026, which is to be recorded in the Camden County Clerk's Office, attached hereto as **Exhibit "F"**, and as described in the Metes and Bounds Description, prepared by Stephen Meteliski, Jr., PLS, dated April 23, 2026, attached hereto as **Exhibit "G"** ("**Chews Landing Road Utility Easement Area**"), for the purpose of installing, constructing, reconstructing, inspecting, maintaining, repairing, replacing, operating and using Utility Improvements required to serve the Townhouse Property and Apartment Property.

3. **Use of Easement Areas.** The use of the Chews Landing Road Utility Easement Area, the Township Sewer Easement Area and/or the Apartment Sewer Easement Area (collectively, the "**Easement Areas**") described herein by any Party's permitted successors, assigns, invitees, licensees, contractors, suppliers and visitors (hereinafter referred to as a "**Permittee**"), Party (hereinafter referred to as a "**Current Party**") or any future owner of the Apartment Property or Townhouse Property (hereinafter referred to as a "**Future Party**"), and/or the successors and/or assigns of any of the above, shall be only for the intended purposes expressed herein and shall be exercised in a reasonable manner so as not to disturb the quiet use and enjoyment of any of the affected lands by any Current Party or any Future Party and/or their respective users, tenants, licensees and/or Permittees, as the case may be, in the manner and/or for

the purpose for which the Apartment Property and Townhouse Property are being and/or have been developed as described herein. Any person, individual, corporation, company and/or Permittee that utilizes any part or portion of any Easement Area described herein shall indemnify and hold harmless the Parties herein from any liability, damage and/or cost associated with their use of any Easement Area.

4. **Acceptance of Terms**. By execution of this Agreement, each Party agrees to abide by the terms and conditions herein on its part to be performed. The Parties acknowledge that the purpose of this Agreement is, as provided herein, for the benefit of the owners and future owners of the Apartment Property and the Townhouse Property, and their respective Permittees, as applicable, in order to facilitate the development and use of the Apartment Property and Townhouse Property.

5. **Right to Access of Easements**. Each Party shall have the right to access each other Party's property pursuant to the Easements granted herein for the specific purposes, uses and benefits granted herein. Notwithstanding same, no Party hereto shall do or suffer to be done any act which will have the effect of impairing the use by any other Party of the respective Easements created herein and each Party reserves the right to use such Party's own property in a way that is not inconsistent with the rights conveyed hereby.

6. **Maintenance Responsibility Obligations**.

(a) No Township Obligations. The Township shall have no duty to maintain, repair, upkeep, install, construct, reconstruct, enlarge, remove, replace or operate any portion of the Utility Improvements, including any portion located within the Chews Landing Road Utility Easement Area, notwithstanding that any such improvements may be owned by the Township upon construction, installation and acceptance. The parties acknowledge and agree that the construction, maintenance, repair and replacement of the Utility Improvements shall be performed by, and at the sole cost and expense of, Hallmark Homes, its successors or assigns, the Association (upon the HOA Commencement Date), or a licensed utility operator pursuant to a separate agreement between Hallmark Homes, its successors or assigns, and such utility operator.

(b) Townhouse Property Maintenance Responsibility. Hallmark Homes, or its successors and assigns in interest as to the Townhouse Property, including the Association upon the HOA Commencement Date (hereinafter referred to as the "**Townhouse Responsible Party**"), shall be responsible, at its sole cost and expense, for the maintenance, repair and replacement of the Utility Improvements located on the Townhouse Property, the portion of the Sewer Improvements located within the Chews Landing Road Utility Easement Area, and the portion of the Water Improvements serving the Townhouse Property, including the Water Improvements located within the Chews Landing Road Utility Easement Area (the "**Townhouse Maintenance Responsibilities**").

(c) Apartment Property Maintenance Responsibility. Hallmark Homes, or its successors and assigns in interest as to the Apartment Property (hereinafter referred to as the "**Apartment Responsible Party**"), shall be responsible, at its sole cost and expense, for the maintenance, repair and replacement of the Utility Improvements located on the Apartment

Property and the portion of the Water Improvements serving the Apartment Property, including the Water Improvements located within the Chews Landing Road Utility Easement Area (the "**Apartment Maintenance Responsibilities**").

(d) Upon the completion of construction and installation of the Utility Improvements and prior to the operation of the Sewer Improvements, Hallmark Homes, its successors and assigns, shall procure and maintain, at its sole cost and expense, a New Jersey licensed Class C-2 wastewater operator (the "**Operator**") to provide for and be responsible for the operations of any pump stations and force mains for the Sewer Improvements serving the Apartment Property and Townhouse Property, including the Sewer Improvements located within the Chews Landing Road Utility Easement Area. The Operator shall provide twenty-four (24) hour emergency service for the system. Hallmark Homes shall promptly provide the Township with emergency and non-emergency contact information for the Operator. In the event of any change in the Operator, Hallmark Homes, its successors and assigns, including the future owner of the Apartment Property and the Association (upon the HOA Commencement Date), shall notify the Township and provide updated contact information for the new Operator.

(e) Hallmark Homes or the Association, upon the HOA Commencement Date, and their agents, contractors, and successors and assigns, shall have the right (but not the obligation) to enter upon the Apartment Property, the Township Property and Ivy Lane in order to make emergency repairs and replacements to the Sewer Improvements on the Apartment Property, the Township Property and Ivy Lane, together with the right to maintain the Sewer Improvements, in the event the Apartment Responsible Party neglects to address any required repairs or maintenance that causes disruption of the Townhouse Property's sanitary sewer service within twenty-four (24) hours of Hallmark Homes, and/or its successors and assigns of the Townhouse Property, or the Association's written request to the Apartment Responsible Party.

(f) If an emergency event occurs requiring utility service or response relating to the Sewer Improvements (including pump stations and force mains) for which the Townhouse Responsible Party or the Apartment Responsible Party (individually, a "**Responsible Party**"), is responsible, and there is no response by the Responsible Party and/or the Operator under contract with such responsible party within two (2) hours, and the condition is not repaired within twenty-four (24) hours, then the Township shall have the right (but not the obligation) to respond and perform or cause to be performed such service and/or repairs as the Township deems reasonably necessary. For sewer main breaks, if there is no response within one (1) hour and repair within three (3) hours, the Township shall have the right (but not the obligation) to respond and perform or cause to be performed such service and/or repairs as the Township deems reasonably necessary. All charges incurred by the Township in connection with any response, service, repair and replacement costs relating to the force main(s), pump station(s), and/or other Sewer Improvements within the scope of a Responsible Party's responsibility under this Section 6 shall be charged directly to such Responsible Party. The Township Department of Utilities and Public Works shall have permanent access to any pump station(s) and force main(s) that are part of the Sewer Improvements for emergency purposes, including access across the Townhouse Property and Apartment Property as reasonably necessary to respond to an emergency affecting public health, safety, or continuity of service. Such access is in addition to, and not in limitation of, the access rights otherwise granted in this Agreement.

7. **No Waiver.** The failure of any Party to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such Party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other subsequent breach.

8. **Enforcement.** In the event that any Party commences any action to enforce this Agreement against another Party, the prevailing Party's costs and expenses, including but not limited to reasonable attorney fees, shall be paid by the other Party or Parties which are parties to such action.

9. **Obligations to Run with the Land.** Notwithstanding any contrary presumption of law, and regardless of whether the specific agreement or undertaking set forth in this Agreement refers to the "successors and assigns" of the obligor, the rights, obligations, agreements and undertakings set forth in this Agreement shall run with the land perpetually for the benefit of and be binding upon Hallmark Homes, the Association (upon the HOA Commencement Date) and the Township, and each of their successors and assigns, and the current and future owners and occupants of the Townhouse Property, Apartment Property, Township Property and Chews Landing Road.

10. **Authority.** Each Party represents and warrants to the other Parties that the person signing this document has full power and authority to enter into this Agreement and perform the obligations set forth hereunder.

11. **Modifications.** This Agreement may only be amended or modified in a writing signed by the Parties hereto and/or their successors in interest or assigns.

12. **Counterparts.** This Agreement may be executed in one or more counterparts.

13. **Governing Law; Venue.** This Agreement shall be controlled, construed and enforced in accordance with and will be governed by the laws of the State of New Jersey. The Parties consent to the exclusive jurisdiction and venue of the Superior Court of New Jersey, Camden County, for all disputes arising under this Agreement.

14. **Mutual Cooperation.** Each Party acknowledges that the performance by each Party requires the mutual coordination, supervision and consultation of the Parties in order that same may be accomplished in an efficient, orderly and economical manner. Each Party shall act reasonably and in good faith in undertaking each of their respective obligations under this Agreement and in cooperating with the other Parties in its efforts to do so.

15. **Notices.** ANY NOTICE OR OTHER COMMUNICATION TO BE GIVEN OR SERVED UPON ANY PARTY HERETO IN CONNECTION WITH THIS AGREEMENT MUST BE IN WRITING, AND SHALL BE DELIVERED TO THE OTHER PARTY (**I**) IN PERSON OR VIA COURIER (SEE BELOW), (**II**) BY E-MAIL (WITH A COPY FOLLOWING BY THE AFORESAID COURIER OR US POSTAL SERVICE CERTIFIED MAIL/RRR, OR BY OTHER MEANS OF PHYSICAL DELIVERY PERMITTED HEREIN), (**III**) BY

OVERNIGHT DELIVERY SERVICE (INCLUDING FEDEX, NJ LAWYERS SERVICE OR THE EQUIVALENT), OR **(IV)** BY USPS CERTIFIED MAIL, RETURN RECEIPT REQUESTED. IF NOTICE IS GIVEN IN PERSON OR VIA E-MAIL, SUCH NOTICE WILL BE DEEMED TO HAVE BEEN GIVEN WHEN RECEIVED. IF SUCH NOTICE IS GIVEN BY COURIER OR OVERNIGHT COURIER SERVICE, SUCH NOTICE IS DEEMED RECEIVED AT THE TIME OF FIRST ATTEMPTED DELIVERY OF SUCH NOTICE. IF NOTICE IS GIVEN BY CERTIFIED MAIL/RRR, SUCH NOTICE WILL BE DEEMED RECEIVED THREE (3) DAYS AFTER A CERTIFIED LETTER CONTAINING SUCH NOTICE, PROPERLY ADDRESSED WITH POSTAGE PREPAID, IS DEPOSITED IN THE UNITED STATES MAIL. ANY WRITTEN NOTICE, HOWEVER DELIVERED, ACTUALLY RECEIVED BY A PARTY OR CONFIRMED OR ACKNOWLEDGED (EXCLUDING ANY AUTOMATICALLY GENERATED ELECTRONIC ACKNOWLEDGMENT) BY A PARTY BELOW TO HAVE BEEN RECEIVED BY SUCH PARTY IS EFFECTIVE NOTICE. NOTICE WILL BE SENT TO THE PARTIES AT THE FOLLOWING ADDRESSES:

If intended for **Hallmark Homes**:

Hallmark Homes-Royal Ridge LLC
Attn: Richard R. Carroll, III, President
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976

with a copy to:

Howard M. Brown, Esq.
Law Offices of Howard M. Brown, LLC
16 North Franklin Street, Suite 300A
Doylestown, PA 18901

If intended for the **Association**:

Royal Ridge Homeowners Association, Inc.
c/o Hallmark Homes-Royal Ridge LLC
865 Easton Road, Suite 320
Warrington, Pennsylvania 18976
Attn: Richard R. Carroll, III

If intended for the **Township**:

Winslow Township
Attn: Municipal Clerk
125 South Route 73
Braddock, New Jersey 08037

or at such other address of which a Party shall have given notice as herein provided. All such legal notices, requests and other communications may be given by legal counsel for such Party.

16. **Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING CONCERNING, DIRECTLY OR INDIRECTLY, THIS AGREEMENT OR ACTS,**

OMISSIONS, OBLIGATIONS, DUTIES, RIGHTS, BENEFITS OR THE LIABILITY OF A PARTY HEREUNDER. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY EACH PARTY AFTER HAVING THE OPPORTUNITY TO SEEK LEGAL COUNSEL CONCERNING THIS WAIVER. THIS WAIVER SHALL ALSO APPLY TO ANY FUTURE AMENDMENT, SUPPLEMENT OR MODIFICATION OF THIS AGREEMENT WHETHER OR NOT EXPRESSLY STATED IN SUCH FUTURE DOCUMENT.

