GENERAL MEETING OF THE MAYOR AND TOWNSHIP COMMITTEE
AGENDA
APRIL 22, 2025
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 2025 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 June and November being the fourth 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. 2025 Spring Leaf Collection Schedule continues as follows:

   ROUND 1

   Ward 3 April 21 - April 25
   Ward 4 April 28 - May 2

   In every instance cited above, collection will begin on Monday and continue until the entire route is complete. Please have leaves on curbside loose at the beginning of your scheduled week. Leaves must be free from all other yard debris including sticks, twigs acorns etc. Also be sure vehicles are not parked too close to the leaves so that your leaves can be easily accessed.

3. Winslow Township will be hosting their annual Memorial Day Service on Monday, May 26, 2025 at 10 am at the War Memorial. Come join us as we remember those soldiers who made the ultimate sacrifice for our country.

4. Winslow Township announces that General Offices will be closed Monday, May 26, 2025 in observance of Memorial Day. Curbside trash and recycling materials normally picked up on Monday, May 26th will be picked up on Tuesday, May 27th and will continue to be picked up one day late until Saturday, May 31st.

MINUTES OF PREVIOUS MEETING

Minutes from the April 8, 2025 Workshop/Business Meeting and the April 8, 2025 Executive Session were distributed and are now subject to review.

PROCLAMATIONS

1. Proclamation - Adrenal Disease Awareness Month
   Adrenal Disease Awareness Month.pdf

PRESENTATIONS

1. **2025 BUDGET:**

   Overview of 2025 Municipal Budget by Mr. Dringus.

   ORDINANCE TO ESTABLISH A CAP BANK AND EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS FOR THE 2025 MUNICIPAL BUDGET (N.J.S.A. 40A: 4-45.14)

CAP ord 2025 for intro.doc

2. 2025 MUNICIPAL BUDGET INTRODUCTION
appropriation comparison 2024 to 2025 general budget for introduction.xls
munic. purp. tax rate 2025 to 2024.xls
revenue comparison 2024 to 2025.xlsx
Utility Budget Summary 2024 - 2025.xlsx

CLAIMS APPROVAL

A List of Claims has been submitted by Treasury for approval and individual vouchers are available for review.
Claims List 04 22 2025.pdf
040125 041625.pdf

COMMUNICATIONS

INTRODUCTIONS OF ORDINANCES

None.

SECOND READING OF ORDINANCES

1. AN ORDINANCE AMENDING ORDINANCE O-2025-002 ENTITLED "AN ORDINANCE DESIGNATING THE SALARIES, WAGES, RETAINERS, BENEFITS AND OTHER CONDITIONS OF EMPLOYMENT FOR THE OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, STATE OF NEW JERSEY"
amdned Salary Range 2025 4-22-25.docx
Copy of 2025 sal range spreadsheet -04.03.25 - revised.xlsx

2. ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING ARTICLE III, CHAPTER 40 "LAND USE PROCEDURES", SECTION 33.3 "LAND DEVELOPMENT CHECKLISTS" AND AMENDING ARTICLE VI "SCHEDULE OF FEES AND ESCROWS", SECTION 40-44 "FEE SCHEDULE" OF THE WINSLOW TOWNSHIP CODE

   a. Memo from the Planning Board dated April 21, 2025 concurring with the Ordnance changes

ord amending land development checklist and fees.docx
PB memo concurring with ord amendments - checklist.pdf

RESOLUTIONS

1. Resolution Setting The Salaries And Wages For Non-Union Employees For The Township Of Winslow For 2025
Salary 2025 Non Union Employees.docx
Copy of 2025 Salaries non-union salaries 04.03.25 - revised.xlsx

2. Resolution Authorizing Cancellation of Tax Levy - John DeLeon
De Leon J - 34 Wilson Drive.pdf

3. Resolution Authorizing Cancellation of Tax Levy - Robert Braack
Braack R. - 25 Woodstream Drive.pdf

4. Resolution Authorizing Cancellation of Tax Levy - Joseph Block
Block J. - 32 West Central Ave.pdf

5. Resolution Authorizing Reimbursement Of Excess Real Estate Taxes And/Or Utility Charges Paid
Schedule A Resolution (002).pdf
Schedule A 4-22-2025.pdf

6. Resolution Appointing Leslie Templeton As A Part Time Plumbing Subcode Official
appoint part time plumbing Subcode official - l templeton.pdf
RE_ agenda deadline.pdf

7. Resolution Approving And Authorizing Execution Of A Developer's Agreement With Carollo, Inc.
Res approving Developers Agreement- Carollo, Inc..doc
Developer's Agreeement

8. Resolution Declaring That The Redevelopment Study Area Identified As Block 2204, Lot 12 Is An Area In Need Of Non-Condemnation Redevelopment Pursuant To The Local Redevelopment And Housing Law (N.J.S.A. 40a:12a-1 Et Seq.)
Resolution - AINR Designation.docx
Exhibits A and B - AINR Res.pdf
PR2025-028.pdf

TABLED ITEMS-UNFINISHED BUSINESS

UNFINSIHED BUSINESS

NEW BUSINESS

1. Public Buildings and Grounds Application (Special Event) - Rubies and Pearls "Mothers and Daughters Dinner" on May 10, 2025 from 8:00 am - 4:00 pm at the Senior Citizens Center

2. Public Buildings and Grounds Application - Orchards Family Success Center "Empowerment for Women Event" on June 28th, 2025 from 10:00 am -3:00 pm at the Senior Citizens Center
20250416105821510.pdf

BUSINESS LICENSE APPLICATIONS

1. Nathaniel Blackmore dba Scoop Poop Away
11 Price Lane
Sicklerville, NJ 08081

CLOTHING/DONATION BINS

1. Clean House Recycling

2246 N. Penn Road
Hatfield, NJ 19440

Location: 548 Williamstown Road

20250416105750317.pdf

PAWNBROKER AND DEALERS IN SECONDHAND GOODS:

TAXICAB OWNER DRIVER'S LICENSE:

TAXICAB DRIVERS

LIMOUSINE LICENSES:

JUNKYARD DEALER LICENSE:

PUBLIC PARTICIPATION:

COMMENTS BY OFFICIALS

CLOSING PRAYER

ADJOURNMENT

TIME

PROCLAMATION



ADRENAL DISEASE AWARENESS MONTH

WHEREAS, adrenal diseases, also known as primary adrenal insufficiency, are devastating, rare, and life-long diseases; and

WHEREAS, adrenal diseases impact many areas of ones life and for which there currently is no cure. Individuals and their families who are impacted by these diseases deserve appropriate medical guidance, education, and support; and

WHEREAS, the township praises the National Adrenal Diseases Foundation for their efforts to aid in helping individuals find not only treatments, but also potential cures, for these devastating diseases; and

THEREFORE, BE IT RESOLVED that we proclaim April as Adrenal Disease Awareness month and encourage everyone to help raise awareness of these disease and provide their support within their own communities.

Marie D. Lawrence
Mayor of Winslow Township

Signed This Date

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN, NEW JERSEY

ORDINANCE TO ESTABLISH A CAP BANK AND EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS FOR THE 2025 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 2.5% ($820,492.74) unless authorized by ordinance to increase it to 3.5% ($1,148,689.84) 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 ($1,148,689.84) 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 2025 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 2025 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 2025 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 $1,148,689.84, and that the CY 2025 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 2025 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: April 22, 2025

Adopted:

Marie D. Lawrence, Mayor

Lisa Dority, RMC
Municipal Clerk

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Appropriation Comparison: 2025 to 2024						
		2025		2024	Variance from 2024	
		Proposed		Adopted	Amount	%-age
Page 1 of 6						
OPERATIONS--WITHIN "CAPS"						
Administrative and Executive:						
Salaries and Wages	1	414,100.00		516,500.00	(102,400.00)	-19.83%
Other Expenses	2	46,050.00		30,450.00	15,600.00	51.23%
Purchasing:						
Salaries and Wages	1	158,750.00			158,750.00	
Other Expenses	2	54,950.00			54,950.00	
Mayor and Township Committee:						
Salaries and Wages	1	82,500.00		75,000.00	7,500.00	10.00%
Other Expenses	2	6,175.00		6,150.00	25.00	0.41%
Municipal Clerk:						
Salaries and Wages	1	234,150.00		223,000.00	11,150.00	5.00%
Other Expenses	2	39,800.00		36,650.00	3,150.00	8.59%
Elections:						
Other Expenses	2	33,500.00		31,700.00	1,800.00	5.68%
Financial Administration:						
Salaries and Wages	1	177,000.00		161,000.00	16,000.00	9.94%
Other Expenses	2	4,400.00		3,850.00	550.00	14.29%
Audit Services						
Other Expenses	2	66,900.00		61,700.00	5,200.00	8.43%
Division of Assessment:						
Salaries and Wages	1	277,000.00		267,500.00	9,500.00	3.55%
Other Expenses	2	39,600.00		31,000.00	8,600.00	27.74%
Collection of Taxes:						
Salaries and Wages	1	173,246.00		151,662.00	21,584.00	14.23%
Other Expenses	2	20,000.00		12,850.00	7,150.00	55.64%
Liquidation of Tax Title Liens and Foreclosed Property						
Legal Services and Costs:						
Other Expenses	2	160,000.00		160,000.00	0.00	0.00%
Municipal Prosecutor:						
Salaries and Wages	1	57,505.00		55,975.00	1,530.00	2.73%
Other Expenses	2	31,000.00		20,000.00	11,000.00	55.00%
Engineering Services and Costs:						
Fees	2	85,000.00		85,000.00	0.00	0.00%
Tax Map Revisions	2	1,000.00		1,000.00	0.00	0.00%
Revision of Zoning Ordinances						
Public Buildings and Grounds:						
Salaries and Wages	1	159,000.00		152,000.00	7,000.00	4.61%
Other Expenses	2	189,200.00		190,400.00	(1,200.00)	-0.63%

Appropriation Comparison: 2025 to 2024							
		2025		2024	Variance from 2024		
		Proposed		Adopted	Amount	%-age	
Page 2 of 6							
OPERATIONS--WITHIN "CAPS" (CONT'D)							
Planning Board:							
Salaries and Wages	1	122,625.00		94,750.00	27,875.00	29.42%	
Other Expenses	2	46,050.00		33,800.00	12,250.00	36.24%	
Zoning Board of Adjustment:							
Salaries and Wages	1	98,110.00		97,000.00	1,110.00	1.14%	
Other Expenses	2	19,900.00		19,200.00	700.00	3.65%	
Municipal Court:							
Salaries and Wages	1	490,300.00		423,000.00	67,300.00	15.91%	
Other Expenses	2	19,500.00		17,000.00	2,500.00	14.71%	
Public Defender							
Other Expenses	2	36,600.00		34,900.00	1,700.00	4.87%	
Public Safety							
Police							
Salaries and Wages	1	10,822,000.00		9,252,294.40	1,569,705.60	16.97%	contract
Salaries and Wages ARP Offset)				748,405.60	(748,405.60)	-100.00%	
Other Expenses	2	287,000.00		264,000.00	23,000.00	8.71%	
Emergency Management Services							
Salaries and Wages	1	5,000.00		5,000.00	0.00	0.00%	
Other Expenses	2	13,625.00		12,800.00	825.00	6.45%	
Streets and Roads							
Road Repair and Maintenance:							
Salaries and Wages	1	1,174,500.00		1,074,000.00	100,500.00	9.36%	
Other Expenses	2	90,150.00		84,700.00	5,450.00	6.43%	
Street Lighting	2	710,000.00		615,000.00	95,000.00	15.45%	
Traffic Lighting	2	67,500.00		64,000.00	3,500.00	5.47%	
Vehicle Maintenance:							
Salaries and Wages	1	288,700.00		285,000.00	3,700.00	1.30%	
Other Expenses	2	328,000.00		319,800.00	8,200.00	2.56%	
Settlement of Legal Judgements							