17. **Entire Agreement**. This instrument contains the entire agreement between the Parties relating to the Agreement. Any modification of this Agreement must be in writing and executed by all Parties hereto.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties have executed this Agreement the date first above written.

ATTEST: **TOWNSHIP OF WINSLOW**

_____ By: _____
Marie D. Lawrence, Mayor

STATE OF NEW JERSEY :
: ss.
COUNTY OF_____ :

Be it Remembered, that on this _____ day of _____, 2026, before me the subscriber, a Notary Public, personally appeared Marie D. Lawrence who, I am satisfied, is the person who signed the within instrument as the Mayor of the Township of Winslow, the municipal corporation named therein, and he thereupon acknowledged that the said instrument made by the municipal corporation was signed and delivered by him as such Mayor and is the voluntary act and deed of the municipal corporation made by virtue of authority via a duly adopted resolution of the Township Council.

_____
NOTARY PUBLIC

ATTEST:

HALLMARK HOMES-ROYAL RIDGE LLC,
a Pennsylvania limited liability company

By: HALLMARK PARTNERS II, LP,
a Pennsylvania limited partnership, its Manager

By: HM PARTNERS II, INC.,
a Pennsylvania corporation, its General Partner

_____

By: _____
Richard R. Carroll, III, President

STATE OF _____:
: ss.
COUNTY OF _____:

Be it Remembered, that on this _____ day of _____, 2026, before me the subscriber, a Notary Public, personally appeared Richard R. Carroll, III, who, I am satisfied, is the person who signed the within instrument as President of HM PARTNERS II, INC., the General Partner of HALLMARK PARTNERS II, LP, the Manager of HALLMARK HOMES-ROYAL RIDGE LLC, a Pennsylvania limited liability company, and he thereupon acknowledged that the said instrument made by the limited liability company, was signed and delivered by him as such President and is the voluntary act and deed of the limited liability company made by virtue of authority from its members via a duly adopted resolution.

_____
NOTARY PUBLIC

ATTEST:

ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC.,
a New Jersey non-profit corporation

_____

By: _____
Name: _____
Title: President of the Board of Trustees

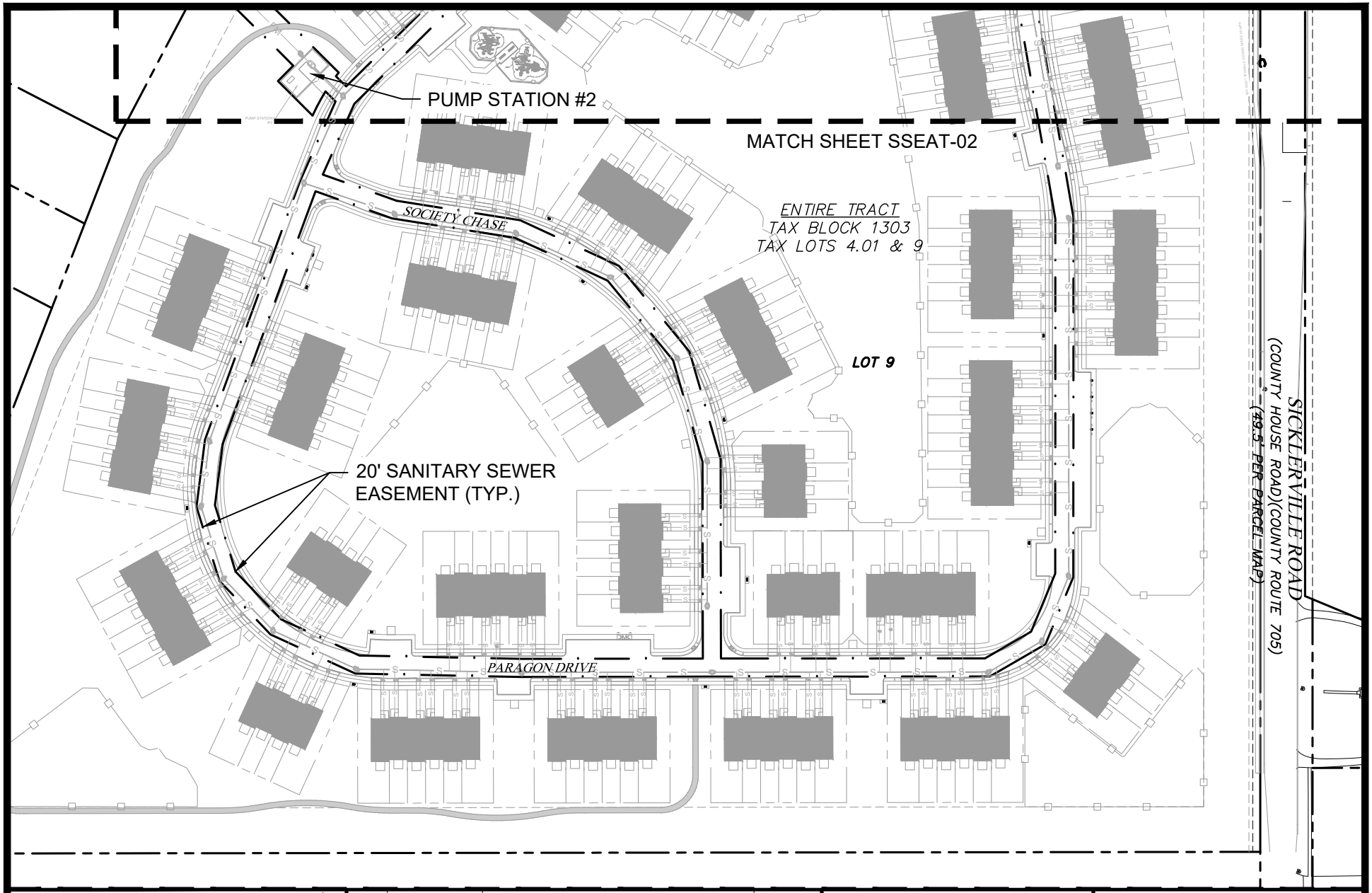
STATE OF _____:
: ss.
COUNTY OF _____:

Be it Remembered, that on this _____ day of _____, 2026, before me the subscriber, a Notary Public, personally appeared _____, who, I am satisfied, is the person who signed the within instrument as President of the Board of Trustees of ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC., and he/she thereupon acknowledged that the said instrument made by the Association, was signed and delivered by him/her as such President of the Board of Trustees and is the voluntary act and deed of the Association made by virtue of authority from the Board of Trustees via a duly adopted resolution.

_____
NOTARY PUBLIC

EXHIBIT "A"

SANITARY SEWER EASEMENT AREA – TOWNHOUSES PLAN (2 Sheets)



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

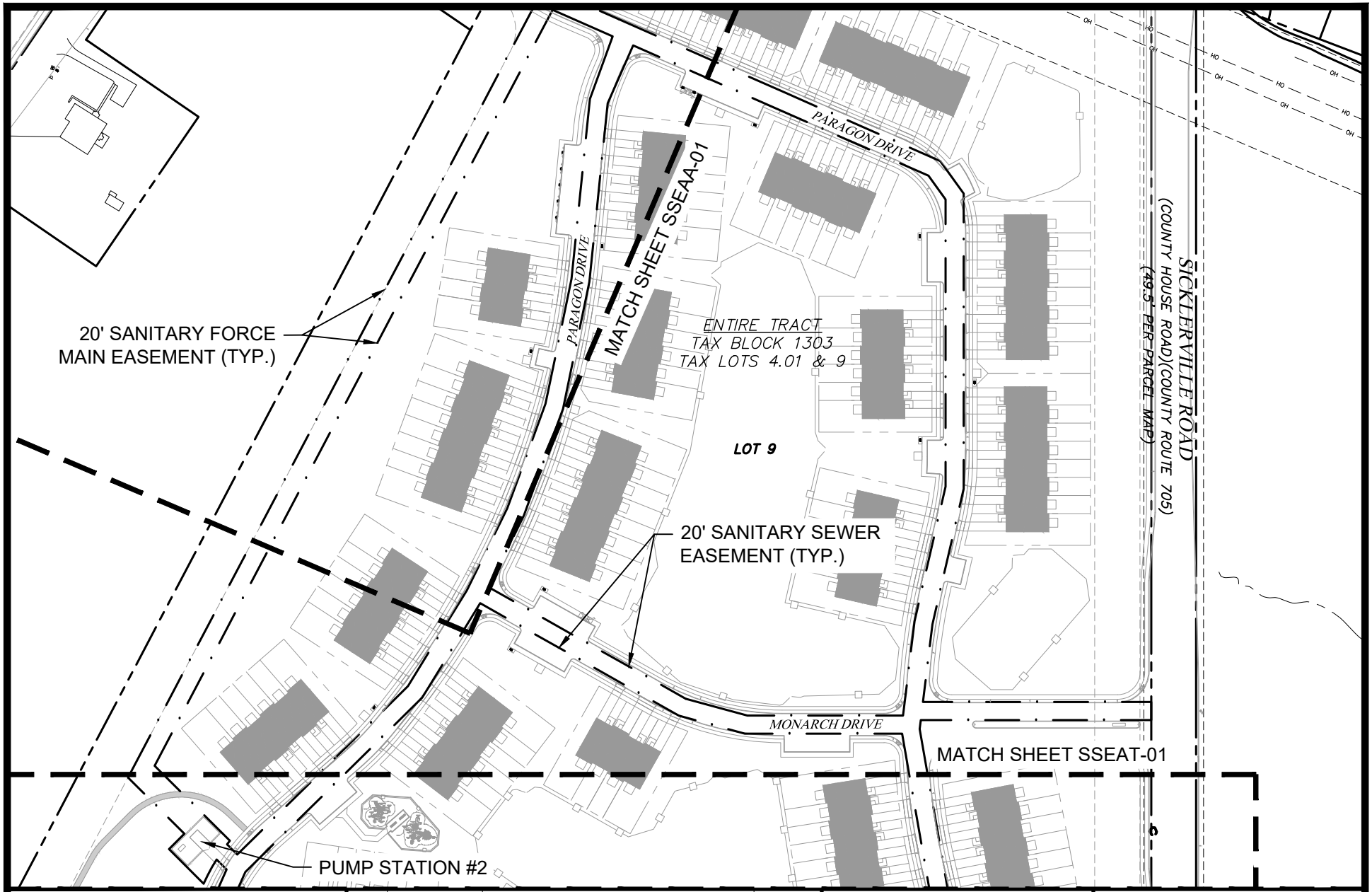
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PROJECT: ROYAL RIDGE

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
BWR	JCH	SSEAT-01
SCALE: 1" = 150'		
JOB NUMBER: 23010	DATE: 09.25.25	SHEET 1 OF 5

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

DRAWING TITLE: SANITARY SEWER EASEMENT AREA - TOWNHOUSES

PROJECT: ROYAL RIDGE

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
BWR	JCH	SSEAT-02

SCALE: 1" = 150'

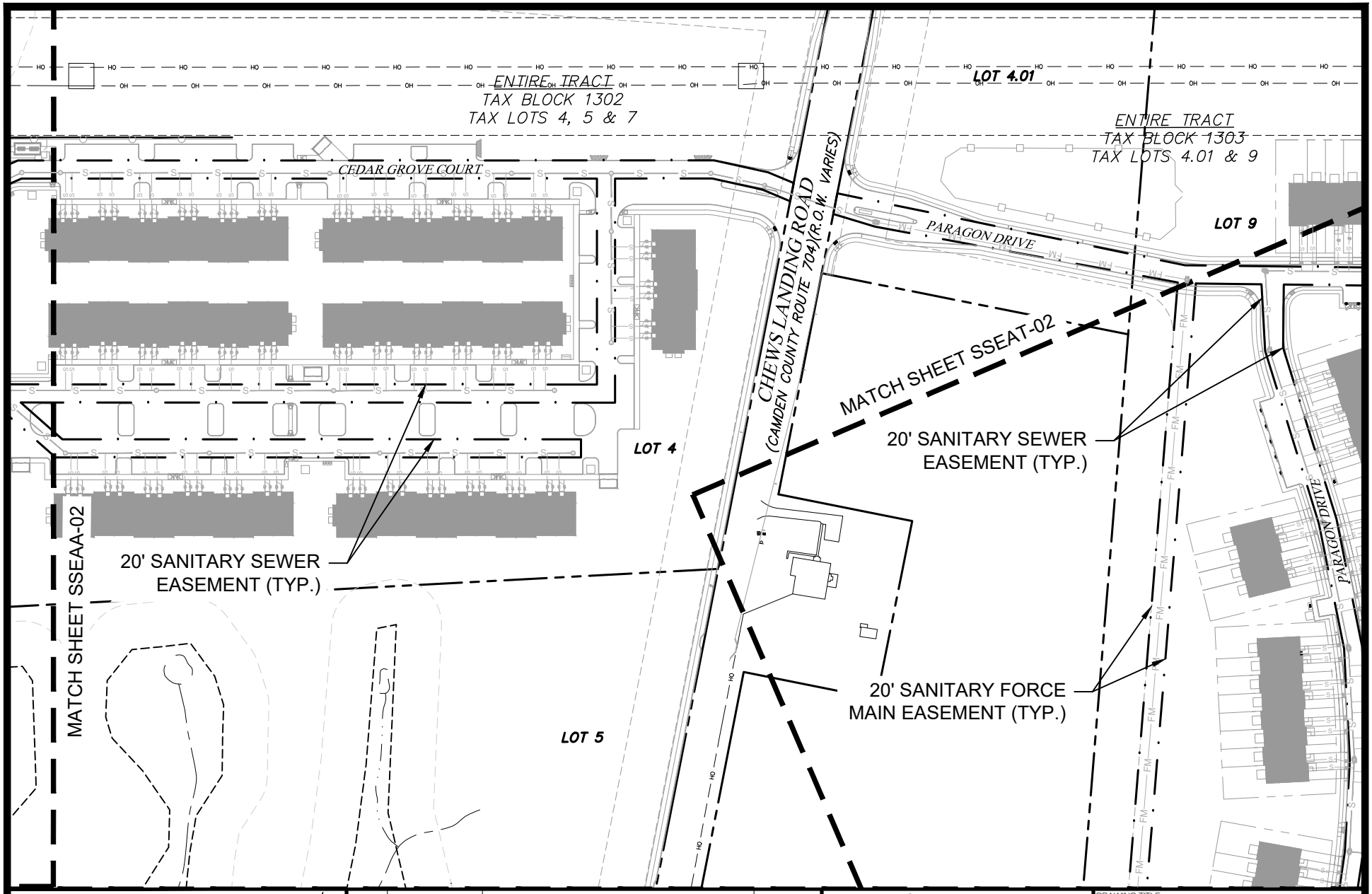
JOB NUMBER:	DATE:	
23010	09.25.25	SHEET 2 OF 5

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

EXHIBIT "B"

SANITARY SEWER EASEMENT AREA – APARTMENTS PLAN (2 Sheets)



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

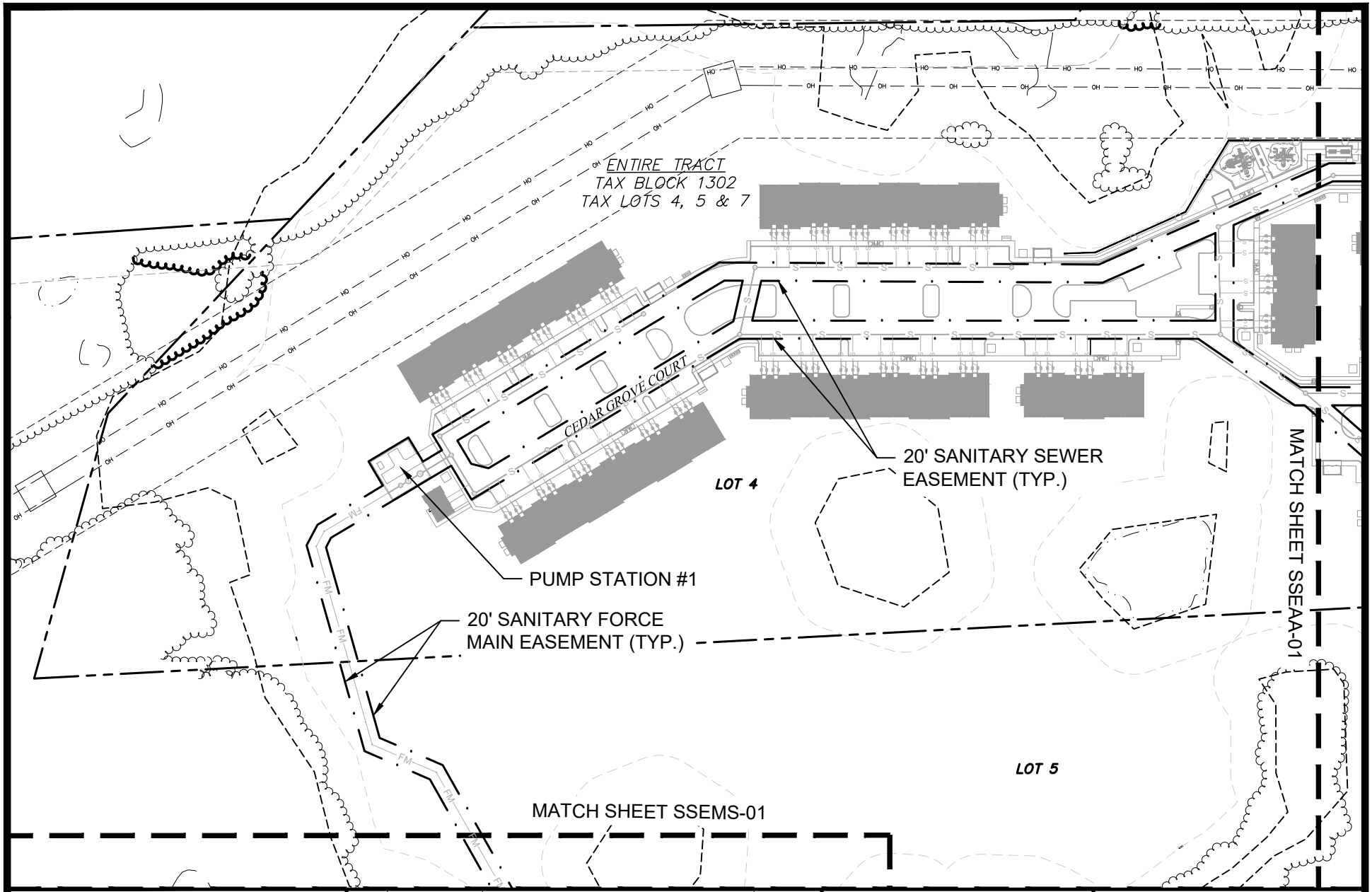
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PROJECT: ROYAL RIDGE

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
BWR	JCH	SSEAA-01
SCALE: 1" = 150'		
JOB NUMBER: 23010	DATE: 09.25.25	SHEET 3 OF 5

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

DRAWING TITLE: SANITARY SEWER EASEMENT AREA - APARTMENTS

PROJECT: ROYAL RIDGE

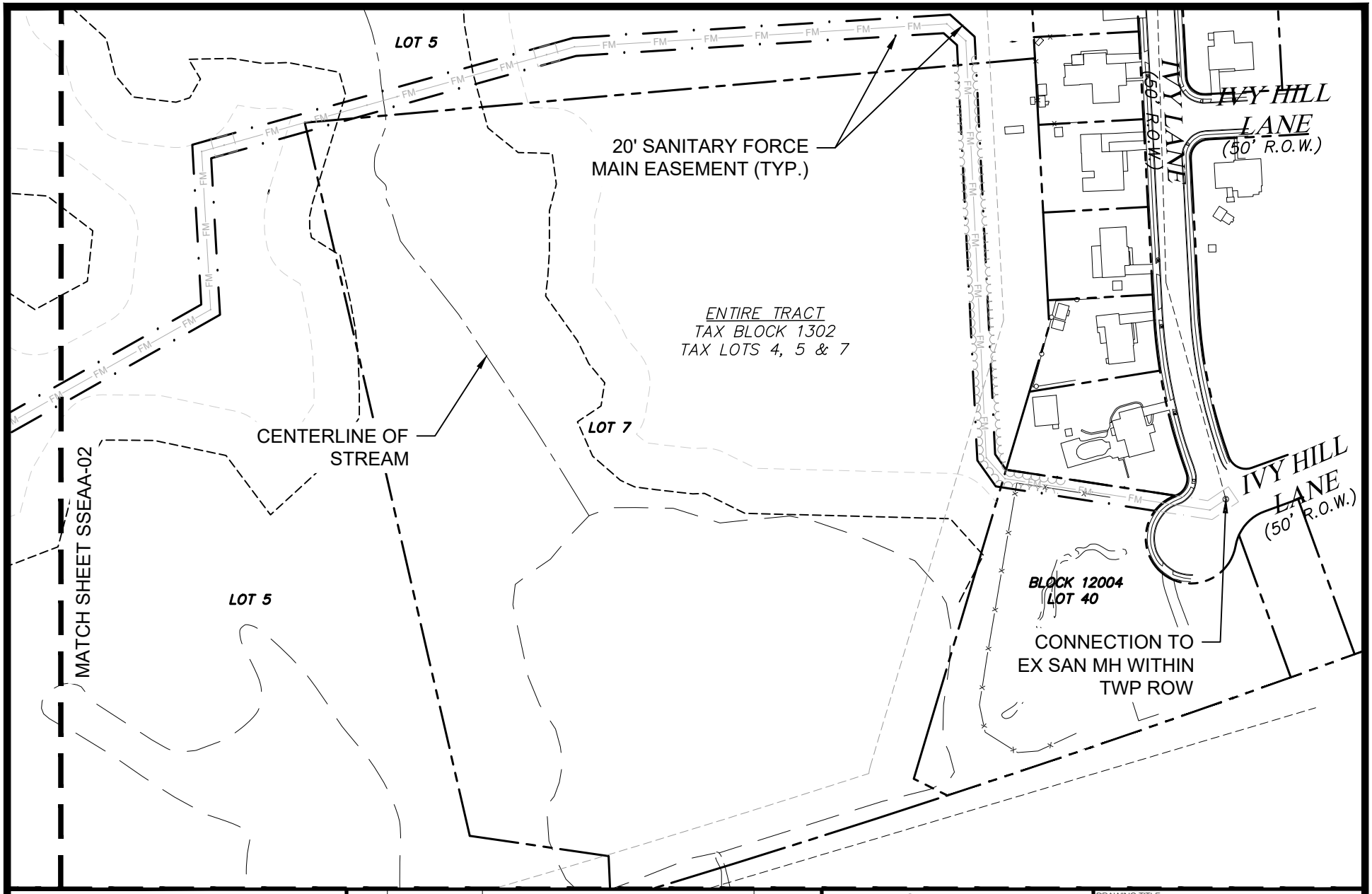
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SCALE: 1" = 150'		
JOB NUMBER: 23010	DATE: 09.25.25	SHEET 4 OF 5

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

EXHIBIT "C"

SANITARY SEWER EASEMENT AREA – MUNICIPAL SITE PLAN (1 Sheet)



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

vhb
ENGINEERS | SCIENTISTS | PLANNERS | DESIGNERS
1805 ATLANTIC AVENUE, MANASQUAN, NJ 08736
(TEL) 732.223.2225 (FAX) 732.223.3666
CERTIFICATE OF AUTHORIZATION #24GA27957200
VHB.COM

DRAWING TITLE: SANITARY SEWER EASEMENT AREA - MUNICIPAL SITE

PROJECT: ROYAL RIDGE

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
BWR	JCH	SSEAMS-01

SCALE: 1" = 150'

JOB NUMBER:	DATE:	
23010	09.25.25	SHEET 5 OF 5

C:\CADTEMP\SANITARY EASEMENT EXHIBITS.DWG LOT 40 04/17/2008 12:00 PM BRASIMOWICZ

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

EXHIBIT "D"

METES AND BOUNDS DESCRIPTION
TOWNSHIP EASEMENT AREA – BLOCK 12004, LOT 40

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
March 6, 2025
Rev: April 23, 2026

Metes and Bounds Description of
Proposed Sanitary Sewer Easement
For the Benefit of:
Block 1302 – Lots 4, 5 & 7
Block 1303 – Lots 4.01 and 9
(Future Lot 9.91 in Block 1303.07 and
Future Lot 1 in Block 1303.08)
Being over and Through Lot 40 in Block 12004
Township of Winslow, Camden County, New Jersey

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point in the northeasterly line of Ivy Hill Lane, (50 foot R.O.W., Cul-De-Sac), said point being in the division line of Lot 24 and Parcel A in Block 1402-A as shown on a Filed Map hereinafter mentioned and from said Beginning Point running; thence

1. Northwestwardly along the northeasterly line of Ivy Hill Lane along a curve bearing to the left having a radius of 50.00 feet, an arc length of 28.62 feet, a delta of 32 degrees 47 minutes 46 seconds, a chord bearing of North 64 degrees 10 minutes 22 seconds West, 28.23 feet to a point therein; thence
2. North 19 degrees 03 minutes 51 seconds West, 172.11 feet to a point; thence
3. North 78 degrees 52 minutes 07 seconds East, 20.19 feet to a point; thence
4. Along the division line of Parcel A and Lot 24, South 19 degrees 03 minutes 51 seconds East, 189.24 feet to a point in said northeasterly line of Ivy Hill Lane, said point being the Point and Place of Beginning.