Appropriation Comparison: 2025 to 2024							
		2025		2024	Variance from 2024		
		Proposed		Adopted	Amount	%-age	
Page 3 of 6							
OPERATIONS--WITHIN "CAPS" (CONT'D)							
Utility and Bulk Purchases:							
Gas, Diesel, Fuel and Oil	2	1,195,000.00		1,177,400.00	17,600.00	1.49%	
Snow Removal:							
Salaries and Wages	1	35,000.00		10,000.00	25,000.00	250.00%	
Other Expenses	2	50,500.00		49,000.00	1,500.00	3.06%	
Sanitation							
Solid Waste Collection:							
Other Expenses	2	3,555,312.00		3,236,530.00	318,782.00	9.85%	contract
Landfill Operations:							
Other Expenses-Disposal	2	1,473,550.00		1,434,000.00	39,550.00	2.76%	contract
Health and Welfare							
Board of Health:							
Salaries and Wages	1	79,000.00		76,715.00	2,285.00	2.98%	
Other Expenses	2	31,000.00		20,000.00	11,000.00	55.00%	
Animal Control Services							
Salaries and Wages	1	128,200.00		134,075.00	(5,875.00)	-4.38%	
Other Expenses	2	199,350.00		126,065.00	73,285.00	58.13%	
Recreation and Education							
Department of Parks and Recreation:							
Salaries and Wages	1	631,500.00		633,000.00	(1,500.00)	-0.24%	
Other Expenses	2	112,800.00		108,300.00	4,500.00	4.16%	
Senior Citizens:							
Bus Agreement	2	4,500.00		4,500.00	0.00	0.00%	
Other Expenses	2	20,000.00		20,000.00	0.00	0.00%	
Celebration of Public Events:							
Other Expenses	2	83,000.00		76,000.00	7,000.00	9.21%	

Appropriation Comparison: 2025 to 2024						
		2025		2024	Variance from 2024	
		Proposed		Adopted	Amount	%-age
Page 4 of 6						
OPERATIONS--WITHIN "CAPS" (CONT'D)						
Insurance						
Group Insurance for Employees	2	2,875,000.00		2,975,000.00	(100,000.00)	-3.36%
Health Care Waivers	2	55,000.00		55,000.00	0.00	0.00%
Joint Insurance Fund:						
General Liability/Auto Liability	2	901,482.00		854,031.75	47,450.25	5.56%
Other Insurance	2	3,500.00		3,500.00	0.00	0.00%
State Uniform Construction Code						
Construction Code:						
Salaries and Wages	1	650,000.00		636,500.00	13,500.00	2.12%
Other Expenses	2	41,000.00		23,500.00	17,500.00	74.47%
Other Code Enforcement Functions						
Salaries and Wages	1	280,400.00		261,000.00	19,400.00	7.43%
Other Expenses	2	9,345.00		7,100.00	2,245.00	31.62%
Total Operations--Within "CAPS"		29,544,825.00		27,639,253.75	1,905,571.25	6.45%
Detail:						
Salaries and Wages		16,538,586.00		14,584,971.40	1,953,614.60	11.81%
Other Expenses (Including Contingent)		13,006,239.00		12,305,876.75	700,362.25	5.38%

Appropriation Comparison: 2025 to 2024							
		2025		2024	Variance from 2024		
		Proposed		Adopted	Amount	%-age	
Page 5 of 6							
DEFERRED CHARGES AND STATUTORY EXPENDITURES							
MUNICIPAL--WITHIN "CAPS"							
Police & Firemen's Retirement System	2	3,314,587.00		3,196,054.00	118,533.00	3.71%	statutory
Public Employees Retirement System	2	773,450.00		787,070.00	(13,620.00)	-1.73%	statutory
Defined Contribution Retirement Plan	2	6,000.00		6,000.00	0.00	0.00%	
Unemployment Compensation Insurance					0.00		
Social Security System	2	1,175,000.00		1,140,000.00	35,000.00	3.07%	
Total Deferred Charges and Statutory Expenditures							
Municipal--Within "CAPS"		5,269,037.00		5,129,124.00	139,913.00	2.66%	
Total General Appropriations for Municipal							
Purposes--Within "CAPS"		34,813,862.00		32,768,377.75	2,045,484.25	5.88%	
OPERATIONS--EXCLUDED FROM "CAPS"							
Solid Waste Disposal Excise Tax	4	48,000.00		48,000.00	0.00	0.00%	
Garbage and Trash Removal	4			124,000.00	(124,000.00)	-100.00%	
Matching Funds for Grants	4	1,933.75		2,433.75	(500.00)	-20.54%	
Snow Emrgency	4						
Supplemental Fire Services Program							
Fire District Payment	4	11,885.00		11,885.00	0.00	0.00%	
Body Armor Grant(Unappropriated Grant Fund)	4	6,003.99		10,319.27	(4,315.28)	-41.82%	
Bulletproof Vest Grant(Unappropriated Grant Fund)	4	10,064.38		1,719.57	8,344.81	485.28%	
National Opioid Settlement(Unapprop Res Grant Fund)	4	174,689.65		22,204.59	152,485.06		
HUD-West Atco Comm. Cytr					0.00		
Drunk Driving Enforcement Grant(Unappropriatede Grant Fund)	4				0.00		
NJ Lead Paint Program (Unapprop Res. Grant Fund)	4			23,500.00	(23,500.00)		
Camden Cty Open Space	4				0.00		
Municipal Alliance DMHAS Grant	4			3,000.00	(3,000.00)		
Municipal Alliance Grant	4	7,735.00		9,735.00	(2,000.00)	-20.54%	
Total Operations--Excluded from "CAPS"		260,311.77		256,797.18	3,514.59	1.35%	
Detail:							
Salaries and Wages		-		-	-		
Other Expenses		260,311.77		256,797.18	3,514.59	1.35%	

Appropriation Comparison: 2025 to 2024					
	2025	2024	Variance from 2024		
	Proposed	Adopted	Amount	%-age	
Page 6 of 6					
CAPITAL IMPROVEMENTS--EXCLUDED FROM "CAPS"					
Capital Improvement Fund	100,000.00	50,000.00	50,000.00	100.00%	
Capital Improvements--Excluded from "CAPS"	100,000.00	50,000.00	50,000.00	50.00%	
MUNICIPAL DEBT SERVICE--EXCLUDED FROM "CAPS"					
Payment on Bond Principal	1,219,000.00	1,185,000.00	34,000.00	2.87%	
Payment of Note Principal		133,000.00	(133,000.00)		
NJDEP Demolition Loan	16,800.00	16,800.00	0.00	0.00%	
Principal & Interest-Green Acres Loans	19,501.23	19,500.00	1.23	0.01%	
Interest on Bonds	98,880.00	129,055.00	(30,175.00)	-23.38%	
Interest on Notes	183,500.00	362,950.00	(179,450.00)	-49.44%	
Total Municipal Debt Service--Excluded from "CAPS"	1,537,681.23	1,846,305.00	(308,623.77)	-20.07%	
Total General Appropriations--Excluded from "CAPS"	1,897,993.00	2,153,102.18	(255,109.18)	-13.44%	
Subtotal General Appropriations	36,711,855.00	34,921,479.93	1,790,375.07	4.88%	
Reserve for Uncollected Taxes	2,352,176.00	2,680,320.07	(328,144.07)	-12.24%	
	39,064,031.00	37,601,800.00	1,462,231.00	3.74%	

TOWNSHIP OF WINSLOW

MUNICIPAL PURPOSE TAX RATE COMPARISON - 2024 to 2025

	2024	2025
Amount to be Raised by Taxation -		
Municipal Purposes	$ 19,000,000.00	$ 19,999,964.00
Net Taxable Valuation	$ 2,744,513,700.00	$ 2,758,607,500.00
Municipal Purpose Tax Rate	0.00692290	0.00725002
Average Assessed Value	$ 177,200.00	$ 177,200.00
Municipal Purpose Tax	$ 1,226.74	$ 1,284.70

	Dollar Impact	Rate Impact
2025	$ 1,284.70	0.00725002
2024	$ 1,226.74	0.00692290
Increase/(Decrease) Based Upon Average Assessed Value	$ 57.97	$ 0.0003271

Value	2025	2024	Variance	Per Month
$ 150,000.00	$ 1,087.50	$ 1,038.44	$ 49.07	$ 4.09
$ 177,200.00 (Average Assessed Value)	**$ 1,284.70**	**$ 1,226.74**	**$ 57.97**	$ 4.83
$ 200,000.00	$ 1,450.00	$ 1,384.58	$ 65.42	$ 5.45
$ 250,000.00	$ 1,812.51	$ 1,730.73	$ 81.78	$ 6.81
$ 300,000.00	$ 2,175.01	$ 2,076.87	$ 98.14	$ 8.18
$ 350,000.00	$ 2,537.51	$ 2,423.02	$ 114.49	$ 9.54

Comparison of Anticipated Revenues-2024 to 2025			
	2024		
	Anticipated	Realized	2025
Surplus:			
Cash Surplus	$ 1,967,885.00	$ 1,967,885.00	$ 2,000,000.00
Total Surplus Utilized (1)	$ 1,967,885.00	$ 1,967,885.00	$ 2,000,000.00
Misc:			
Alc Bev Lic	$ 50,000.00	$ 53,000.00	$ 51,000.00
Other Lic	$ 16,000.00	$ 30,541.00	$ 25,000.00
Fee/Permits	$ 250,000.00	$ 298,763.09	$ 285,000.00
Munic Ct Fines	$ 297,000.00	$ 323,280.51	$ 320,000.00
Int/Cost on Taxes	$ 625,000.00	$ 629,884.95	$ 625,000.42
Utility Operating Surplus	$ 2,650,000.00	$ 2,650,000.00	$ 3,000,000.00
Cable Franchise Fees	$ 221,088.33	$ 221,088.33	$ 209,552.49
Energy Receipts Tax	$ 6,079,908.00	$ 6,079,908.00	$ 6,079,908.00
Garden State Trust	$ 51,862.00	$ 51,862.00	$ 51,862.00
Reserve for ERT	$ 626,696.13	$ 626,696.13	
Cannabis Tax	$ 475,000.00	$ 843,422.95	$ 825,000.00
Construction Fees	$ 800,000.00	$ 995,898.24	$ 955,000.00
Payment In Lieu of Taxes	$ 430,000.00	$ 625,089.91	$ 612,000.00
Rental Registration	$ 360,000.00	$ 366,386.00	$ 360,000.00
Michaels Pilot	$ 500,000.00	$ 517,710.19	$ 491,150.00
Brightmor PILOT			
Municipal Alliance Grant-Trust Other	$ 9,735.00	$ 9,735.00	$ 7,735.00
Municipal Alliance DMHAS Grant-Trust Other	$ 3,000.00	$ 3,000.00	
American Rescue Plan	$ 748,405.60	$ 748,405.60	
Interest on Deposits	$ 281,193.45	$ 440,984.25	$ 426,850.00
General Capital Fund Surplus	$ 77,569.06	$ 77,569.06	
Reserve for Prepaid Expenditures			$ 738,251.07
Reserve for Due from General Capital Fund	$ 33,714.00	$ 33,714.00	
Reserve for Due from Trust Other			$ 100,000.00
Bullet proof Vest Grant(Unapprop. Grant Fund)	$ 1,719.57	$ 1,719.57	$ 10,064.38
NJ Lead Paint Program (Unapprop Res. Grant Fund)	$ 23,500.00	$ 23,500.00	
National Opioid Settlement (Unapprop Res. Grant Fund)	$ 22,204.59	$ 22,204.59	$ 174,689.65
Body Armor Grant(Unapprop. Grant Fund)	$ 10,319.27	$ 10,319.27	$ 6,003.99
HUD-West Atco Community Center Improvements			
Recycling Tonnage Grant			
Reserve to Pay Debt (Gen Cap)			
Total Misc. Revenue (2)	$ 14,643,915.00	$ 15,684,682.64	$ 15,354,067.00
Receipts from Del. Taxes (3)	$ 1,990,000.00	$ 1,716,339.95	$ 1,710,000.00
Total Revenue Items (1, 2 & 3)	$ 18,601,800.00	$ 19,368,907.59	$ 19,064,067.00
Amount to be Raised	$ 19,000,000.00	$ 20,005,125.13	$ 19,999,964.00
	$ 37,601,800.00	$ 39,374,032.72	$ 39,064,031.00

WATER/SEWER UTILITY OPERATING FUND COMPARATIVE BUDGETS - 2025 to 2024					
Appropriations			**Revenue**		
	2025	**2024**		**2025**	**2024**
Salaries	$ 2,067,850.00	$ 1,781,200.00	Rents	$ 10,865,061.00	$ 10,490,588.00
Other Expense	$ 6,449,402.00	$ 6,353,714.00	Surplus	$ 3,000,000.00	$ 2,650,000.00
Total Operating	$ 8,517,252.00	$ 8,134,914.00	Miscellaneous		
Bond Principal	$ 1,364,625.00	$ 1,284,000.00			
Bond Interest	$ 298,700.00	$ 290,000.00			
Note Principal					
Note Interest	$ 128,000.00	$ 184,695.00			
PERS	$ 416,484.00	$ 460,479.00			
Social Security	$ 140,000.00	$ 136,500.00			
Surplus-General Budget	$ 3,000,000.00	$ 2,650,000.00			
	$ 13,865,061.00	$ 13,140,588.00		$ 13,865,061.00	$ 13,140,588.00

TOWNSHIP OF WINSLOW
Bill List By Vendor Id

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*	*Description*	*Contract* / *Stat/Chk*	*PO Type* / *First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
A4239	AssaBloy ENTRANCE SYST US INC										
25-00578	02/05/25	MAINTENANCE AGREEMENT - 1 YEAR									
1 MAINTENANCE AGREEMENT - 1 YE/		$2,294.39	5-01-31-430-127	B	Service & Maintenance Contracts	R	02/05/25	04/11/25		SCI80991	N
2 MAINTENANCE AGREEMENT - 1 YE/		$1,235.44	5-09-55-502-721	B	Repairs-Maint Bldgs & Gnds	R	02/05/25	04/11/25		SCI80991	N
		$3,529.83									
	Vendor Total:	**$3,529.83**									
A5093	ATLANTIC TACTICAL INC.										
25-00166	01/09/25	Outer carrier/gear									
3 Final		$574.00	5-01-25-240-129	B	Uniforms	R	01/09/25	04/15/25		SI-80845451	N
	Vendor Total:	**$574.00**									
B1175	BARTUK HOSE & HYDRAULICS										
25-01015	03/18/25	JET TRUCK HOSE									
2 JET TRUCK HOSE		$3,173.62	5-09-55-502-847	B	Collection System - Contracted Service	R	03/18/25	04/10/25		48645/48727	N
	Vendor Total:	**$3,173.62**									
B6190	BROWN & CONNERY LLP										
25-00114	01/08/25	LABOR MATTERS FOR 2025				B					
4 #3		$1,547.09	5-01-20-155-115	B	Legal Services	R	01/08/25	04/10/25		361985	N
	Vendor Total:	**$1,547.09**									
C0084	CME ASSOCIATES										
24-01604	05/24/24	Comprehensive Master Plan				B					
5 #4		$2,171.25	4-01-21-180-126	B	Master Plan	R	05/24/24	04/10/25		0371879	N
24-03554	12/19/24	AFFORDABLE HOUSING COMPLIANCE				B					
2 #1		$6,812.50	V-36-56-850-101	B	COAH EXPENDITURE	R	12/19/24	04/10/25		0369178/0369848	N
	Vendor Total:	**$8,983.75**									
C3597	CAREER DEVELOPMENT CENTER										
25-01211	04/07/25	HLEO Course									

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
C3597	CAREER DEVELOPMENT CENTER				*Account Continued*							
1 HLEO Course		$399.00	5-01-25-240-104	B	Assoc Fee-Seminar-Training		R	04/07/25	04/09/25			N
	Vendor Total:	**$399.00**										
C3820	CARTER LUMBER CO.											
25-00021	01/07/25	SUPPLIES F/ JAN, FEB, MAR 2025					B					
2 #1		$202.99	5-01-26-310-121	B	Repairs-Maint Bldgs & Gnds		R	01/07/25	04/09/25		39000069993	N
	Vendor Total:	**$202.99**										
C4505	CEDAR BROOK ANIMAL HOSPITAL											
25-01172	04/03/25	INVOICE 118948-9, 119313										
1 INVOICE 118948-9, 119313		$284.75	5-01-27-340-199	B	Miscellaneous - Other		R	04/03/25	04/09/25		118948-9,119313	N
	Vendor Total:	**$284.75**										
C4828	CENTRAL JERSEY EQUIPMENT LLC											
25-00022	01/07/25	PARTS FOR JOHN DEERE MOWERS					B					
3 #2		$161.00	5-01-26-315-119	B	Vehicle Repairs & Maint		R	01/07/25	04/09/25		1518929/1519829	N
	Vendor Total:	**$161.00**										
C6000	CHURCHILL P.C. CONSULTING ENG.											
24-02420	08/22/24	TEST PIT WITNESS E697 TUTORPRI					B					
2 TEST PIT WITNESS E697 TUTORPRI		$2,100.00	E-22-56-850-697	B	7764873385	697 Perini John A. Loftus	R	08/22/24	04/15/25		101493	N
24-03350	11/15/24	INSPECTION ESCROW E1228 WINDEV					B					
2 INSPECTION ESCROW E1228 WINDI		$1,785.00	E-22-56-851-228	B	7766731789	E1228 WINSLOW DEVEL	R	11/15/24	04/15/25		101482	N
25-00275	01/16/25	REVIEW ESCROW E1204 WM CAPITAL					B					
3 REVIEW ESCROW E1204 WM CAPIT.		$150.00	E-22-56-851-204	B	7766589378	E1204 WM CAPITAL LLC	R	01/16/25	04/11/25		101496	N
25-00823	03/04/25	REVIEW ESCROW E1165 WINSLOWHOU					B					
2 REVIEW ESCROW E1165 WINSLOWI		$370.00	E-22-56-851-165	B	7766169815	E1165 WINSLOWHOUSE	R	03/04/25	04/15/25		101486	N
	Vendor Total:	**$4,405.00**										
C6120	CINTAS CORPORATION											
25-00024	01/07/25	SHOP TOWELS AND FENDER COVERS										
4 final		$1,130.58	5-01-26-315-113	B	Other Supplies		R	01/07/25	04/10/25		4223281309	N
	Vendor Total:	**$1,130.58**										
C7349	COMMERCIAL CLEANING LLC											
25-01087	03/27/25	CLEANING OF EXHAUST HOOD AT										
1 CLEANING OF EXHAUST HOOD AT		$550.00	5-01-26-310-121	B	Repairs-Maint Bldgs & Gnds		R	03/27/25	04/10/25		32625	N

Vendor # / P.O. # / Item Description	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
C7349		COMMERCIAL CLEANING LLC			*Account Continued*						
	Vendor Total:	**$550.00**									
C8406		COURIER POST									
25-00062	01/08/25	JANUARY/MARCH 2025 LEGAL ADS									
11 final		$524.58	5-01-20-120-103	B	Legal Advertisments	R	01/08/25	04/09/25		7010977	N
12 final		$100.56	5-09-55-502-503	B	Legal Advertisements	R	01/08/25	04/09/25		7010977	N
13 final		$44.43	5-01-21-180-103	B	Legal Advertisements	R	04/09/25	04/09/25		7010977	N
14 final		$39.75	5-01-21-185-103	B	Legal Advertisements	R	04/09/25	04/09/25		7010977	N
		$709.32									
25-00279	01/16/25	LEGAL AD E1237 SCS REALTY				B					
3 LEGAL AD E1237 SCS REALTY		$108.00	E-22-56-851-237	B	7766732050 E1237 SCS REALTY PAR	R	01/16/25	04/10/25		0007010977	N
	Vendor Total:	**$817.32**									
D0125		DAISY DOODLES FACE PAINTING									
25-00866	03/06/25	EEH Face Painting 2 hours									
1 EEH Face Painting for 2 hours		$250.00	5-01-30-420-198	B	Easter	R	03/06/25	04/15/25		20250405	N
	Vendor Total:	**$250.00**									
D2991		DRAEGER INC.									
25-00670	02/14/25	Alcotest Certification									
3 Alcotest Certification final		$229.25	G-02-40-305-102	B	Drunk Driving	R	02/14/25	04/10/25		5951893387	N
	Vendor Total:	**$229.25**									
E1597		ENVIRONMENTAL RESOLUTIONS									
24-02174	07/26/24	REVIEW ESCROW E1176CARLISTREAL									
5 REVIEW ESCROW E1176CARLISTRE		$1,671.25	E-22-56-851-176	B	7766169922 E1176 402 CARLSILE RE	R	04/10/25	04/10/25		105064	N
25-00181	01/13/25	REVIEW ESCROW E1170 DR HORTON				B					
3 REVIEW ESCROW E1170 DR HORTC		$135.00	E-22-56-851-170	B	7766169857 E1170 DR HORTON TSTI	R	01/13/25	04/10/25		105493	N
25-00493	01/29/25	REVIEW ESCROW E1202 ARCR HAYRD				B					
3 REVIEW ESCROW E1202 ARCR HAY		$871.25	E-22-56-851-202	B	7766569304 E1202 ARCR HOME BUIL	R	01/29/25	04/10/25		105494	N
25-00527	02/03/25	REVIEW ESCROW E1238 EPSTEINFAM				B					
3 REVIEW ESCROW E1238 EPSTEINF/		$205.00	E-22-56-851-238	B	7766935373 E1238 EPSTEIN FAMILY	R	02/03/25	04/10/25		105496	N
25-00677	02/18/25	SPEED STUDY - WINTERBERRY LANE				B					
2 #1		$2,408.75	5-01-20-165-116	B	General Engineering Services	R	02/18/25	04/11/25		105495	N
25-00843	03/05/25	REVIEW ESCROW E1224 G7B II LLC				B					
2 REVIEW ESCROW E1224 G7B II LLC		$2,645.00	E-22-56-851-224	B	7766708142 E1224 G7B II LLC	R	03/05/25	04/09/25		105069	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
E1597	ENVIRONMENTAL RESOLUTIONS				*Account Continued*							
3 REVIEW ESCROW E1224 G7B II LLC		$1,076.25	E-22-56-851-224	B	7766708142 E1224 G7B II LLC		R	03/05/25	04/09/25		105497	N
		$3,721.25										
	Vendor Total:	**$9,012.50**										
E1935	EUROFINS EATON										
25-00183	01/13/25	DRINKING WATER ANALYSIS				B						
4 DRINKING WATER ANALYSIS		$2,269.65	5-09-55-502-745	B	Lab Testing		R	01/13/25	04/15/25		8100126672	N
	Vendor Total:	**$2,269.65**										
F0633	FARM FRIENDS LLC											
25-00624	02/12/25											
1 Rabbits for Easter Egg Hunt		$350.00	5-01-30-420-198	B	Easter		R	02/12/25	04/15/25		2025-21	N
	Vendor Total:	**$350.00**										
F0900	FAZZIO JOSEPH INC.											
25-00911	03/11/25	DMU SUPPLIES										
1 DMU SUPPLIES		$676.56	5-09-55-502-747	B	Distribution System -Contracted Service		R	03/11/25	04/09/25		1722659/1726347	N
	Vendor Total:	**$676.56**										
F1108	FERRETT PRINTING INC.											
25-01175	04/03/25	ASSESSING ENVELOPES										
1 UPGRADED ASSESSING ENVELOPE		$48.00	5-01-20-150-101	B	Stationery, Forms		R	04/03/25	04/09/25		6731	N
	Vendor Total:	**$48.00**										
G3675	GENTILINI FORD INC.											
25-00894	03/07/25	BLANKET FOR MARCH										
1 BLANKET FOR MARCH		$3,554.74	5-01-26-315-119	B	Vehicle Repairs & Maint		R	03/07/25	04/09/25		41609/41683	N
2 BLANKET FOR MARCH		$114.88	5-09-55-502-519	B	VEHICLE MAINTENANCE AND REPAIR		R	03/07/25	04/09/25		41903/41969	N
		$3,669.62										
25-01010	03/18/25	EMS UNIT 25-5 PARTS										
1 EMS UNIT 25-5 PARTS		$8,994.89	5-01-26-315-119	B	Vehicle Repairs & Maint		R	03/18/25	04/16/25		42763 & CM42763	N
	Vendor Total:	**$12,664.51**										
G3676	Gentilini Chevorlet LLC											
25-00587	02/07/25	REPAIR PARTS FEB AND MARCH				B						
3 #2		$550.02	5-01-26-315-119	B	Vehicle Repairs & Maint		R	02/07/25	04/10/25		166357/166461	N
	Vendor Total:	**$550.02**										