Containing 3,575 square feet (0.082 acres)

This description has been prepared in accordance with a map entitled, “Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey,” prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through 4/20/26.



Steven Metelski, Jr., PLS 43393

EXHIBIT "E"

METES AND BOUNDS DESCRIPTION
APARTMENT EASEMENT AREA – BLOCK 1302, LOT(S) 4, 5 & 7

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
April 23, 2026

Metes and Bounds Description of
Proposed Sanitary Sewer Easement
For the Benefit of:
Block 1303 – Lots 4.01 and 9
(Future Lot 9.91 in Block 1303.07 and
Future Lot 1 in Block 1303.08)
The Township of Winslow, Camden County, New Jersey
Being over and Through Lots 4, 5 and 7 in Block 1302

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Tract I

Beginning at a point in the westerly line of Chews Landing Road, (24.5 feet from centerline, A.K.A. Camden County Route 704, A.K.A. Williamstown-Erial Road, F.K.A. Williamstown to Chews Landing Road), said point being distant 217.10 feet on a course of South 16 degrees 40 minutes 46 seconds East from the northeasterly corner of Lot 4 in Block 1302 as shown on the Official Tax Maps of the Township of Winslow and from said Beginning Point running; thence

1. Along said westerly line of Chews Landing Road, South 16 degrees 40 minutes 46 seconds East, 20.40 feet to a point therein; thence
2. South 85 degrees 02 minutes 07 seconds West, 33.20 feet to a point; thence
3. South 74 degrees 38 minutes 05 seconds West, 56.80 feet to a point; thence
4. South 62 degrees 15 minutes 25 seconds West, 107.29 feet to a point; thence
5. South 27 degrees 44 minutes 30 seconds East, 247.51 feet to a point; thence
6. South 62 degrees 16 minutes 24 seconds West, 656.55 feet to a point; thence
7. South 76 degrees 20 minutes 13 seconds East, 61.48 feet to a point; thence
8. North 62 degrees 15 minutes 30 seconds East, 572.74 feet to a point; thence
9. South 27 degrees 44 minutes 30 seconds East, 20.00 feet to a point; thence
10. South 62 degrees 15 minutes 30 seconds West, 580.30 feet to a point; thence
11. North 76 degrees 20 minutes 13 seconds West, 91.73 feet to a point; thence
12. South 62 degrees 16 minutes 24 seconds West, 11.11 feet to a point; thence
13. North 83 degrees 07 minutes 23 seconds West, 129.43 feet to a point; thence
14. South 62 degrees 15 minutes 30 seconds West, 506.48 feet to a point; thence
15. South 31 degrees 18 minutes 43 seconds West, 345.33 feet to a point; thence
16. North 58 degrees 41 minutes 17 seconds West, 43.55 feet to a point; thence
17. South 31 degrees 18 minutes 43 seconds West, 34.11 feet to a point; thence
18. South 31 degrees 18 minutes 43 seconds West, 15.00 feet to a point; thence
19. South 31 degrees 18 minutes 43 seconds West, 10.00 feet to a point; thence
20. South 31 degrees 18 minutes 43 seconds West, 95.68 feet to a point; thence
21. South 00 degrees 00 minutes 00 seconds West, 12.00 feet to a point; thence
22. South 43 degrees 28 minutes 38 seconds East, 218.55 feet to a point; thence
23. North 85 degrees 37 minutes 10 seconds East, 75.85 feet to a point; thence

24. South 57 degrees 09 minutes 56 seconds East, 335.29 feet to a point; thence
25. North 58 degrees 59 minutes 13 seconds East, 176.74 feet to a point; thence
26. South 43 degrees 26 minutes 47 seconds East, 436.88 feet to a point; thence
27. South 31 degrees 18 minutes 28 seconds East, 417.25 feet to a point; thence
28. South 14 degrees 03 minutes 23 seconds West, 36.46 feet to a point; thence
29. South 59 degrees 25 minutes 13 seconds West, 461.72 feet to a point; thence
30. South 26 degrees 52 minutes 56 seconds West, 20.99 feet to a point; thence
31. South 78 degrees 52 minutes 07 seconds West, 20.19 feet to a point; thence
32. North 19 degrees 03 minutes 51 seconds West, 5.69 feet to a point; thence
33. North 26 degrees 52 minutes 56 seconds East, 35.31 feet to a point; thence
34. North 59 degrees 25 minutes 13 seconds East, 459.20 feet to a point; thence
35. North 14 degrees 03 minutes 23 seconds East, 19.75 feet to a point; thence
36. North 31 degrees 18 minutes 28 seconds West, 406.76 feet to a point; thence
37. North 43 degrees 26 minutes 47 seconds West, 418.68 feet to a point; thence
38. South 58 degrees 59 minutes 13 seconds West, 173.13 feet to a point; thence
39. North 57 degrees 09 minutes 56 seconds West, 341.01 feet to a point; thence
40. South 85 degrees 37 minutes 10 seconds West, 78.63 feet to a point; thence
41. North 43 degrees 28 minutes 38 seconds West, 236.05 feet to a point; thence
42. North 00 degrees 00 minutes 00 seconds East, 25.58 feet to a point; thence
43. North 31 degrees 18 minutes 43 seconds East, 84.35 feet to a point; thence
44. North 58 degrees 41 minutes 17 seconds West, 31.05 feet to a point; thence
45. North 31 degrees 18 minutes 43 seconds East, 51.51 feet to a point; thence
46. South 58 degrees 40 minutes 39 seconds East, 31.05 feet to a point; thence
47. North 31 degrees 18 minutes 43 seconds East, 24.53 feet to a point; thence
48. North 58 degrees 41 minutes 16 seconds West, 20.45 feet to a point; thence
49. North 31 degrees 21 minutes 16 seconds East, 369.38 feet to a point; thence
50. North 62 degrees 33 minutes 26 seconds East, 419.28 feet to a point; thence
51. North 38 degrees 31 minutes 36 seconds East, 277.78 feet to a point; thence
52. North 62 degrees 15 minutes 25 seconds East, 769.22 feet to a point; thence
53. North 74 degrees 38 minutes 05 seconds East, 60.79 feet to a point; thence
54. North 85 degrees 05 minutes 12 seconds East, 30.87 feet to a point in the westerly line of Chews Landing Road, said point being the Point and Place of Beginning.

Excepting from the above-described parcel or tract of land the following three tracts.

Tract II

Beginning at a point being South 62 degrees 15 minutes 25 seconds West, 20.00 feet from the terminus of the fourth course in the above described first tract and from said Beginning Point running; thence

1. South 27 degrees 44 minutes 30 seconds East, 227.50 feet to a point; thence
2. South 62 degrees 16 minutes 24 seconds West, 671.67 feet to a point; thence
3. North 83 degrees 07 minutes 23 seconds West, 89.57 feet to a point; thence
4. North 27 degrees 44 minutes 30 seconds West, 128.14 feet to a point; thence
5. North 38 degrees 31 minutes 36 seconds East, 119.97 feet to a point; thence
6. North 62 degrees 15 minutes 25 seconds East, 635.56 feet to a point, said point being the Point and Place of Beginning.

Tract III

Beginning at a point being South 38 degrees 31 minutes 36 seconds West, 21.85 feet from the terminus of the fourth course in the above described second tract and from said Beginning Point running; thence

1. South 27 degrees 44 minutes 30 seconds East, 96.71 feet to a point; thence
2. South 62 degrees 15 minutes 30 seconds West, 511.70 feet to a point; thence
3. North 14 degrees 53 minutes 03 seconds West, 45.06 feet to a point; thence
4. North 62 degrees 33 minutes 26 seconds East, 377.17 feet to a point; thence
5. North 38 degrees 31 minutes 36 seconds East, 136.02 feet to a point, said point being the Point and Place of Beginning.

Tract IV

Beginning at a point being South 62 degrees 33 minutes 26 seconds West, 20.49 feet from the terminus of the third course in the above described third tract and from said Beginning Point running; thence

South 14 degrees 53 minutes 03 seconds East, 46.01 feet a point; thence
South 31 degrees 18 minutes 43 seconds West, 315.43 feet to a point; thence
South 76 degrees 37 minutes 21 seconds West, 19.70 feet to a point; thence
North 58 degrees 41 minutes 17 seconds West, 29.98 feet to a point; thence
North 31 degrees 21 minutes 16 seconds East, 343.78 feet to a point; thence
North 62 degrees 33 minutes 26 seconds East, 20.29 feet to a point; thence

Containing 142,643 square feet (3.275 acres) after Exceptions

This description has been prepared in accordance with a map entitled, "Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey," prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through 4/20/26.