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*
G3676	Gentilini Chevorlet LLC				*Account Continued*							
G8040	GRASSO SHIRLEY ESQ.											
25-00278	01/16/25	REVIEW ESCROW E1237 SCS REALTY										
3 REVIEW ESCROW E1237 SCS REAL		$1,482.00	E-22-56-851-237	B	7766732050 E1237 SCS REALTY PARR			01/16/25	04/15/25		15366-390-2	N
25-00598	02/07/25	REVIEW ESCROW E1224 G7B II LLC										
1 REVIEW ESCROW E1224 G7B II LLC		$3,330.00	E-22-56-851-224	B	7766708142 E1224 G7B II LLC		R	02/07/25	04/16/25		15366-393-1	N
	Vendor Total:	**$4,812.00**										
H0390	HD SUPPLY FACIITIES MAINT LTD											
25-01210	04/07/25	SUPPLIES FOR TOWNHALL										
1 SUPPLIES FOR TOWNHALL		$770.26	5-01-26-310-114	B	Janitorial Supplies		R	04/07/25	04/11/25		9235910416	N
	Vendor Total:	**$770.26**										
H5235	HERO OUTFITTERS LLC											
25-01213	04/07/25	Chaplain Shirts										
1 Chaplain Shirts		$454.87	5-01-25-240-129	B	Uniforms		R	04/07/25	04/10/25		30071	N
	Vendor Total:	**$454.87**										
H5300	HP Inc.											
25-01183	04/03/25	Printer for CEO & Admin										
1 Wireless Printer for Code		$700.22	C-04-55-960-201	B	Acquisition		R	04/03/25	04/15/25		9099528477	N
	Vendor Total:	**$700.22**										
H5782	HIGH ROLLERS ENTERTAINMENT LLC											
25-01180	04/03/25	School #6 Dance May 16th										
1 School # 6 Dance - DJ Sevices		$200.00	M-20-56-850-101	B	Municipal Alliance Trust Expen		R	04/03/25	04/09/25		648-25	N
	Vendor Total:	**$200.00**										
H7850	HOMEWARD BOUND PET ADOPTION											
25-01027	03/21/25	2025 SHELTER SERVICES				B						
3 #1		$12,883.33	5-01-27-340-198	B	Animal Control		R	03/21/25	04/09/25		4312	N
	Vendor Total:	**$12,883.33**										
H9075	HUNTER JERSEY PETERBILT LLP											
25-00696	02/19/25	BLANKET FEB AND MARCH 2025				B						
3 #2		$181.20	5-01-26-315-119	B	Vehicle Repairs & Maint		R	02/19/25	04/10/25		X205322010:01	N
	Vendor Total:	**$181.20**										

Vendor # / P.O. #	PO Date / Item Description	Amount	Charge Account	Acct Type	Description	Contract / PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
H9153	HUNTER CARRIER SERVICES LLC											
25-00149	01/09/25 PHONE SERVICE 2025					B						
9 #4		$399.36	5-01-31-430-124	B	Telephone		R	01/09/25	04/09/25		10910	N
10 #4		$215.04	5-09-55-502-824	B	Telephone		R	01/09/25	04/09/25		10910	N
		$614.40										
	Vendor Total:	**$614.40**										
L1572	LANDAUER INC.											
25-01141	03/31/25 AREA DOSIMETERS WELLS											
1 AREA DOSIMETERS WELLS		$1,346.00	5-09-55-502-747	B	Distribution System -Contracted Service		R	03/31/25	04/15/25		101300279	N
	Vendor Total:	**$1,346.00**										
L3400	LAWN & GOLF SUPPLY CO. INC.											
25-01179	04/03/25 REPAIR PARTS FOR VEHICLE 3512											
1 REPAIR PARTS FOR VEHICLE 3512		$1,022.67	5-01-26-315-119	B	Vehicle Repairs & Maint		R	04/03/25	04/15/25		87030	N
	Vendor Total:	**$1,022.67**										
L4705	LEE-WAY ELECTRICAL LLC.											
25-01230	04/09/25 WELL 3											
1 WELL 3		$947.80	5-09-55-502-747	B	Distribution System -Contracted Service		R	04/09/25	04/10/25		16327	N
25-01274	04/15/25 ELECTRICAL WORK											
1 ELECTRICAL WORK		$1,582.10	5-09-55-502-847	B	Collection System - Contracted Service		R	04/15/25	04/15/25		16353 & 16354	N
	Vendor Total:	**$2,529.90**										
L6745	LILLISTON ENTERPRISES INC.											
25-00615	02/11/25 BLANKET FEB AND MARCH 2025											
3 final		$3,352.02	5-01-26-315-119	B	Vehicle Repairs & Maint		R	02/11/25	04/10/25		286857/286986	N
	Vendor Total:	**$3,352.02**										
L7995	LORCO PETROLEUM SERVICES											
25-01004	03/18/25 REMOVAL OF NON DOT REGULATED											
1 REMOVAL OF NON DOT REGULATEI		$390.00	5-01-32-465-143	B	Recycling		R	03/18/25	04/10/25		2015324-IN	N
25-01169	04/01/25 REMOVAL OF NON-DOT REGULATED											
1 REMOVAL OF NON-DOT REGULATEI		$100.00	5-01-32-465-143	B	Recycling		R	04/01/25	04/11/25		2014844-IN	N
	Vendor Total:	**$490.00**										
M0665	MAJESTIC OIL CO. 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
M0665	MAJESTIC OIL CO. INC.				*Account Continued*							
25-00042	01/07/25	REGULAR UNLEADED GASOLINE										
17 final		$8,451.08	5-01-31-430-126	B	Gasoline, Diesel Fuel		R	01/07/25	04/09/25		60435	N
25-00045	01/07/25	HIGHWAY DIESEL FUEL				B						
10 #3		$4,816.88	5-01-31-430-126	B	Gasoline, Diesel Fuel		R	01/07/25	04/09/25		529246	N
11 #3		$516.66	5-09-55-502-525	B	GASOLINE AND DIESEL FUEL		R	03/18/25	04/09/25		529246	N
12 #3		$2,236.12	5-01-98-951-102	B	Fire Dist. Fuel		R	01/07/25	04/09/25		529246	N
		$7,569.66										
	Vendor Total:	**$16,020.74**										
M1815	MASTER WIRE MFG											
25-00682	02/18/25	CHAIN LINK FENCE										
1 CHAIN LINK FENCE CEDARHILL DR		$285.00	5-01-28-375-155	B	Fencing		R	02/18/25	04/10/25		50355	N
	Vendor Total:	**$285.00**										
M1835	MATTHEW BENDER & CO. INC.											
25-01263	04/14/25	NJ Crim Justice Code 25 Update										
1 NJ Crim Justice Code 25 Update		$82.08	5-01-43-490-112	B	Office Supplies		R	04/14/25	04/15/25		45152616	N
	Vendor Total:	**$82.08**										
M2955	MECHANIC AUTO SUPPLY											
25-00917	03/11/25	DMU SUPPLIES										
1 DMU SUPPLIES		$65.88	5-09-55-502-747	B	Distribution System -Contracted Service		R	03/11/25	04/11/25		978024	N
	Vendor Total:	**$65.88**										
M4780	MATTLEMAN WEINROTH & MILLER											
25-01188	04/04/25	LEGAL SERVICES - MAURICE LEWIS										
1 LEGAL SERVICES FOR MAURICE		$1,683.50	5-01-20-155-115	B	Legal Services		R	04/04/25	04/09/25		336967	N
	Vendor Total:	**$1,683.50**										
M7136	MSDSONLINE INC.											
25-00893	03/07/25	VELOCITY EHS 3-YEAR AGREEMENT										
1 VELOCITY EHS 3-YEAR AGREEMEN		$3,798.99	5-01-31-430-127	B	Service & Maintenance Contracts		R	03/07/25	04/10/25		253245	N
	Vendor Total:	**$3,798.99**										
M7210	MULLEN COUGHIN LLC.											
25-01177	04/03/25	LEGAL SERVICES F/ DECEMBER '24										
1 PROFESSIONAL SERVICES		$722.50	4-01-20-155-115	B	Legal Services		R	04/03/25	04/09/25		94599	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*
M7210	MULLEN COUGHIN LLC.				*Account Continued*							
	Vendor Total:	**$722.50**										
N0990	NASH PEREZ LLC.											
24-03186	10/24/24	REVIEW ESCROW E1205WINSWHOUAPT				B						
5 REVIEW ESCROW E1205WINSWHOI		$558.00	E-22-56-851-205	B	7766589401 E 1205 WINSLOW HOUS		R	10/24/24	04/11/25		NASHP-WINSLOW	N
24-03417	12/02/24	REVIEW ESCROW E1231 VINESTPROP				B						
2 REVIEW ESCROW E1231 VINESTPR		$432.00	E-22-56-851-231	B	7766731870 E1231 VINEST PROPERT		R	12/02/24	04/10/25		NASHP-01-03-202	N
25-00272	01/16/25	REVIEW ESCROW E1110 UHAUL				B						
4 REVIEW ESCROW E1110 UHAUL		$612.00	E-22-56-851-110	B	7766060526 E 1110 UHAUL CO OF NJ		R	01/16/25	04/09/25		NASHP-AREC-UH/	N
25-01258	04/10/25	General Legal - ZB - 3/2025										
1 General Legal - ZB - 3/2025		$864.00	5-01-21-185-115	B	Legal Services		R	04/10/25	04/11/25			N
	Vendor Total:	**$2,466.00**										
N2870	NERI CONSTRUCTION											
25-01128	03/31/25	EMERGENCY REPAIRS				B						
2 #1		$20,051.75	5-09-55-502-747	B	Distribution System -Contracted Service		R	03/31/25	04/15/25		25-5806/25-5807	N
	Vendor Total:	**$20,051.75**										
N8000	NJ ST. DEPT. OF HEALTH RABIES											
25-01173	04/03/25	MARCH 2025 DOG LICENSES										
1 MARCH 2025 DOG LICENSES		$748.20	A-17-56-850-101	B	Animal Control Fund Trust Exp.		R	04/03/25	04/09/25			N
	Vendor Total:	**$748.20**										
N8050	N.J. WEIGHTS AND MEASURES											
25-01007	03/18/25	Tuning Fork Calibration										
1 Tuning Fork Calibration		$470.00	5-01-25-240-109	B	Maintenance of Other Equip		R	03/18/25	04/10/25			N
	Vendor Total:	**$470.00**										
O5560	OMNI RECYCLING LLC.											
25-00092	01/08/25	S/S DISPOSAL-JAN,FEB,MAR 2025				B						
4 #3		$18,054.80	5-01-32-465-143	B	Recycling		R	01/08/25	04/09/25		51497	N
	Vendor Total:	**$18,054.80**										
P4085	PITNEY BOWES INC. RESERVE ACC											
25-00178	01/13/25	2025 RENTAL OF POSTAGE MACHINE				B						
2 #1		$267.72	5-01-31-430-127	B	Service & Maintenance Contracts		R	01/13/25	04/10/25		1027193401	N
	Vendor Total:	**$267.72**										

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
P4380	The Platt Law Group P.C.													
24-03433	12/04/24	REVIEW ESCROW E1232 SOLAR FARM						B						
4 REVIEW ESCROW E1232 SOLAR FA			$111.00	E-22-56-851-232	B	7766731903 E1232 WINSLOW LF SOL			R	12/04/24	04/10/25		93709	N
25-00173	01/13/25	IN REM FORECLOSURE FOR 2025						B						
3 MARCH 2025			$90.00	5-01-20-155-115	B	Legal Services			R	01/13/25	04/09/25		93707	N
25-00277	01/16/25	REVIEW ESCROW E1237 SCS REALTY						B						
5 REVIEW ESCROW E1237 SCS REAL			$74.00	E-22-56-851-237	B	7766732050 E1237 SCS REALTY PAR			R	01/16/25	04/09/25		93712	N
25-00683	02/18/25	REVIEW ESCROW E1122 FERNMOOR						B						
3 REVIEW ESCROW E1122 FERNMOO			$1,443.00	E-22-56-851-122	B	7766060641 E1122 FERNMOOR HOM			R	02/18/25	04/10/25		93708	N
25-01279	04/16/25	MARCH 2025 LEGAL SERVICES												
1 MARCH 2025 LEGAL SERVICES			$16,323.49	5-01-20-155-115	B	Legal Services			R	04/16/25	04/16/25		93714	N
2 MUNICIPAL UTILITIES			$3,848.00	5-09-55-502-515	B	Legal Services			R	04/16/25	04/16/25		93714 & 93715	N
3 MARCH 2025 LEGAL SERVICES			$1,855.83	C-04-55-953-202	B	Soft Costs			R	04/16/25	04/16/25		93714	N
			$22,027.32											
25-01282	04/16/25	LABOR MATTERS - MARCH 2025												
1 GENERAL LEGAL SERVICES			$2,830.50	5-01-20-155-115	B	Legal Services			R	04/16/25	04/16/25		93716	N
25-01283	04/16/25	N&SV MHC,LLC - MARCH 2025												
1 GENERAL LEGAL SERVICES - MARC			$296.00	5-01-20-155-115	B	Legal Services			R	04/16/25	04/16/25		93713	N
25-01284	04/16/25	EMILY RIVERA - MARCH 2025												
1 GENERAL LEGAL SERVICES			$399.43	5-01-20-155-115	B	Legal Services			R	04/16/25	04/16/25		93711	N
	Vendor Total:		**$27,271.25**											
P5310	POLLARD JOSEPH													
25-00914	03/11/25	LOCATORS REPAIRED												
1 LOCATORS REPAIRED			$1,130.18	5-09-55-502-747	B	Distribution System -Contracted Service			R	03/11/25	04/10/25		0281496	N
	Vendor Total:		**$1,130.18**											
Q7075	QWIK PACK AND SHIP													
25-01212	04/07/25	Shipping												
1 Shipping			$281.12	5-01-25-240-199	B	Miscellaneous - Other			R	04/07/25	04/10/25		9405/9411	N
	Vendor Total:		**$281.12**											
R0562	RJM CONSTRUCTION SERVICES INC													
25-01264	04/14/25	TIRE DISPOSAL FEBRUARY 2025												
1 TIRE DISPOSAL FEBRUARY 2025			$2,265.00	5-01-32-465-143	B	Recycling			R	04/14/25	04/15/25		18125	N
	Vendor Total:		**$2,265.00**											

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*
Item Description												
R0562		RJM CONSTRUCTION SERVICES INC				*Account Continued*						
R3650		REINER PUMP SYSTEM INC.										
24-03584	12/27/24	ALBION WEST PUMP STATION										
1 ALIBION WEST PUMP STATION			$10,045.00	W-08-55-617-101	B	Various Improvements	R	12/27/24	04/11/25		CCP1589NJ	N
	Vendor Total:		**$10,045.00**									
R3800		REMINGTON & VERNICK ENGINEERS										
23-02014	07/21/23	GIS HOSTING SERVICVES 2023			B							
20 #19			$1,190.00	C-04-55-954-301	B	Acquisition	R	07/21/23	04/11/25		0436T304-19	N
23-02544	09/13/23	REVIEW ESCROW E1144WINSLDEVELP			B							
8 REVIEW ESCROW E1144WINSLDEVI			$335.00	E-22-56-851-144	B	7766169609 E1144 WINSLOW DEVEL	R	09/13/23	04/11/25		0436P392-7	N
24-01217	04/15/24	WATERSEWER REVIEW E1170DRHORTN			B							
8 WATERSEWER REVIEW E1170DRHC			$520.00	E-22-56-851-170	B	7766169857 E1170 DR HORTON TSTI	R	04/15/24	04/11/25		0436P376-11	N
24-02106	07/22/24	Well 6			B							
10 #9			$825.00	W-08-55-617-102	B	Soft Costs	R	07/22/24	04/11/25		0436T308-9	N
24-03152	10/22/24	REVIEW ESCROW E906 TUTORPERINI			B							
4 REVIEW ESCROW E906 TUTORPER			$110.00	E-22-56-850-906	B	7764874292 906 TUTOR PERINI COR	R	10/22/24	04/15/25		0436P405-3	N
25-00170	01/13/25	WATER SERVICE FOR 2025										
4 Final			$5,955.00	5-09-55-502-716	B	Engineering Services	R	01/13/25	04/15/25		0436T309-3	N
25-00171	01/13/25	SEWER SERVICE FOR 2025										
4 Final			$3,835.00	5-09-55-502-716	B	Engineering Services	R	01/13/25	04/15/25		0436T310-3	N
25-00528	02/03/25	REVIEW ESCROW E1238 EPSTEINFAM			B							
3 REVIEW ESCROW E1238 EPSTEINF/			$150.00	E-22-56-851-238	B	7766935373 E1238 EPSTEIN FAMILY I	R	02/03/25	04/15/25		0436P409-2	N
25-00623	02/12/25	REVIEW ESCROWE E1224 G7B IILLC			B							
2 REVIEW ESCROWE E1224 G7B IILLC			$1,575.00	E-22-56-851-224	B	7766708142 E1224 G7B II LLC	R	02/12/25	04/15/25		0436P410-1	N
25-00645	02/13/25	REVIEW ESCROW E1230 WINSLODEVE										
4 REVIEW ESCROW E1230 WINSLODE			$555.00	E-22-56-851-230	B	7766731846 E 1230 WINSLOWTOWN	R	02/13/25	04/15/25		0436P407-4	N
25-01203	04/07/25	SURVEY SERVICES FOR STORMWATER			B							
2 #1			$3,795.00	C-04-55-955-404	B	Beebeetown Road Construction Soft Co	R	04/07/25	04/15/25		0436T311-11	N
	Vendor Total:		**$18,845.00**									
R4230		RESILIENT MINDS ON THE FRONT										
25-01083	03/27/25	Chaplain training										
1 Chaplain training			$2,700.00	5-01-25-240-104	B	Assoc Fee-Seminar-Training	R	03/27/25	04/09/25		1150	N
	Vendor Total:		**$2,700.00**									

Vendor # / P.O. #	*Name / PO Date*	*Description*	*Amount*	*Charge Account*	*Acct Type*	*Contract / Description*	*PO Type*	*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
R4605	RICCIARDI BROTHER OF SJ INC.												
25-00923	03/11/25	PAINT AND SUPPLIES											
1 PAINT AND SUPPLIES			$563.90	5-09-55-502-708	B	Purchase of Other Equipment		R	03/11/25	04/09/25		2627/2661	N
	Vendor Total:		**$563.90**										
R5000	RISK TOOLBOX INC.												
25-01187	04/04/25	INSURANCE CERT TRACKER											
1 DOCUMENT TRACKING OVERAGE			$160.17	5-01-31-430-127	B	Service & Maintenance Contracts		R	04/04/25	04/09/25		2025-17493	N
	Vendor Total:		**$160.17**										
S4717	SMITH ORCHARDS												
25-00094	01/08/25	VEGETATIVE WASTE DISPOSAL					B						
4 #3			$9,295.00	5-01-32-465-144	B	Vegetative Waste		R	01/08/25	04/09/25		SM640	N
	Vendor Total:		**$9,295.00**										
S5200	SNAP-ON INDUSTRIAL												
25-00929	03/11/25	SCANNER FOR MECHANIC SHOP											
1 SCANNER FOR MECHANIC SHOP			$6,453.53	5-01-26-315-113	B	Other Supplies		R	03/11/25	04/09/25			N
	Vendor Total:		**$6,453.53**										
S8035	STATE OF NEW JERSEY												
24-03059	10/10/24	Random Drug Screening											
1 Random Drug Screening			$405.00	4-01-25-240-136	B	Medical Exams		R	10/10/24	04/10/25			N
25-01220	04/08/25	Drug screening applicant											
1 Drug screening applicant			$45.00	5-01-25-240-136	B	Medical Exams		R	04/08/25	04/10/25			N
	Vendor Total:		**$450.00**										
T0526	TACTICAL PUBLIC SAFETY LLC.												
25-01254	04/10/25	PD UNIT 167 MODULE & LIGHTING											
1 PD UNIT 167 MODULE & LIGHTING			$440.00	5-01-26-315-138	B	Contracted Vehicle Maint.		R	04/10/25	04/15/25		243761	N
	Vendor Total:		**$440.00**										
T2432	THE WOUNDED HEALER INC.												
25-00174	01/13/25	TREATMENT SERVICES FOR 2025					B						
4 #3- march			$4,800.00	G-02-40-409-101	B	Opioid		R	01/13/25	04/15/25		4142025	N
	Vendor Total:		**$4,800.00**										
T3469	TOCHI CONSULTING ENGINEERS												

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
T3469	TOCHI CONSULTING ENGINEERS			*Account Continued*								
25-00261	01/16/25	REVIEW ESCROW E1236 A MIRZAEI					B					
3 REVIEW ESCROW E1236 A MIRZAEI		$315.00	E-22-56-851-236	B	7766732026	E1236 ALEX MIRZAEI	R	01/16/25	04/09/25		WTPB25-02-02	N
25-00526	02/03/25	REVIEW ESCROW E1238 EPSTEINFAM					B					
3 REVIEW ESCROW E1238 EPSTEINF/		$892.50	E-22-56-851-238	B	7766935373	E1238 EPSTEIN FAMILY	R	02/03/25	04/16/25		WTPB25-04-02	N
25-00863	03/06/25	REVIEW ESCROW E1243 ARCEHOMEBU					B					
2 REVIEW ESCROW E1243 ARCEHOM		$840.00	E-22-56-851-243	B	7766935422	E1243 ARCE HOME BUIL	R	03/06/25	04/16/25		WTPB25-08-01	N
25-00992	03/17/25	REVIEW ESCROW E1246 AJFIREARMS					B					
2 REVIEW ESCROW E1246 AJFIREARI		$472.50	E-22-56-851-246	B	7766935456	E1246 AJ FIREARMS TAC	R	03/17/25	04/10/25		WTPB25-07-01	N
25-01229	04/09/25	review escrow bal due E1162										
2 review escrow bal due E1162		$210.00	E-22-56-851-162	B	7766169782	E1162 WAWA WATERFOI	R	04/09/25	04/16/25		WTPB23-06-11	N
	Vendor Total:	**$2,730.00**										
T4690	TREASURER STATE OF NEW JERSEY											
25-01218	04/08/25	UCC STATE FEES DUE TO NJ										
1 UCC STATE FEES DUE TO NJ		$21,983.00	5-01-98-835-101	B	UCC State Fees Due to NJ		R	04/08/25	04/09/25			N
	Vendor Total:	**$21,983.00**										
T4698	TREASURER STATE OF NEW JERSEY											
25-01224	04/08/25	LEAD HAZARD CONTROL PAYMENTS										
1 LEAD HAZARD CONTROL PAYMENT		$120.00	5-01-98-830-112	B	REFUND OF REVENUE		R	04/08/25	04/09/25			N
	Vendor Total:	**$120.00**										
T7015	TRU GREEN/CHEMLAWN											
25-00825	03/04/25	2025 FERTILIZATION PROGRAM					B					
2 #1		$5,548.00	5-01-28-375-161	B	Fertilizer & Seed		R	03/04/25	04/10/25		206017529	N
	Vendor Total:	**$5,548.00**										
U2001	PITNEY BOWES BANK INC RESERVE											
25-01255	04/10/25	APRIL 2025 POSTAGE										
1 POSTAGE FOR THE STAMP MACHIN		$4,500.00	5-01-31-430-132	B	Postage		R	04/10/25	04/15/25		33930066	N
	Vendor Total:	**$4,500.00**										
V3500	VECTOR SECURITY INC.											
25-00820	03/04/25	Camera Upgrades										
1 Camera Upgrades at the Police		$16,691.61	C-04-55-960-501	B	Acquisition		R	03/04/25	04/10/25		75770049	N
2		$9,508.99	C-04-55-960-502	B	Soft Costs		R	03/04/25	04/10/25		75770049	N
		$26,200.60										