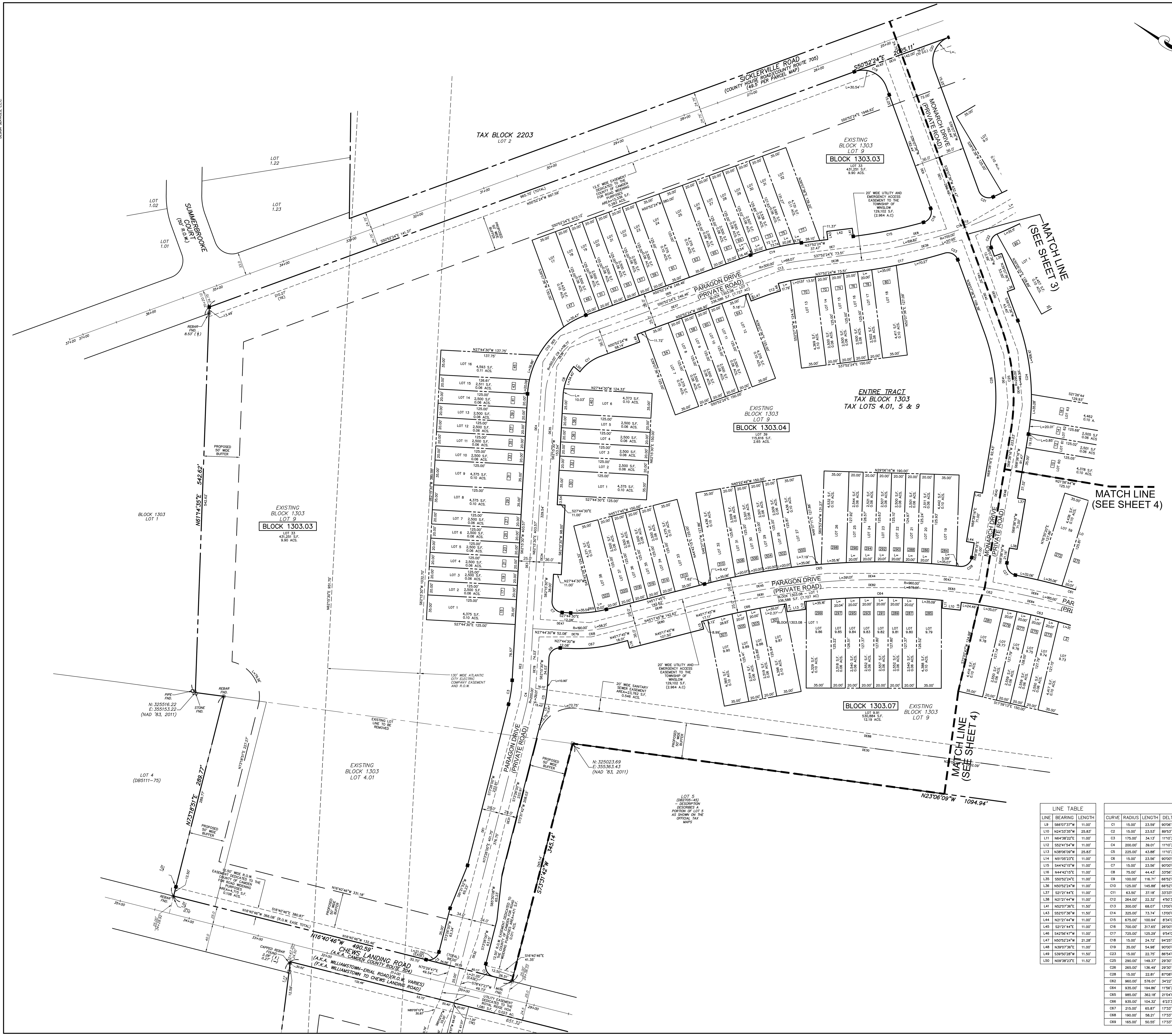


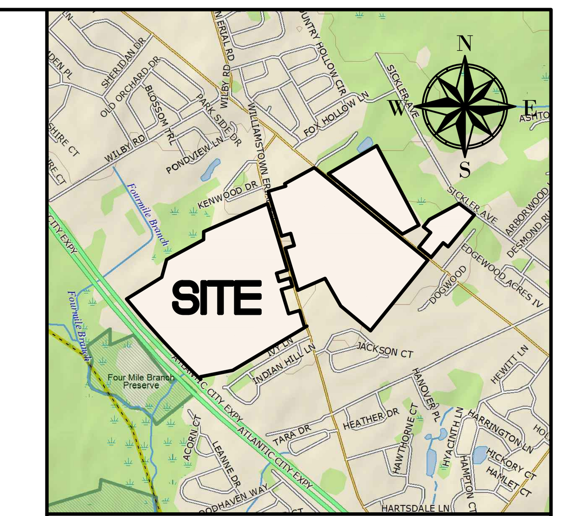
Steven Metelski, Jr., PLS 43393

EXHIBIT "F"

MAJOR SUBDIVISION PLAN (1 Sheet)
(CHEWS LANDING ROAD UTILITY EASEMENT AREA)

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.





KEY MAP
SCALE: 1"=2,000'±

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED SEPTEMBER 19, 2021 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

STEVEN METELSKI, JR., PLS,
LICENSED PROF. LAND SURVEYOR, NJ LIC # 43393

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D–1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23–9.9 KNOWN AS "THE MAP FILING LAW" THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF ____________ , 20____, WHICH DATE IS 95 DAYS FROM THE DATE OF THE SIGNING OF THIS PLAT. DEADLINE FOR FILING IS EXTENDED PER THE PERMIT EXTENSION ACT AS APPLICABLE.

MUNICIPAL CLERK

I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE STREETS, AVENUES, AND ROADS OR ALLEYS SHOWN HEREON.

MUNICIPAL CLERK

HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER (AFFIX SEAL)

APPROVED BY:
THE WINSLOW TOWNSHIP PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

50 0 50 100
1"=50'

UTILITY EASEMNT TABLE

LINE	BEARING	LENGTH
DE1	N73°56'53"E	392.31'
DE2	N62°55'30"E	83.26'
DE3	N62°55'30"E	201.66'
DE4	N62°55'52"E	186.29'
DE5	S86°44'18"E	44.24'
DE6	S50°52'24"E	325.93'
DE7	S37°52'24"E	153.68'
DE8	S43°57'09"E	86.43'
DE9	N39°06'44"E	252.23'
DE10	S50°53'16"E	20.00'
DE11	S39°06'44"W	254.67'
DE12	S43°57'09"E	9.96'
DE30	N23°06'09"W	968.17'
DE31	S72°42'10"W	340.26'
DE32	S79°08'30"W	47.95'
DE33	N16°40'46"W	23.26'
DE34	N62°55'30"E	175.63'
DE35	N62°55'52"E	180.86'
DE36	S86°44'18"E	32.35'
DE37	S50°52'24"E	317.18'
DE38	S37°52'24"E	152.46'
DE39	S43°57'09"E	105.03'
DE40	S39°07'36"W	172.07'
DE41	S54°23'17"W	70.43'
DE42	S68°38'16"W	250.28'
DE43	N24°39'22"W	88.16'
DE44	N30°44'11"W	125.42'
DE45	N39°06'45"W	143.35'
DE46	N45°02'32"W	198.25'
DE47	N27°04'30"W	69.78'
DE48	N68°38'16"E	252.11'
DE49	N54°23'17"E	75.61'
DE50	N39°07'36"E	173.66'
DE78	N62°55'30"E	72.51'
DE79	S30°51'39"E	73.58'
DE80	S45°02'32"E	199.87'
DE81	S39°06'45"E	140.85'
DE82	S30°44'11"E	122.89'
DE83	S24°39'22"E	101.03'
DE88	N23°06'09"W	943.38'

LINE TABLE

LINE	BEARING	LENGTH
L9	S66°07'37"W	11.00'
L10	N24°33'35"W	25.83'
L11	N64°38'22"E	11.00'
L12	S52°41'54"W	11.00'
L13	N38°06'09"W	25.83'
L14	N51°05'23"E	11.00'
L15	S44°42'15"W	11.00'
L16	N44°42'15"E	11.00'
L35	S50°52'24"E	11.00'
L36	N50°52'24"W	11.00'
L37	S21°21'44"E	11.00'
L38	N21°21'44"W	11.00'
L41	N52°07'36"E	11.50'
L43	S52°07'36"W	11.50'
L44	N21°21'44"W	11.00'
L45	S21°21'44"E	11.00'
L46	S42°56'47"W	11.00'
L47	N50°52'24"W	21.28'
L48	N39°07'36"E	11.00'
L49	S39°50'28"W	11.50'
L50	N09°38'23"E	11.52'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.59'	90°06'46"	15.03'	S28°22'37"W	21.23'
C2	15.00'	23.53'	89°53'14"	14.97'	S61°37'23"E	21.19'
C3	175.00'	34.13'	11°10'30"	17.12'	N67°50'45"E	34.08'
C4	200.00'	39.01'	11°10'30"	19.57'	N67°50'45"E	38.95'
C5	225.00'	43.88'	11°10'30"	22.01'	N67°50'45"E	43.81'
C6	15.00'	23.56'	90°00'00"	15.00'	N72°44'30"W	21.21'
C7	15.00'	23.56'	90°00'00"	15.00'	S17°15'30"W	21.21'
C8	75.00'	44.43'	33°56'30"	22.89'	S79°13'45"W	43.78'
C9	100.00'	116.71'	66°52'05"	66.02'	N84°18'27"W	110.20'
C10	125.00'	145.88'	66°52'05"	82.53'	N84°18'27"W	137.74'
C11	63.50'	37.18'	33°33'02"	19.14'	N67°38'55"W	36.65'
C12	264.00'	22.32'	4°50'35"	11.16'	N48°27'07"W	22.31'
C13	300.00'	68.07'	13°00'00"	34.18'	N44°22'24"W	67.92'
C14	325.00'	73.74'	13°00'00"	37.03'	N44°22'24"W	73.58'
C15	675.00'	100.94'	8°34'05"	50.57'	S42°09'27"E	100.85'
C16	700.00'	317.65'	26°00'00"	161.61'	S50°52'24"E	314.93'
C17	725.00'	125.29'	9°54'05"	62.80'	S42°49'27"E	125.13'
C18	15.00'	24.72'	94°25'55"	16.21'	N86°20'33"E	22.02'
C19	35.00'	54.98'	90°00'00"	35.00'	N05°52'24"W	49.50'
C23	15.00'	22.75'	86°54'05"	14.21'	N04°19'27"W	20.63'
C25	290.00'	149.37'	29°30'40"	76.38'	N53°52'56"E	147.72'
C26	265.00'	136.49'	29°30'40"	69.80'	N53°52'56"E	134.99'
C28	15.00'	22.81'	87°08'03"	14.27'	S67°47'43"E	20.68'
C62	960.00'	576.01'	34°22'41"	296.97'	N28°06'25"W	567.41'
C64	935.00'	194.86'	11°56'28"	97.79'	N31°19'52"W	194.51'
C65	985.00'	362.18'	21°04'03"	183.16'	N34°45'43"W	360.15'
C66	935.00'	104.32'	6°23'32"	52.21'	N42°05'59"W	104.26'
C67	215.00'	65.87'	17°33'15"	33.20'	S36°31'07"E	65.61'
C68	190.00'	58.21'	17°33'15"	29.34'	S36°31'07"E	57.98'
C69	165.00'	50.55'	17°33'15"	25.48'	S36°31'07"E	50.36'

No.	DATE	DESCRIPTION	BY
8	4/20/26	EASEMENTS PER COUNTY COMMENTS	SLM
7	11/2/25	OWNER/APPLICANT ~ UTILITY EASE ~ STORM EASE	SLM
6	8/26/25	INDIVIDUAL TRACTS FOR LOTS 4, 5 & 7	SLM
5	6/4/25	PROPOSED BLOCKS/LOTS AND R.O.W. EASEMENTS	SLM
4	9/20/24	ADDED UTILITY EASEMENT	SLM
3	7/24/24	REVISED PER TWP. TAX ASSESSOR	SLM
2	6/27/24	REVISED PER TWP. ENGINEER COMMENTS	SLM
1	5/13/24	ADDED INFORMATION TO LOT 1303.03	SLM

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS, ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE 732 363 0060 FAX 732 363 0073
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

IAN M. BORDEN, PP
N.J. PROFESSIONAL PLANNER LICENSE #33LI00617400

WILLIAM A. STEVENS, PE, PP
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

GRAHAM J. MACFARLANE, PE, PP, CME
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104

STEVEN METELSKI, JR., PLS
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

STEVEN METELSKI, JR., PLS
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393
CERTIFIED FLOODPLAIN SURVEYOR LICENSE No. NJ-068

PRELIMINARY & FINAL PLANS
MAJOR SUBDIVISION

FINAL PLAT
ROYAL RIDGE

BLOCK 1302 – LOTS 4, 5 & 7
BLOCK 1303 – LOTS 4.01 & 9
BLOCK 2203 – LOT 2

TOWNSHIP OF WINSLOW
(REFERENCE TAX MAP SHEET Nos. 13 & 22)
CAMDEN COUNTY NEW JERSEY

SCALE:	1"=50'	JOB NUMBER:	320200
DRAWN BY:	SLM	DATE:	3/12/24
DESIGN/CALC'D BY:	SLM	SHEET:	2 / 9
CHECKED BY:	--		

EXHIBIT "G"

METES AND BOUNDS DESCRIPTION
UTILITY EASEMENT AREA – CHEWS LANDING ROAD

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.

1245 AIRPORT ROAD ● SUITE 1 ● LAKEWOOD ● NEW JERSEY 08701 ● 732-363-0060 ● FAX 732-363-0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM

WILLIAM A. STEVENS, P.E., P.P.
VICE PRESIDENT

SEAN D. COUGHLAN
ASSOCIATE

IAN M. BORDEN, P.P.
PRESIDENT

GRAHAM J. MACFARLANE, P.E., P.P., C.M.E.
ASSOCIATE

STEVEN METELSKI, JR., P.L.S.
ASSOCIATE

PDS Ref. 320200
April 23, 2026

Metes and Bounds Description of
Proposed Utility Easement Dedicated to
The Royal Ridge HOA, Camden County, New Jersey
Being over and Through Chews Landing Road

All that certain lot, tract or parcel of land situate and lying in the Township of Winslow, County of Camden and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point in the northeasterly line of Chews Landing Road, (25 feet from centerline, A.K.A. Camden County Route 704, A.K.A. Williamstown-Erial Road, F.K.A. Williamstown to Chews Landing Road), said point being distant 34.58 feet on a course of South 16 degrees 40 minutes 46 seconds East from the northwesterly terminus of a curve connecting the northwesterly line of Paragon Drive, (34 feet from centerline), to said northeasterly line of Chews Landing Road and from said Beginning Point running; thence

1. Along said northeasterly line of Chews Landing Road, South 16 degrees 40 minutes 46 seconds East, 23.26 feet to a point therein; thence
2. Through said Chews Land Road, South 78 degrees 47 minutes 27 seconds West, 49.73 feet to a point in the southwesterly line of Chews Landing Road, (24.5 feet from centerline); thence
3. Along same, North 16 degrees 40 minutes 46 seconds West, 20.40 feet to a point in said southwesterly line of Chews Landing Road; thence
4. Through Chews Landing Road, North 75 degrees 29 minutes 47 seconds East, 49.54 feet to a point in said northeasterly line of Chews Landing Road, said point being the Point and Place of Beginning.

Containing 1,081 square feet (0.023 acres)

This description has been prepared in accordance with a map entitled, “Preliminary & Final Plans, Major Subdivision, Final Plat, Royal Ridge, Block 1302-Lots 4, 5 & 7, Block 1303-Lots 4.01 & 9, Block 2203-Lot 2, Township of Winslow, Camden County, New Jersey,” prepared by Professional Design Services, L.L.C. Project No. 320200, dated 3/12/2024 and revised through April 20, 2026.



Steven Metelski, Jr., PLS 43393

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION AUTHORIZING EXECUTION AND RECORDING OF A UTILITY EASEMENT AND MAINTENANCE AGREEMENT IN FAVOR OF HALLMARK HOMES – ROYAL RIDGE, LLC IN CONNECTION WITH THE ROYAL RIDGE DEVELOPMENT

WHEREAS, Hallmark Homes – Royal Ridge, LLC ("Developer"), having a principal address at 865 Easton Road, Suite 320, Warrington, Pennsylvania 18976, is the owner and developer of certain property located within the Township of Winslow and designated as Block 1302, Lots 4, 5 and 7; Block 1303, Lots 4.01 and 9; and Block 2203, Lot 2 on the Township Tax Map (the "Property"); and

WHEREAS, the Property is being developed as the Royal Ridge development consisting of approximately five hundred thirty
(530) residential dwelling units together with related site improvements and utility infrastructure; and

WHEREAS, the Township Council adopted Ordinance No. _____-2026 authorizing the grant of a Sanitary Sewer Easement across certain municipally owned property to permit installation of sanitary sewer facilities serving the Royal Ridge development and connection to the Township sanitary sewer system at or near the intersection of Ivy Lane and Ivy Hill Lane and a Utility Easement across Chews Landing Road (County RT 704), a County right-of-way under the jurisdiction of Camden County within which the Township retains authority to construct and permit utility improvements within Chews Landing Road, to permit installation of water facilities and improvements serving the Royal Ridge development; and

WHEREAS, the Township Engineer has reviewed the proposed easement location and has recommended approval of the final easement area subject to the terms and conditions set forth in the Ordinance and Easement Agreement; and

WHEREAS, the Township Council has determined that execution and recording of the final Utility Easement and Maintenance Agreement is in the best interests of the Township and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Winslow, County of Camden, State of New Jersey, as follows:

1. The Mayor and Township Clerk are hereby authorized and directed to execute, acknowledge, and deliver a Utility Easement and Maintenance Agreement in favor of Hallmark Homes – Royal Ridge, LLC, together with any exhibits, certifications, affidavits, plans, surveys, legal descriptions, consents, acknowledgments, and related documents necessary to effectuate the purposes of Ordinance No. _____-2026.

2. The easement shall be in a form acceptable to the Township Solicitor and Township Engineer and the Developer and shall incorporate all protections, reservations, rights, obligations, restrictions, indemnification provisions, relocation provisions, termination provisions, and municipal safeguards authorized by Ordinance No. ____ __-2026.

3. The Township Engineer is hereby authorized to approve the final metes and bounds description of the easement area and any modifications thereto that do not materially alter the intent of the Ordinance.

4. The Township Solicitor is hereby authorized to make such revisions, additions, deletions, and modifications to the Easement Agreement and related documents as may be necessary to protect the interests of the Township and to ensure compliance with applicable law; provided that any such revisions shall be subject to the reasonable approval of the Developer and shall not materially alter the rights and obligations of the Developer as set forth in the Easement Agreement and Ordinance No. _____-2026.

5. Upon execution, the Township Clerk, Township Solicitor, Township Engineer, or their designees are authorized to cause the Easement Agreement and related documents to be recorded in the Office of the Camden County Clerk.

6. The Township's execution of the Easement Agreement shall not constitute acceptance of ownership, maintenance responsibility, operation responsibility, or liability for any sanitary sewer facilities constructed pursuant thereto. Any acceptance of such facilities shall occur only by separate Resolution of the Township Council expressly providing for such acceptance.

7. All actions previously taken by Township officials, professionals, employees, consultants, and representatives in furtherance of the purposes of this Resolution are hereby ratified and confirmed.

8. This Resolution shall take effect immediately upon adoption.

ADOPTED: July 21, 2026

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk

CERTIFICATION

I, Lisa L. Dority, Clerk of the Township of Winslow, County of Camden, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee at a meeting held on **July 21 ,2026** at the Winslow Township Municipal Building

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated: _____
T:\Lisa\SUBDIVISION\royal ridge\Resolution Authorizing Utility Easement and Maintenance Agreement.docx

RESOLUTION GRANTING AN EXTENSION OF RESOURCE EXTRACTION PERMITS FOR HEIDELBERG MATERIALS NORTHEAST, LLC, NEW FREEDOM AND OAK TERRACE TRACTS FOR AN ADDITIONAL FORTY- FIVE (45) DAYS

WHEREAS, on April 8, 2025, the Mayor and Township Committee granted Heidelberg Materials Northeast, LLC a two (2) month extension to file their extraction permit application until June 12, 2025 for both Oak Terrace Tract and New Freedom Tract; and

WHEREAS, on June 24, 2025, the Mayor and Township Committee granted Heidelberg Materials Northeast, LLC an additional two (2) month extension to file their extraction permit application until August 12, 2025 for both Oak Terrace Tract and New Freedom Tract; and

WHEREAS, on September 9, 2025, the Mayor and Township Committee granted Heidelberg Materials Northeast, LLC an additional two (2) month extension to file their extraction permit application until October 12, 2025 for both Oak Terrace Tract and New Freedom Tract; and

WHEREAS, on October 14, 2025, the Mayor and Township Committee granted Heidelberg Materials Northeast, LLC an additional three (3) month extension to file their extraction permit application until January 12, 2026 for both Oak Terrace Tract and New Freedom Tract; and

WHEREAS, on February 10, 2026, the Mayor and Township Committee granted Heidelberg Materials Northeast, LLC an additional ninety (90) day extension to file their extraction permit application until April 11, 2026 for both Oak Terrace Tract and New Freedom Tract; and

WHEREAS, on April 14, 2026, the Mayor and Township Committee granted Heidelberg Materials Northeast, LLC an additional ninety (90) day extension to file their extraction permit application until July 10, 2026 for both Oak Terrace Tract and New Freedom Tract; and

WHEREAS, additional time is required to allow for the "Applicant" to obtain the DelAtlantic Soil Conservation Certificate; and

WHEREAS, the Township Solicitor and Township Engineer have indicated they have no objections to the request; and

WHEREAS, the Mayor and Township Committee of the Township of Winslow have determined that the applicant has presented sufficient good cause to allow for an extension of the Resource Extraction Permits for both the New Freedom and Oak Terrace Tracts; and

WHEREAS, this permit extension is subject to the "Applicant" diligently pursuing its current application, and complying with all terms and conditions of the existing permit.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that the Resource Extraction Permits issued to Heidelberg Materials Northeast LLC for the period of April 12, 2021 to April 12, 2025, for both the New Freedom Tract and Oak Terrace Tract shall be and are hereby extended for ***an additional forty-five (45) days, expiring August 26, 2026*** to allow for completion of their application, survey, plans, and review by the Township Solicitor and Township Engineer prior to Governing Body approval consideration.

ADOPTED: July 21, 2026

_____
MARIE D. LAWRENCE, MAYOR

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on **July 26, 2026** at the Winslow Township Municipal Building.

_____
LISA L. DORITY, RMC
Municipal Clerk

Dated:

t:\linda\resolutions\2026 resolutions\mining extension - heidelberg 45 day ext 7-21-26.docx

July 2026 Engineer's Report

Winslow Township, Camden County, NJ

Prepared for:

Winslow Township Committee
125 South Route 73
Braddock, New Jersey 08037

Artheon, Inc.
344 North Route 73
Berlin, NJ 08009

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I. MUNICIPAL PROJECTS

BEEBETOWN ROAD RESURFACING PROJECT

Job Number: **WM20002**

Start Date: **2025**

Winslow Township is currently designing the resurfacing of the entire length of Beebetown Road. The roadway is roughly 2 miles in length. Beebetown Road runs from Myers Ave & Route 73 to Ehrke Road. We have estimated the resurfacing cost to be approximately $1,000,000. The Beebetown Road Project is a pavement reconstruction project that involves a combination of reconstructing, milling, and resurfacing. The total length of the project will be roughly 2 +/ miles.

The township opened 5 bids on Nov. 26, 2024. The low bid was from Arawack Paving Company of Hammonton, NJ, with a total bid amount of $928,700.00. The Mayor & Township Committee has awarded the Beebetown Road Resurfacing Project to Arawack Paving. A pre-construction meeting was held on Tuesday, March 18th, 2025. Site clearing, prep work, concrete and stormwater improvements were to start in the 1st week of April but has been pushed back. The contractor is going to shoot the pre-construction video on May 9, 2025. Concrete curb has been installed, and inlet grates and curb pieces have been replaced with bicycle safe grates and eco-friendly curb pieces. Paving is still scheduled for the summer. All shop drawings have been submitted and reviewed.

The project has been milled and base course and final paving have been completed. Striping has been completed the 2nd week of August. Guardrail installation was also completed the 2nd week of August. Driveways have been completed too. A punchlist of outstanding issues has been submitted to Arawack Paving, which have been resolved except for 3 remaining items: 103, 186-188 Beebetown and replaced damaged curb.

All punchlist items have been addressed and we are recommending final payment. The project came in under budget.

The project is now on Maintenance Bond until November of 2027.

WALDEN CHASE PAVEMENT PRESERVATION PROJECT

Job Number: **WM24002**

Start Date: **2025**

We have completed an NJDOT Municipal Aid Application for FY2024 for the following roadways in the Walden Chase Development:

- Arcadian Drive (0.38 Miles)
- Waltham Way (0.25 Miles)
- Wimbledon Run (0.31 Miles)

The amount of the request for the Pavement Preservation Project is $502,161.76.
The Township has been notified by the NJDOT that they will be receiving $304,141.00 towards the cost of this project. We have completed the design plans of this project and will submit to NJDOT. The NJDOT has required additional information which we revised the plans now to address. The project had public bids opened on Tuesday, June 16. The low bidder was APS of Hammonton, NJ, with a bid amount of $367,308.50. A pre-construction meeting was held on Wednesday, July 8. All concrete work has now been completed on the ADA ramps. Crack scaling is also finished. The micro-surfacing was completed right before Labor Day weekend.