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
V3500	VECTOR SECURITY INC.				*Account Continued*							
	Vendor Total:	**$26,200.60**										
W0280	WAGEWORKS INC.											
25-00091	01/08/25	2025 Cobra Processing				B						
4 03.2025		$72.00	5-01-31-430-127	B	Service & Maintenance Contracts		R	01/08/25	04/09/25		0325-TR107875	N
	Vendor Total:	**$72.00**										
W1730	WASTE MANAGEMENT OF CAMDEN INC											
25-00098	01/08/25	DMU WASTE CONTAINER										
4 FINAL		$180.00	5-09-55-502-799	B	Miscellaneous - Other		R	01/08/25	04/09/25		3416395-2498-0	N
25-00935	03/11/25	TRASH COLLECTION AND DISPOSAL										
1 SW CURBSIDE COLLECTION-MAR '2		$122,513.81	5-01-26-305-145	B	Solid Waste Collection		R	03/11/25	04/09/25		3415196	N
2 SS CURBSIDE COLLECTION-MAR '2		$72,110.21	5-01-26-305-149	B	Cans, Bottles & Plastics		R	03/11/25	04/09/25		3415196	N
3 SW CONTAINER SERVICE - MAR '25		$22,499.00	5-01-26-305-145	B	Solid Waste Collection		R	03/11/25	04/09/25		3415196	N
4 RO CONTAINER SERVICE - MAR '25		$6,575.00	5-01-26-305-149	B	Cans, Bottles & Plastics		R	03/11/25	04/09/25		3415196	N
5 VEGETATIVE WASTE COLLECTION		$70,092.17	5-01-26-305-144	B	Vegatative Waste Collection		R	03/11/25	04/09/25		3415196	N
6 SOLID WASTE DISPOSAL - MAR '25		$78,411.26	5-01-32-465-146	B	Solid Waste Disposal		R	03/11/25	04/09/25		3415196	N
		$372,201.45										
	Vendor Total:	**$372,381.45**										
W2050	WATER REMEDIATION TECH LLC											
25-00176	01/13/25	WELL 3, 7 & 9 OPER & MAINT										
3 MAINTENANCE OF WELL 3		$15,465.00	5-09-55-502-749	B	WRT Maint.		R	04/15/25	04/15/25		024302	N
	Vendor Total:	**$15,465.00**										
W2222	WATERFORD FAMILY PRACTICE											
25-01219	04/08/25	Medical clearance										
1 Medical clearance		$125.00	5-01-25-240-136	B	Medical Exams		R	04/08/25	04/10/25		JOHNSON	N
	Vendor Total:	**$125.00**										
W4459	BOROUGH OF WESTVILLE											
25-00189	01/13/25	WATER ANALYSIS (TC) SAMPLES				B						
2 WATER ANALYSIS (TC) SAMPLES		$2,357.74	5-09-55-502-745	B	Lab Testing		R	01/13/25	04/09/25			N
	Vendor Total:	**$2,357.74**										
W9298	W.J. GROSS INC.											
25-00745	02/26/25	REPLACE ROOF CONSTRUCT TRAILER										

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*
W9298		W.J. GROSS INC.			*Account Continued*							
1 REPLACE ROOF CONSTRUCT TRAIL		$17,125.00	C-04-55-960-705	B	Construction Building		R	02/26/25	04/15/25		20250406	N
	Vendor Total:	**$17,125.00**										

Total Purchase Orders: 115 Total P.O. Line Items: 132 Total List Amount: $699,191.39 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	4-01	$3,298.75	$0.00	$3,298.75	$0.00	$0.00	$3,298.75
CURRENT FUND	5-01	$530,601.53	$0.00	$530,601.53	$0.00	$0.00	$530,601.53
WATER & SEWER OPERATING	5-09	$65,630.76	$0.00	$65,630.76	$0.00	$0.00	$65,630.76
	Year Total:	$596,232.29	$0.00	$596,232.29	$0.00	$0.00	$596,232.29
ANIMAL CONTROL TRUST	A-17	$748.20	$0.00	$748.20	$0.00	$0.00	$748.20
GENERAL CAPITAL BUDGET	C-04	$50,866.65	$0.00	$50,866.65	$0.00	$0.00	$50,866.65
RESERVE SITE PLAN REVIEW	E-22	$25,133.75	$0.00	$25,133.75	$0.00	$0.00	$25,133.75
GRANT FUND BUDGET	G-02	$5,029.25	$0.00	$5,029.25	$0.00	$0.00	$5,029.25
MUNICIPAL ALLIANCE TRUST	M-20	$200.00	$0.00	$200.00	$0.00	$0.00	$200.00
COHA TRUST	V-36	$6,812.50	$0.00	$6,812.50	$0.00	$0.00	$6,812.50
WATER & SEWER CAPITAL BU	W-08	$10,870.00	$0.00	$10,870.00	$0.00	$0.00	$10,870.00
Total Of All Funds:		$699,191.39	$0.00	$699,191.39	$0.00	$0.00	$699,191.39

Range of Checking Accts: ANIMAL CONTROL to UTILITY OPERATN Range of Check Dates: 04/01/25 to 04/16/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
CURRENT	4430413635					
70084	04/01/25	H6510	HOBBY LOBBY STORES INC.	192.48	04/01/25 VOID	13255
70085	04/01/25	R3703	RELIANCE STANDARD LIFE INS. CO	8,164.99	04/01/25 VOID	13255
70086	04/01/25	SOUTH015	SOUTH JERSEY GAS COMPANY	480.62	04/01/25 VOID	13255
70087	04/01/25	SOUTH020	SOUTH JERSEY GAS COMPANY	4,564.01	04/01/25 VOID	13255
70088	04/01/25	SOUTH025	SOUTH JERSEY GAS COMPANY	91.41	04/01/25 VOID	13255
70089	04/01/25	STAPL150	STAPLES ADVANTAGE	45.84	04/01/25 VOID	13255
70090	04/01/25	T0155	T-MOBILE USA INC.	560.96	04/01/25 VOID	13255
70091	04/01/25	T1413	TD BANK, N.A.	885.00	04/01/25 VOID	13255
70092	04/01/25	U0465	U.S. BANK EQUIPMENT FINANCE	2,130.83	04/01/25 VOID	13255
70093	04/01/25	U7970	UROZA GABRIELA	1,677.86	04/01/25 VOID	13255
70094	04/01/25	H6510	HOBBY LOBBY STORES INC.	192.48		13260
70095	04/01/25	R3703	RELIANCE STANDARD LIFE INS. CO	8,164.99		13260
70096	04/01/25	SOUTH015	SOUTH JERSEY GAS COMPANY	480.62		13260
70097	04/01/25	SOUTH020	SOUTH JERSEY GAS COMPANY	4,564.01		13260
70098	04/01/25	SOUTH025	SOUTH JERSEY GAS COMPANY	91.41		13260
70099	04/01/25	STAPL150	STAPLES ADVANTAGE	45.84		13260
70100	04/01/25	T1413	TD BANK, N.A.	885.00		13260
70101	04/01/25	U0465	U.S. BANK EQUIPMENT FINANCE	2,130.83		13260
70102	04/01/25	U7970	UROZA GABRIELA	1,677.86		13260
70103	04/03/25	F2405	FLEX FACTS	77.00		13261
70104	04/03/25	S1070	SAM'S CLUB/GECRB	112.84		13261
70105	04/03/25	S1100	SAFE KIDS WORLDWIDE	475.00		13261
70106	04/03/25	T0155	T-MOBILE USA INC.	560.96		13261
70107	04/03/25	V4992	VERIZON CONNECT FLEET USA	1,043.51		13261
70108	04/08/25	A0430	ACE PLUMBING & ELECTRICAL SUPP	95.15		13269
70109	04/08/25	A0520	ACTION UNIFORM	248.00		13269
70110	04/08/25	ALL00240	ALL COVERED	6,340.11		13269
70111	04/08/25	ALL00995	ALL COVERED	10,474.65		13269
70112	04/08/25	B2435	BELLMAWR COLLISION CENTER INC	5,058.59		13269
70113	04/08/25	C0340	CALIBRE PRESS	937.00		13269
70114	04/08/25	C1775	CAMDEN COUNTY DETECTIVES ASSO.	100.00		13269
70115	04/08/25	C5480	CHERRY VALLEY FORD TRACTOR	985.71		13269
70116	04/08/25	C6000	CHURCHILL P.C. CONSULTING ENG.	7,935.00		13269
70117	04/08/25	C6217	CITIBOT INC.	16,400.00		13269
70118	04/08/25	D1030	DEER CARCASS REMOVAL SRVS LLC	130.00		13269
70119	04/08/25	D1469	DENNEY ELECTRIC SUPPLY AMBLER	101.55		13269
70120	04/08/25	D1792	DeSORTE GABRIELLE	1,200.00		13269
70121	04/08/25	E0520	EASTERN WAREHOUSE DIST. INC	400.87		13269
70122	04/08/25	G1715	GARDEN STATE STUMP REMOVAL LLC	2,000.00		13269
70123	04/08/25	G3585	GENERAL SPRING SERVICE	18.50		13269
70124	04/08/25	H0200	H A DEHART & SON	142.96		13269
70125	04/08/25	H5235	HERO OUTFITTERS LLC	1,846.70		13269
70126	04/08/25	H6280	HIRERIGHT LLC	257.27		13269
70127	04/08/25	H8300	HOOVER TRUCK CENTER	720.93		13269
70128	04/08/25	H9158	HUNTER TECHNOLOGIES	1,069.80		13269
70129	04/08/25	J0979	JJM PLUMBING CO.	787.43		13269
70130	04/08/25	K1165	KAY PRINTING	1,745.00		13269
70131	04/08/25	L3801	LAWSON PRODUCTS INC.	230.78		13269
70132	04/08/25	L4705	LEE-WAY ELECTRICAL LLC.	1,331.79		13269

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
CURRENT		4430413635	Continued			
70133	04/08/25	L7450	LOMANNO GARY ESQ.	175.00		13269
70134	04/08/25	M0635	MAILROOM SYSTEMS INC.	100.00		13269
70135	04/08/25	M0665	MAJESTIC OIL CO. INC.	8,414.79		13269
70136	04/08/25	M1122	MARIN CONSULTING ASSOC. INC.	600.00		13269
70137	04/08/25	M4285	MGL PRINTING SOLUTIONS	431.00		13269
70138	04/08/25	M4968	MILLENNIUM STRATEGIES LLC.	3,500.00		13269
70139	04/08/25	M7165	MT. LAUREL VETERINARY SERVICES	300.00		13269
70140	04/08/25	N2250	NATIONAL PAVING	485.37		13269
70141	04/08/25	N2535	NATIONAL TACTICAL OFFICERS	184.00		13269
70142	04/08/25	O7020	ORCHARD HYDRAULICS INC.	20.64		13269
70143	04/08/25	P1710	PASSARELLA'S AUTO REPAIR	135.00		13269
70144	04/08/25	P1987	PEACH COUNTRY TRACTOR	1,200.00		13269
70145	04/08/25	P4290	PJ BUILDING CLEANING LLC.	4,900.00		13269
70146	04/08/25	P5605	POWER DMS	5,746.99		13269
70147	04/08/25	P6650	PRINT KREATIONS	1,850.00		13269
70148	04/08/25	R0650	R & W LOCK	270.00		13269
70149	04/08/25	S0720	SJ WELDING & MEDICAL SUPPLY	238.08		13269
70150	04/08/25	S3240	SERVICE TIRE TRUCK CENTERS	2,037.06		13269
70151	04/08/25	S7218	STARR SEPTIC LLC.	2,096.00		13269
70152	04/08/25	T1401	TCTANJ SPRING CONFERENCE	1,010.00		13269
70153	04/08/25	T1444	TECHNA-PRO ELECTRIC LLC.	6,359.57		13269
70154	04/08/25	T4570	TransUnion RISK & ALTERNATIVE	75.00		13269
70155	04/08/25	T7885	TWOTWO CREATIVE LLC.	50.00		13269
70156	04/08/25	V0155	VAL U AUTO PARTS LLC.	4,766.75		13269
70157	04/08/25	V5055	VERTI LLC.	2,843.75		13269
70158	04/08/25	W4100	WEST JERSEY AIR CONDITIONING	3,050.00		13269
70159	04/08/25	W7600	WINSLOW RENTAL & SUPPLY	1,051.93		13269
70160	04/08/25	W9390	WOODS MACHINERY-BURLINGTON LLC	1,369.00		13269
70161	04/09/25	A2610	AMAZON CAPITAL SVS INC.	592.02		13274
70162	04/09/25	C7295	COMCAST	273.57		13274
70163	04/09/25	S1070	SAM'S CLUB/GECRB	768.22		13274
70164	04/09/25	STAPL120	STAPLES ADVANTAGE	29.22		13274
70165	04/09/25	STAPL130	STAPLES ADVANTAGE	112.92		13274
70166	04/09/25	V4992	VERIZON CONNECT FLEET USA	1,531.20		13274