All crosswalks have now been completed as well as Stop Signs replaced.

The project is now complete and under budget, with final payment made.

The project is now on Maintenance Bond until November of 2027.

WILTON'S CORNER PAVEMENT PRESERVATION PROJECT

Job Number: **WM25002**

Start Date: **2024**

We have completed an NJDOT Municipal Aid Application for FY2023 for the following Roadways in the Wilton's Corner Development:

- Meeting House Circle (0.82 miles)
- Prospect Road (0.25 miles)

The amount of the request for the Pavement Preservation Project is $700,000.00.

The Township has been notified by the NJDOT that they will be receiving over $300,000.00 towards the cost of this project.

We have sent a Scope Modification to the NJDOT to have the project cut in half. This request will help match the grant amount to be closer to the cost estimate.

The Scope Modification has been approved. We then submitted the design plans and spec to the NJDOT via PMRS for review and approval. Revisions were then resubmitted and now the project (with reduced scope) has been approved by the NJDOT. Our office will coordinate going out for Public Bid with Jennifer Conway, Purchasing Agent for the Township.

The project was awarded to Asphalt Paving Systems of Hammonton, NJ for a bid amount of $502,884.10 and a preconstruction meeting was held on May 30, 2024. Sidewalks, ramps, and restoration of all designed intersections have been completed. APS crews have completed all pavement repairs, crack sealing and microsurfacing. We have recommended payment #1 (partial payment). We are also doing a project punch list.

The project has been completed with final payment made at the end of 2024. The project also had a change order decreasing the total project cost. Our office has now submitted to NJDOT for final close-out.

II. COMMERCIAL PROJECTS

VB WINSLOW REALTY

Job Number: **WE24012**

Start Date: **2025**

A pre-construction meeting was held on May 8, 2024. The project includes constructing a 5,950 S.F. retail/restaurant building (Phase 1) on Sicklerville Road and Thousand Oak has installed utilities across Sicklerville Road, and repaving of Sicklerville Road has been completed. The applicant has recently revised the project at the Planning Board and has re-started the project. Base and final paving is complete, and most landscaping has been planted. Building construction is completed and the parking lot has now been stripped. No tenant as of right now.



U-HAUL

Job Number: **WE23010**

Start Date: **2024**

A preconstruction meeting was held on July 2, 2024. The project includes construction of a 17,916 S.F. storage building, the relocation of two accessory storage buildings, and a new stormwater basin. Site clearing is currently underway for the new buildings and basin. Pad has been completed and pipe work is ongoing. Steel work started on Nov. 6th for construction of the building. As you can see, the building is completely enclosed now, and site work continues. Basin landscaping is complete. Paving started around the 1st week in July and is now complete. Landscaping has been ongoing. The Butler Buildings along Route 73 are currently being relocated. The applicant received a CO for the large storage building.



U-HAUL PHASE 2

Job Number: **WE24028**

Start Date: **2025**

The applicant is constructing 40,000 +/- sf of additional self storage units to the rear of the existing self storage facility. The project will consist of 8 (additional) Miller-style self storage buildings and paved drive-isles. Construction started in the 4th quarter of 2025.

The construction of the self storage units and drive isles is ongoing.

Applicant was granted administration approval in May to allow the re-purpose of truck box storage units. The fit and finish of the re-purposed units will be similar to the approved Miller buildings.



WATERFORD WAWA

Job Number: **WE25004**

Start Date: **2025**

The project site is U.S Route 30 (White Horse Pike) and Waterford-Blue Anchor Road (CR #722) on Block 5402, Lot 4. The project will include a Super Wawa, fueling stations and 66 parking spaces. Entrances will be off Waterford-Blue Anchor Rd and White Horse Pike. The developer started site clearing and installed soil erosion measures in June. The stormwater management and septic systems are now installed, along with other site improvements. Construction of the WaWa building and gas canopy is ongoing. Concrete work and sidewalks are ongoing. The driveway and parking lot DGA is being completed.



7 BREW

Job Number: **WE25007**

Start Date: **2025**

A pre-construction meeting was held on site Oct. 9, 2025. The site is the former Fulton Bank site at the comer of Berlin-Cross Keys Road and Chews Landing. 7 Brews is a drive-thru-only coffee/drink business. The building has been completed and site work continues. The site was paved so the owner could get a TCO at the end of February. 7 Brew is now open.

A punchlist with unacceptable site conditions (grass, basin, etc.) was sent to the developer in June. They have addressed most of the items on the punch list.



CROSS KEYS WAWA

Job Number: **WE24019**

Start Date: **Early 2026**

A pre-construction meeting was held on site Nov. 10, 2025. The site is the existing Wawa and strip stores located at the comer of Berlin-Cross Keys Road and Johnson Road. The new project includes demolition of the existing Wawa and other retail stores for the construction of a new Super Wawa with fueling stations. Demolition started at the end of February and is now completed. Underground stormwater management chambers have now been installed; and grading, seeding and stabilization of the basin is ongoing. Driveway entrance and improvements along Johnson Road are being constructed.



TUTOR PERINI CORPORATION

Job Number: **WE24026**

Start Date: **May 2026**

A pre-construction meeting was held on May 11, 2026. The site is an empty lot at 53 N. Route 73, noted as Block 4402, Lot 3. The lot has an area of 18.5 ± acres. The proposed construction includes a 9,000 SF steel building utilized for maintenance of work vehicles, with 10 parking spaces, and several laydown areas for construction equipment and materials. The site has been cleared, graded and stormwater basins have been excavated. Stormwater pipe is being installed and the building foundation is under way.





PETINOS SOLAR, LLC

Job Number: **WE26002**

Start Date: **May 2026**

A pre construction meeting was held on site on May 21, 2026. The site is an old landfill on 451 New Freedom Rd, across from Nicholas Gargano Park. The project includes the installation of a 1 MW solar field atop of concrete blocks, serving as the foundation. The ballast for the solar panels has been delivered to the site. The developer is addressing access issues with the Township Fire Chief.



III. RESIDENTIAL PROJECTS

RAVELLO COURT

Job Number: **WE26003 CI**

***Start Date*: 2026**

Ravello Court is a 48 (Fee Simple) townhouse development. The site is located on Route 73 between Westbury Hunt & Tom Wells Road. The site is a 1,000 ft. cul-de-sac off of Northbound Route 73. The project had a pre-con meeting in March; and clearing and rough grading being completed. Storm water pipe installation started in early April. Sanitary sewer and curb work has also been completed for the cul-de-sac. The retaining wall along the front entrance and basin area has been constructed. Base paving has now been completed for the entire cul-de-sac. The developer has also planted the perimeter buffer in order to start townhome construction.



VILLAGES AT HAYES MILL CREEK

Job Number: **WE24020**

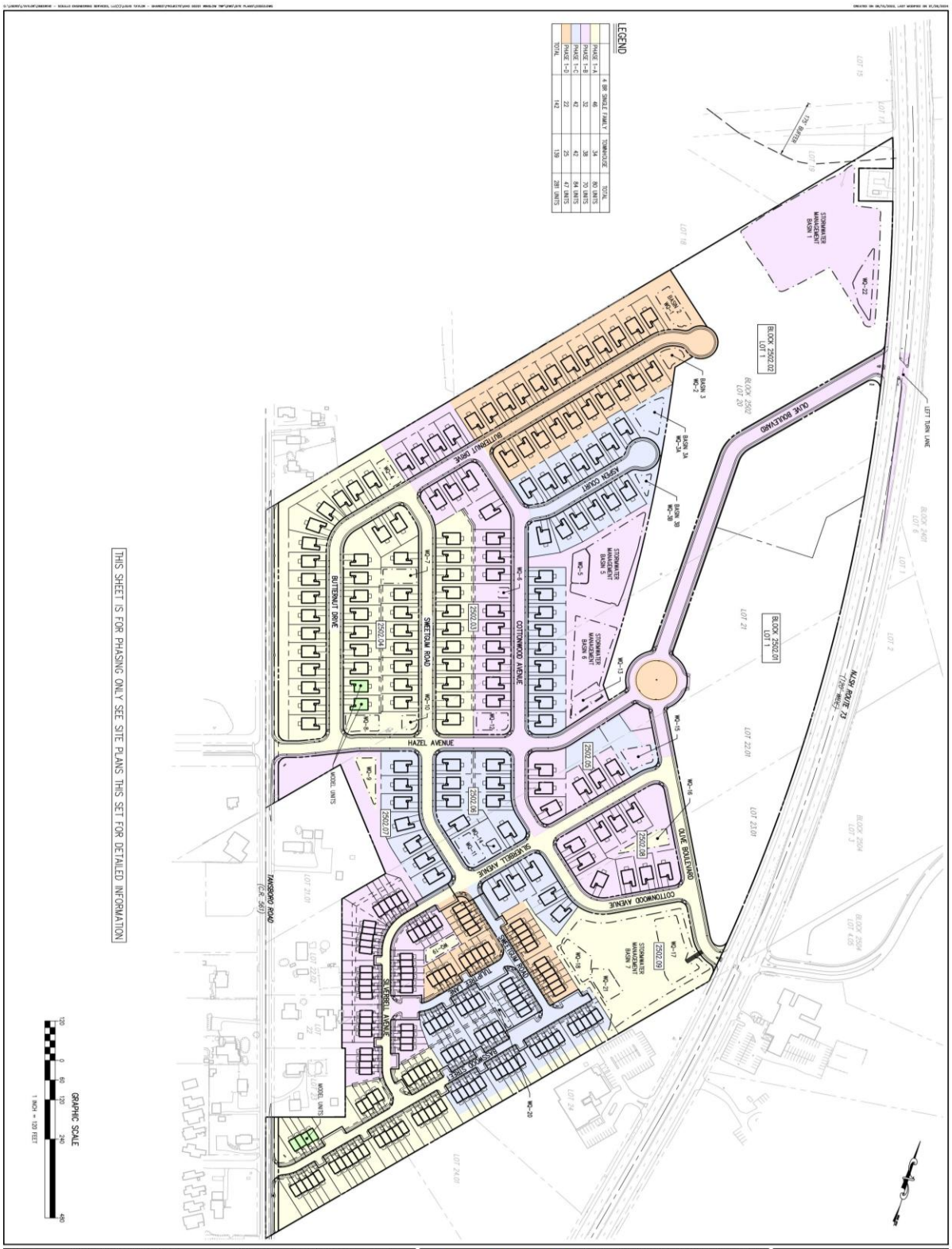
Start Date: **2024**

Villages at Hayes Mill Creek is a new townhouse and single-family development between Route 73 and Tansboro Road. Across from Taylor Woods. The project will consist of 142 single family houses and 139 townhouse units for a total of 281 units. Phase 1 of the project, which includes 90 units (46 single family and 34 townhouses), has been started and test pits have been completed as of September 3rd. Below is the proposed plan for the project. Earth work is ongoing with stormwater and sanitary sewer installation and curb work. Basic paving was completed for portions of two (2) roads, (Hazel Ave. and Basswood St.), that connect with Tansboro Road. The applicant, K. Hovanian, has completed (C.O's) on about (47) houses and (38) townhouse units in the areas off Tansboro Road, with about 15-20 more under construction.