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	73	10	137,627.22	18,794.00
Direct Deposit:	0	0	0.00	0.00
Total:	73	10	137,627.22	18,794.00

DEVELOPERS ESCR	4308907215					
1925	04/08/25	C6000	CHURCHILL P.C. CONSULTING ENG.	41,715.00		13271
1926	04/08/25	E1597	ENVIRONMENTAL RESOLUTIONS	3,792.50		13271
1927	04/08/25	G8040	GRASSO SHIRLEY ESQ.	7,735.00		13271
1928	04/08/25	T3469	TOCHI CONSULTING ENGINEERS	9,862.50		13271

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	63,105.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	63,105.00	0.00

FEDERAL SHARE	4430413685					
453	04/08/25	K2832	KEYSTONE PRECISION INSTRUMENTS	3,108.80		13272

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
FEDERAL SHARE	4430413685		Continued			

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	3,108.80	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	3,108.80	0.00

GENERAL CAPITAL 4430413718

2382	04/01/25	P3294	PHOENIX ADVISORS	9,955.00		13259
2383	04/01/25	S7045	S&P Global Ratings	15,045.00		13259
2384	04/03/25	S6348	SPELLCASTER PRODUCTIONS LLC.	10,050.00		13263
2385	04/08/25	C6000	CHURCHILL P.C. CONSULTING ENG.	4,577.50		13270

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	39,627.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	39,627.50	0.00

MUNICIPAL ALLIA 4430413750

839	04/01/25	M5115	MINUTEMAN PRESS	225.90		13257

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	225.90	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	225.90	0.00

PAYROLL AGENCY 4430413924

13504	04/07/25	N9500	NY Life	471.26		13265

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	471.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	471.26	0.00

TTL 4430414378

23228	04/01/25	F1360	FIG 20 LLC	33,400.05		13256
23229	04/01/25	F1363	FIG NJ 19 LLC	59,122.20		13256
23230	04/01/25	P7430	PRO CAP 8 FBO FIRST TRUST BANK	15,757.78		13256
23231	04/01/25	T7025	TRYSTONE CAPTIAL ASSETS LLC.	19,370.51		13256
23232	04/09/25	F1360	FIG 20 LLC	10,152.51		13276

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	137,803.05	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	137,803.05	0.00

UNEMPLOYMENT 4430414120

521	04/16/25	S8046	STATE OF NJ DEPT.WORKFORCE DEV	7,452.00		13283

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	7,452.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	7,452.00	0.00

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
UTILITY CAPITAL 4430414146						
1621	04/01/25	P3294	PHOENIX ADVISORS	6,920.00		13258
1622	04/01/25	S7045	S&P Global Ratings	10,455.00		13258

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	17,375.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	17,375.00	0.00

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
UTILITY OPERATN 4430414203						
18481	04/01/25	A1236	ALAMIA FRANCESCA	54.00		13254
18482	04/01/25	B4230	BMC HOMES LLC	2,860.00		13254
18483	04/01/25	C7295	COMCAST	116.59		13254
18484	04/01/25	R3703	RELIANCE STANDARD LIFE INS. CO	3,499.28		13254
18485	04/01/25	SOUTH035	SOUTH JERSEY GAS COMPANY	46.50		13254
18486	04/01/25	SOUTH040	SOUTH JERSEY GAS COMPANY	75.28		13254
18487	04/01/25	SOUTH055	SOUTH JERSEY GAS COMPANY	67.01		13254
18488	04/01/25	SOUTH075	SOUTH JERSEY GAS COMPANY	41.85		13254
18489	04/01/25	SOUTH080	SOUTH JERSEY GAS COMPANY	348.95		13254
18490	04/01/25	SOUTH090	SOUTH JERSEY GAS COMPANY	144.47		13254
18491	04/01/25	SOUTH095	SOUTH JERSEY GAS COMPANY	608.65		13254
18492	04/01/25	SOUTH100	SOUTH JERSEY GAS COMPANY	39.14		13254
18493	04/01/25	SOUTH106	SOUTH JERSEY GAS COMPANY	156.48		13254
18494	04/01/25	SOUTH109	SOUTH JERSEY GAS COMPANY	41.85		13254
18495	04/01/25	SOUTH110	SOUTH JERSEY GAS COMPANY	252.91		13254
18496	04/01/25	SOUTH111	SOUTH JERSEY GAS COMPANY	41.85		13254
18497	04/01/25	SOUTH112	SOUTH JERSEY GAS COMPANY	708.34		13254
18498	04/01/25	SOUTH113	SOUTH JERSEY GAS COMPANY	86.70		13254
18499	04/01/25	SOUTH114	SOUTH JERSEY GAS COMPANY	821.24		13254
18500	04/01/25	T1413	TD BANK, N.A.	615.00		13254
18501	04/01/25	U0465	U.S. BANK EQUIPMENT FINANCE	2,130.83		13254
18502	04/03/25	V4992	VERIZON CONNECT FLEET USA	561.89		13262
18503	04/08/25	A0430	ACE PLUMBING & ELECTRICAL SUPP	458.19	04/08/25 VOID	13267
18504	04/08/25	ALL00995	ALL COVERED	4,920.34	04/08/25 VOID	13267
18505	04/08/25	C6217	CITIBOT INC.	8,850.00	04/08/25 VOID	13267
18506	04/08/25	C8420	COYNE CHEMICAL	5,663.28	04/08/25 VOID	13267
18507	04/08/25	D1985	DiMEGLIO SEPTIC	300.00	04/08/25 VOID	13267
18508	04/08/25	F1076	FEDEX	51.97	04/08/25 VOID	13267
18509	04/08/25	G3670	GENSERVE INC.	1,750.00	04/08/25 VOID	13267
18510	04/08/25	H6280	HIRERIGHT LLC	138.53	04/08/25 VOID	13267
18511	04/08/25	M0665	MAJESTIC OIL CO. INC.	2,642.06	04/08/25 VOID	13267
18512	04/08/25	M5235	MIRACLE CHEMICAL	2,008.65	04/08/25 VOID	13267
18513	04/08/25	N0424	NJ WATER ENVIRONMENT ASSOC.	155.00	04/08/25 VOID	13267
18514	04/08/25	N2870	NERI CONSTRUCTION	32,221.18	04/08/25 VOID	13267
18515	04/08/25	O5858	ONE CALL CONCEPTS INC.	852.21	04/08/25 VOID	13267
18516	04/08/25	P5605	POWER DMS	3,094.53	04/08/25 VOID	13267
18517	04/08/25	S4007	SIGMA CONTROLS INC.	1,484.88	04/08/25 VOID	13267
18518	04/08/25	S7760	STATE OF NJ -PWT	21,140.00	04/08/25 VOID	13267
18519	04/08/25	V0155	VAL U AUTO PARTS LLC.	1,502.78	04/08/25 VOID	13267
18520	04/08/25	V5055	VERTI LLC.	1,531.25	04/08/25 VOID	13267
18521	04/08/25	W7600	WINSLOW RENTAL & SUPPLY	371.02	04/08/25 VOID	13267
18522	04/08/25	X9966	XYLEM DEWATERING SOLUTIONS INC	1,869.04	04/08/25 VOID	13267
18523	04/08/25	A0430	ACE PLUMBING & ELECTRICAL SUPP	458.19		13268

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
UTILITY OPERATN 4430414203			Continued			
18524	04/08/25	ALL00995	ALL COVERED	4,920.34		13268
18525	04/08/25	C6217	CITIBOT INC.	8,850.00		13268
18526	04/08/25	C8420	COYNE CHEMICAL	5,663.28		13268
18527	04/08/25	D1985	DiMEGLIO SEPTIC	300.00		13268
18528	04/08/25	F1076	FEDEX	51.97		13268
18529	04/08/25	G3670	GENSERVE INC.	1,750.00		13268
18530	04/08/25	H6280	HIRERIGHT LLC	138.53		13268
18531	04/08/25	M0665	MAJESTIC OIL CO. INC.	2,642.06		13268
18532	04/08/25	M5235	MIRACLE CHEMICAL	2,008.65		13268
18533	04/08/25	N0424	NJ WATER ENVIRONMENT ASSOC.	155.00		13268
18534	04/08/25	N2870	NERI CONSTRUCTION	32,221.18		13268
18535	04/08/25	O5858	ONE CALL CONCEPTS INC.	852.21		13268
18536	04/08/25	P5605	POWER DMS	3,094.53		13268
18537	04/08/25	S4007	SIGMA CONTROLS INC.	1,484.88		13268
18538	04/08/25	S7760	STATE OF NJ -PWT	21,140.00		13268
18539	04/08/25	V0155	VAL U AUTO PARTS LLC.	1,502.78		13268
18540	04/08/25	V5055	VERTI LLC.	1,531.25		13268
18541	04/08/25	W7600	WINSLOW RENTAL & SUPPLY	371.02		13268
18542	04/08/25	X9966	XYLEM DEWATERING SOLUTIONS INC	1,869.04		13268
18543	04/09/25	U2002	US POSTAL SERVICE-STAMP FULFIL	7,500.00		13275

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	43	20	111,823.72	91,004.91
Direct Deposit:	0	0	0.00	0.00
Total:	43	20	111,823.72	91,004.91

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	135	30	518,619.45	109,798.91
Direct Deposit:	0	0	0.00	0.00
Total:	135	30	518,619.45	109,798.91

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
WATER & SEWER OPERATING BUDGET	4-09	5,717.28	0.00	0.00	5,717.28
CURRENT FUND	5-01	137,627.22	0.00	0.00	137,627.22
WATER & SEWER OPERATING BUDGET	5-09	106,106.44	0.00	0.00	106,106.44
Year Total:		243,733.66	0.00	0.00	243,733.66
GENERAL CAPITAL BUDGET	C-04	39,627.50	0.00	0.00	39,627.50
RESERVE SITE PLAN REVIEW	E-22	63,105.00	0.00	0.00	63,105.00
FEDERAL SHARED REVENUE - DEA	F-15	3,108.80	0.00	0.00	3,108.80
MUNICIPAL ALLIANCE TRUST	M-20	225.90	0.00	0.00	225.90
RES. PAYROLL EXPENDITURES	P-18	471.26	0.00	0.00	471.26
Tax Title Lein	Q-35	137,803.05	0.00	0.00	137,803.05
UNEMPLOYMENT COMP. TRUST	U-19	7,452.00	0.00	0.00	7,452.00
WATER & SEWER CAPITAL BUDGET	W-08	17,375.00	0.00	0.00	17,375.00
Total Of All Funds:		518,619.45	0.00	0.00	518,619.45

TOWNSHIP OF WINSLOW

AN ORDINANCE AMENDING ORDINANCE O-2025-002 ENTITLED "AN ORDINANCE DESIGNATING THE SALARIES, WAGES, RETAINERS, BENEFITS AND OTHER CONDITIONS OF EMPLOYMENT FOR THE OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, STATE OF NEW JERSEY"

WHEREAS, the Governing Body adopted Ordinance O-2025-002 on February 11, 2025 setting forth the annual salary range for 2025; and

WHEREAS, the Township desires to amend the annual salary range as set forth in Ordinance O-2025-002.