(See attached photos)







DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APPR.
10/12/2023	9	REVISED FOR TBA APP; ADDED NO PARKING SIGNS	LAT	JTS
10/09/2023	8	REVISED STORMWATER DETAILS	DMB	JTS
8/29/2023	7	TOWNSHIP FINAL COMPLIANCE	LAT	JTS
6/12/2023	6	REVISED WATER MAIN PER UTILITY ENGINEER'S COMMENTS	LAT	JTS
6/6/2023	5	TOWNSHIP FINAL COMPLIANCE	LAT	JTS
3/31/2023	4	TOWNSHIP REVIEW RESPONSE	LAT	JTS
1/19/2023	3	PINELANDS RESPONSE	LAT	JTS
11/30/2022	2	TOWNSHIP SUBMISSION	LAT	JTS
7/11/2022	1	INITIAL SUBMISSION	LAT	JTS

SEE CONTINUATION TO RIGHT OF SIGNATURE BLOCK

C0003

VILLAGES AT HAYS MILL CREEK
BLOCK 2502, LOTS 20, 21, 22.01 & 23.01
WINSLOW TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

PHASING PLAN

KHovnanian Homes 110 FIELDCREST AVENUE, 5TH FLOOR EDISON, NEW JERSEY 08837

SCIULLO ENGINEERING SERVICES, LLC
137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sciulloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28290700

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JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33L00628400
jsciullo@sciulloengineering.com

DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APPR.
7/1/2024	14	REVISED TH LOT LINES FOR PARKING	LAT	DMB
3/25/2024	13	REVISED PER NJDOT	LAT	DMB
1/29/2024	12	REVISED MG BASINS	LAT	JTS
12/13/2023	11	PINELANDS COMPLIANCE	LAT	DMB
10/18/2023	10	REVISED TOWNHOUSE DRIVEWAYS	LAT	DMB

SANDY RIDGE

Job Number: **WE24016**

Start Date: **2025**

Sandy Ridge is a new townhouse development in Winslow Corner. The project is located between Wilton's Corner Blvd. and Duchess Dr. The project will include 210 townhouses. Clearing and earthwork has started. A pre-con meeting was held on Oct. 31. Storm sewer and sanitary/sewer installation work is now completed. Curb and base paving are also completed. Sidewalk is ongoing. D.R. Horton started townhouse construction, and 99 units are completed with about 10 more under construction.



WINSLOW CROSS CREEK (CCU-Phase 5)

Job Number: **WE24020-C102**

Start Date: **2025**

A pre-construction meeting was held on Oct. 23, 2024. The project is also known as CCU-Phase 5. It is the final phase of the CCU-Project. The project consists of 30 townhomes and is located at the intersection of Hargrove Ave & Lampart Ave. Clearing and site grading have been completed; and foundation and building construction work is underway. Sanitary sewer and stormwater improvements are now also completed and base roadway and curb work is completed.

The project is now fully completed and all bonds are released.





JEFFERSON MEWS

Job Number: **WE22011**

Start Date: **2025**

This is a new townhouse development located on Erial Road (next to the Winslow House Apartments). The project will consist of 80 townhouse units (58 -2 bedrooms & 22- 3 bedrooms).

A pre-construction meeting was held in March of 2025, and site clearing started. The developer has cleared the lot, installed silt fencing and finished basin excavation. Sanitary sewer has been installed. The developer started stormwater pipe installation in July of 2025.

The applicant installed most of the curb work and has started DGA for the roadway. Grading of the roadways continues, and sidewalks are also being installed. The developer is going to start base pave July 15, 2026.



WINSLOW TOWNSHIP
MUNICIPAL UTILITIES ENGINEER'S
REPORT

July 2026



WATER & WASTEWATER ENGINEERING SERVICES

REMINGTON & VERNICK ENGINEERS

2059 Springdale Road
Cherry Hill, NJ 08003

(856) 795-9595

www.RVE.com

CURRENT PROJECTS:

A. GIS STORMWATER MAPPING SYSTEM UPDATES *(ONGOING)*

RVE's GIS department continues to work on updating the Township's GIS mapping system and prioritizing areas as recommended by the DPW Director.

B. ODOR AT HAMPTON PLACE

The Township has decided to move forward with the installation of replacement manhole covers fitted with carbon filters for four (4) manholes located along Hampton Place and the utility easement to Williamstown Road to aide in reducing the odors. Odor control devices are on order along with replacement manhole lids. Expected delivery is end of July.

C. WELL 7 HIGH SERVICE PUMPS UPGRADES

This project was advertised on July 15, 2026. The bid opening is scheduled for August 19, 2026 with contract award and construction activities scheduled to begin mid-September 2026.

D. STANDARD SPECIFICATION AND DETAIL UPDATES

RVE continues to assist the Township with updating their standard water and sewer specifications and details.

E. WILLIAMSTOWN ROAD WATER MAIN REPLACEMENT

RVE has finalized their proposal for the replacement of approximately 1,100 LF of water main on Williamstown Road. The proposal has been submitted to the Township for their review and approval.

F. 2026 WATER MASTER PERMIT RENEWAL

RVE has submitted Winslow Township's Water Master Permit for the year 2026. The permit is currently in review with the NJDEP and RVE will provide updates and responses as required.

G. 2026 LEAD SERVICE LINE REPORTING

RVE assisted the Township with completing the required LSL reporting for 2026. The report was successfully submitted to the NJDEP.

INFORMATIONAL ITEMS:

Drexel Gate Sewer Issue

STATUS SCHEDULE:

ERI and the DMU met with the Winslow Center property owner, Mike Belknap on December 8, 2010 regarding the ongoing grease issue within the Drexel Gate Development. Mr. Belknap was hesitant to install a grease trap on Winslow Center property at this time due to several factors, including cost and potential interruption to the businesses in the Winslow Center during the installation of the grease trap.

Based on consultation with the DMU during this meeting, it appears that the cleaning of the mains within Drexel Gate is becoming necessary on a more frequent basis as time progresses. It is believed that this can be partly due to the accumulation and hardening of grease that has occurred in the mains over time since their original installation. As time goes on, the capacity of the pipes is reduced and flow is more restricted as additional grease accumulates and hardens within the mains. In an attempt to mitigate the issue and ease the financial burden on the Township caused by requiring constant attention and maintenance in this area, Mr. Belknap offered an alternative to installation of a grease trap, whereby Winslow Center Partners will pay for a sewer cleaning company to perform a procedure which sloughs the accumulated hardened grease from the affected mains to restore flow capacity. After the initial sloughing, Mr. Belknap also indicated that he would be willing to pay for the cleaning and jetting of the affected mains on a quarterly basis thereafter, The DMU would be responsible for the monitoring of the system between cleanings and any cleanings that might be required between the quarterly cleanings provided by Winslow Center Partners. We believe this to be a reasonable proposal, as the constriction of flow in the mains appears to be the factor most responsible for the back-ups in Drexel Gate. Adequate sloughing of the mains and quarterly cleaning should restore and maintain sufficient capacity to the mains, vastly reducing the potential for flow interruptions in the Drexel Gate Development. We are currently preparing a letter to the Governing Body summarizing the situation and the Winslow Center Partners Proposal in anticipation of an agreement memorializing the aforementioned proposal.

The DMU continues to monitor the collection system in the Drexel Gate development on a weekly basis. Cleaning and jetting of mains will be performed on an as needed basis while an agreement is finalized and memorialized with Winslow Center Partners,

Update April 2020 – A new owner has taken over the property and issues have resurfaced. The grease has since been cleaned from the sewer mains in the area and the current owner has begun a quarterly cleaning program and additional monitoring of grease traps.

The new owner has been scheduling regular cleaning of the grease traps and mains to prevent grease buildup downstream. Jetting in development completed. Cleaning completed on a quarterly basis, DMU follows up with them on a regular basis to make sure traps are maintained properly.

OFFICE OF THE TOWNSHIP CLERK
TOWNSHIP OF WINSLOW
125 S. ROUTE #73, BRADDOCK, NJ 08037-9422

RECEIVED
JUL - 2 2026
Clerk's Office
Winslow Township

BUSINESS LICENSE APPLICATION
2026-2027

1. Name and address of business to be licensed:
   Dollar Tree #08160
   510 Williamstown New Freedom Road, Sicklerville, NJ 08081
   Please Check One:
   New: _____
   Renewal: ✓

2. Corporation or Applicants name and address:
   Dollar Tree Stores, Inc
   500 Volvo Parkway, ATTN: Licensing, Chesapeake, VA 23320
   If Renewal, Previous Year's License #_____
   Home Phone # _____ Bus. Phone # (856) 237-0190
   E-Mail Address: nj-licensing@dollartree.com

3. Owner Name Dollar Tree Stores, Inc

4. Tax Block # 2901 Lot # 3 on which Business or Profession is to be operated.
   Please Check One: Individual _____ Partnership _____ Corporation ✓

5. Principal nature or type of business or profession: (Please see fee schedule for appropriate titles of businesses.)
   Retail / Department Store

6. Describe existing building to be used and any building to be erected, if applicable: (attach separate sheet if necessary).
   Strip Mall

7. Property Zoning Designation: Commercial

8. Is business or profession presently in operation at the location indicated in question 1 & 4;
   Yes ✓ No____. If yes, how long _____ (new Applicant only).

9. CERTIFICATION: I do hereby certify that the foregoing information is true to the best of my knowledge.
   Stephie Ramos
   Applicants Signature
   07/02/2026
   Date

ALL APPLICANTS - Licenses cannot be issued on premises for which any Taxes or Assessments are overdue as per Winslow Township Code Chapter 57 entitled "Property Taxes".
Food related businesses must also apply to the Camden County Health Department on proper application forms I/A/W New Jersey State Sanitary Code.
PLEASE ATTACH CAMDEN COUNTY SATISFACTORY HEALTH CERTIFICATE TO APPLICATION.

BUSINESS INSURANCE REGISTRATION: *BUSINESS OWNERS SHALL MAINTAIN LIABILITY INSURANCE IN AN AMOUNT NO LESS THAN **$500,000.00** FOR PROPERTY DAMAGE AND BODILY INJURY OR DEATH.*

RENEWAL APPLICANTS - Please submit appropriate fee with application on or before April 1st (SEE FEE SCHEDULE ON REVERSE SIDE) ***REGISTRATION AFTER JULY 31 WILL BE CONSIDERED LATE, AND A $25.00 LATE FEE WILL BE CHARGED IN ADDITION TO YOUR LICENSE FEE.***

NEW APPLICANTS - Submit application documents only. A copy of your CCO (Continued Certificate of Occupancy) must be attached to this application. The appropriate fee must be paid after approval of application and prior to issuance.

FOR OFFICIAL USE:

Taxes
✓ Current ____ Overdue
SShwenks 7-2-26
Tax Collector Approval & Date

Zoning Officer Approval & Date
RWKS 7-2-26
MUA Supervisor Approval & Date
(New Applicants Only)

209022-9
Water and/or Sewer monies
✓ Current ____ Overdue
Rschwend 7-2-26
W.T.D.M.U. Approval & Date

Township Committee Approval & Date (New Applicants Only)
Construction Official Approval & Date
(New Applicants Only)

Expires 9/1/2026
✓ Ins. Certificate
7/14/2026
Green Dot in Docutrax

Comment if not approved: _____

Payment received by: _____ Date: _____ License # Issued: _____ Amount: _____

OFFICE OF THE TOWNSHIP CLERK
TOWNSHIP OF WINSLOW
125 SOUTH ROUTE #73, BRADDOCK, NJ 08037-9422

CLOTHING/DONATION BINS
2026

1. Name and address of Non-Profit Organization to be licensed:
(Applicant) Turnkey Enterprises - 801 W. Vulcanite Ave. Alpha, NJ 08865
(Non-Profit) Trinity Church of Tansboro - 438 Tansboro Rd, Atco, NJ 08004

Phone Number: (908) 213-9202 Cell Number: (908) 213-5052 ext. 700
E-Mail Address: tsmith@turnkey-enterprises.com

2. Location of Bin, as precisely as possible:
Parking lot located at 438 Tansboro Rd, Atco, NJ 08004

3. Tax Block# 1502 Lot # 23

4. Name and address of property owner where bin will be placed along with written consent from property owner:
Trinity Church of Tansboro - 438 Tansboro Rd, Atco, NJ 08004

5. The manner in which the donations collected via bin will be used, sold or dispersed:
Weekly collections from the bin will be sold by the Non-Profit to to Turnkey Enterprises

6. The method by which the proceeds will be allocated or spent:
Turnkey Enterprises LLC. pays the Non-profit on a monthly basis by the pound for each pound of clothing collected from their bin.

7. CERTIFICATION: I do hereby certify that the foregoing information is true to the best of my knowledge.

Thomas Smith Jr.
Applicants Signature

Date

FOR OFFICIAL USE:

Township Committee Approval & Date: _____

Comment if not approved: _____

RECEIVED
JUN 22 2026
Clerk's Office
Winslow Township

Payment received by: MB Date: JUN 22 2026 License # Issued: 78 Amount: $25.00
Ck # 65428