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

SECTION 1.

That Appendix "A" of the code of the Township of Winslow, as it applies to Section 52-8A entitled "Rates of Pay", shall be amended to appear as indicated on the attached document:

SEE ATTACHED APPENDIX "A"

SECTION 2.

This Ordinance shall become effective immediately upon adoption, advertisement of passage and expiration of estoppel period.

INTRODUCED: April 8, 2025

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 April 22, 2025 at the Winslow Township Municipal Building, 125 S. Route 73, Braddock, NJ.

_____
Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

APPENDIX "A"

2025 Salary Range Spreadsheet		
Title	Beginning Salary Range	End of Salary Range
Mayor	$ 20,000.00	$ 50,000.00
Committee	$ 12,500.00	$ 20,000.00
Administrator	$ 165,000.00	$ 220,000.00
Administrative Assistant	$ 65,000.00	$ 105,000.00
Qualified Purchasing Agent	$ 94,400.00	$ 115,000.00
Assistant Purchasing Agent	$ 60,000.00	$ 90,000.00
Personnel Technician	$ 65,000.00	$ 105,000.00
Payroll Supervisor	$ 70,000.00	$ 105,000.00
Payroll Clerk-PT	$ 20,000.00	$ 50,000.00
Program Coordinator	$ 65,000.00	$ 85,000.00
Supervising Animal Control Officer	$ 65,000.00	$ 85,000.00
Administrative Clerk	$ 50,000.00	$ 105,000.00
Supervising Code Enforcement Officer	$ 65,000.00	$ 85,000.00
Chief Financial Officer	$ 95,000.00	$ 165,000.00
Municipal Clerk	$ 90,000.00	$ 120,000.00
Deputy Municipal Clerk	$ 60,000.00	$ 85,000.00
Municipal Tax Assessor	$ 90,000.00	$ 135,000.00
Deputy Tax Assessor	$ 60,000.00	$ 90,000.00
Tax Collector	$ 90,000.00	$ 123,000.00
Assistant Municipal Tax Collector	$ 60,000.00	$ 90,000.00
Municipal Prosecutor	$ 45,000.00	$ 60,000.00
Judge	$ 40,000.00	$ 70,000.00
Judge 2	$ 15,000.00	$ 40,000.00
Court Administrator	$ 90,000.00	$ 130,000.00
Deputy Court Administrator	$ 60,000.00	$ 90,000.00
AHTA	$ 4,679.00	$ 7,000.00
Registrar of Vital Statistics	$ 5,000.00	$ 6,000.00
Deputy Registrar of Vital Statistics	$ 2,000.00	$ 2,500.00
Alternate Deputy Registrar of Vital Statistics	$ 1,000.00	$ 1,500.00
All Star Coordinator	$ 4,000.00	$ 6,000.00
Water and Sewer Superintendent	$ 90,000.00	$ 160,000.00
Executive Assistant	$ 55,000.00	$ 100,000.00
Construction Official	$ 90,000.00	$ 125,000.00
Assistant Construction Official	$40 per hour	$55 per hour
Electrical Sub Code	$37 per hour	$48 per hour
Plumbing Sub Code Official	$37 per hour	$48 per hour
Director Of Public Works	$ 120,000.00	$ 155,000.00
General Supervising Maintenance Repairer	$ 75,000.00	$ 100,000.00
General Roads Supervisor	$ 75,000.00	$ 110,000.00
Supervising Mechanic	$ 75,000.00	$ 115,000.00
General Supervisor Parks	$ 75,000.00	$ 110,000.00
Sign Maker 4	$ 75,000.00	$ 105,000.00
General Supervisor Public Works	$ 75,000.00	$ 110,000.00
Zoning Officer	$ 8,949.00	$ 15,000.00
Assistant Zoning Officer	$ 4,000.00	$ 7,000.00
Police Chief	$ 150,000.00	$ 210,000.00
Police Aide	$30 per hour	$40 per hour

APPENDIX "A"

2025 Salary Range Spreadsheet				
Deputy Police Chief	$	130,000.00	$	200,000.00
Keyboarding Clerk 4	$	50,000.00	$	80,000.00
Coordinator, Office of Emergency Management	$	4,939.00	$	20,000.00
Deputy Coordinator, Office of Emergency Management	$	3,861.00	$	6,000.00
Alternate Deputy Office of Emergency Management	$	600.00	$	2,000.00
Assistant to Coordinator, Office of Emergency Management	$	1,000.00	$	4,000.00

TOWNSHIP OF WINSLOW, NEW JERSEY

ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING ARTICLE III, CHAPTER 40 "LAND USE PROCEDURES", SECTION 33.3 "LAND DEVELOPMENT CHECKLISTS" AND AMENDING ARTICLE VI "SCHEDULE OF FEES AND ESCROWS", SECTION 40-44 "FEE SCHEDULE" 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, more specifically the "Land Development Checklist" and "Schedules of Fees and Escrows", which sections regulating "Land Use Procedures" have not been updated since calendar year 2007; 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. Repeal and replace Article III, Chapter 40-33.3, "Land Development Checklist" as follows:

40-33.3 Land Development Checklist

A. Submission requirements for all land development applications for minor subdivisions, major subdivisions, minor site plans, major site plans, bulk variances, change in use and Pinelands requirements [if the lot(s) are situate within the Pinelands jurisdiction], shall be in accordance with the Checklist attached hereto as Schedule "A", which is made a part hereof by reference.

B.

C. Submission requirements for all land development applications involving sanitary sewer and/or domestic water services as set forth in Section 221-6.2A and/or Section 284-40.1A of the Winslow Township Code shall be in accordance with the requirements of the Department of Municipal Utilities Supplemental Design Standards and Details.

Section 2. Amend Article VI, “Schedule of Fees and Escrow”, Section 40-44 “Fee Schedule” as follows:

40-44 Fee Schedule

A. [No change].

B. [No change].

C. [No change].

D. [No change].

E. Extension of prior approvals

Application Fee - $250.00 Escrow Fee - $1,000.00

Soil testing escrow pursuant to Section 297-37: $2,500.00 [Repealed].

F. [No change].

G. [No change].

H. [No change].

I. [No change].

J. [No change].

K. Informal concept review. [no change}.

Application Fee $100.00; Escrow Fee: $1,000

L. [No change].

M. Cross Keys Road Trust Fund. [Repealed].

The Township of Winslow hereby establishes a Cross Keys Road Trust Fund to receive funds from developments in the area of and along Cross Keys Road in the Township of Winslow, which are determined to have a traffic impact on that road for all major and minor subdivisions and all commercial/ industrial projects. [Repealed].

These funds shall be maintained in an interest bearing account and utilized for the installation of improvements in the area and along the area of Cross Keys Road, the Atlantic City Expressway overpass and in such other locations in and around Cross Keys Road as determined by Township Policy and the Off Tract Improvement Projects or South Jersey Transportation Authority Improvement projects affecting Cross Keys Road. [Repealed].

The amount of the contribution shall be calculated by the Township Planning Board Engineer or Zoning Board Engineer and determined and approved by the Planning Board Resolution or Zoning Board Resolution for the project and shall be included in the Township's Developer Agreement

with all effected parties. A copy of the Township Policy establishing the reasons for this Fund and the formula for calculating the impact fee is attached as Exhibit "A." [Repealed].

N. Zoning permits. [No change].

(1) Residential: $30. [No change].

(2) Commercial: $50. [No change].

(3) Engineering escrow fee: for grading inspection of single-family dwelling ($500.00) or per each townhouse unit ($250.00).

O. [No change].

P. [No change].

Q. [No change].

R. Zoning Verification Letter - $50.00 per parcel.

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: March 25, 2025

ADOPTED:

_____
MARIE D. LAWRENCE,
MAYOR

_____
LISA L. DORITY, RMC
TOWNSHIP 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 **April 22, 2025** at the Winslow Township Municipal Building.

_____
Lisa L. Dority, RMC
Municipal Clerk
Date:_____

T:\Lisa\ORDINANCES\ord amending land development checklist and fees.docx

Township of Winslow

Office of
PLANNING & ZONING
The Mayor Dominic Maiese Municipal Complex

125 S. Route 73
Braddock, NJ 08037
Tel: (609) 567-0700
Fax: (609) 567-9344

TO: Lisa Dority, RMC

From: Christy Mezzatesta, Planning Board Secretary

Subject: ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING ARTICLE III, CHAPTER 40 "LAND USE PROCEDURES", SECTION 33.3 "LAND DEVELOPMENT CHECKLISTS" AND AMENDING ARTICLE VI "SCHEDULE OF FEES AND ESCROWS", SECTION 40-44 "FEE SCHEDULE" OF THE WINSLOW TOWNSHIP CODE

Date: April 21st, 2025

Please be advised at the April 17th, 2025 Planning Board meeting the above matter was reviewed. The Planning Board concurs with all of the proposed changes. Thank you.

RESOLUTION SETTING THE SALARIES AND WAGES FOR NON-UNION EMPLOYEES FOR THE TOWNSHIP OF WINSLOW FOR 2025

WHEREAS, the Mayor and Township Committee adopted Township Ordinance **O-2025-008** establishing beginning salary ranges and ending salary ranges for all non-union employees; and

WHEREAS, at this time, the Mayor and Township Committee have determined to set the salaries for all remaining non-union employees for the year **2025** as per attached **Exhibit "A"**

WHEREAS, this Resolution is subject to the adoption of an Ordinance Amending Chapter 52 of the Code of the Township of Winslow.

ADOPTED: April 22, 2025

_____
Marie D. Lawrence, Mayor

_____
Lisa L. Dority, RMC
Municipal Clerk

EXHIBIT “A”

Non- Contractual Employees Spreadsheet

Non-Contractual Employees		2025
Mayor		$ 45,000.00
Members of Township Committee		$ 15,000.00
Administrator		$ 207,351.30
Administrative Assistant		$ 101,103.87
Qualified Purchasing Assistant		$ 110,047.95
Assistant Purchasing Agent (Purchasing)		$ 86,989.73
Assistant Purchasing Agent (Purchasing)		$ 81,565.33
Personnel Technician		$ 101,103.87
Payroll Clerk (Administration) PT		$ 46,237.50
Payroll Supervisor		$ 101,103.87
Program Coordinator		$ 71,925.00
Supervising Animal Control Officer		$ 77,000.00
Chief Financial Officer		$ 158,235.00
Administrative Clerk (Treasury)		$ 101,103.87
Municipal Clerk		$ 115,000.00
Deputy Municipal Clerk		$ 80,432.70
Assessor		$ 110,917.75
Tax/Utility Collector		$ 95,249.25
Assistant Tax/Utility Collector		$ 73,000.00
Municipal Prosecutor		$ 57,502.13
Judge		$ 68,842.50
Alternate Judge		$ 21,748.58
Court Administrator		$ 127,091.00
Deputy Court Administrator		$ 70,000.00
AHTA		$ 6,000.00
Registrar of Vital Statistics		$ 5,000.00
Deputy Registrar of Vital Statistics		$ 2,500.00
Alternate Deputy Register of Vital Statistics		$ 1,200.00
All Star Coordinator		$ 5,000.00
Water and Sewer Superintendent		$ 154,414.91
Executive Assistant		$ 95,681.20
Administrative Clerk (Utilities)		$ 72,247.42
Administrative Clerk (Code Enforcement)		$ 72,247.42
Supervising Code Enforcement Officer		$ 79,382.32
Construction Official		$ 120,671.99
Administrative Clerk (Construction)		$ 72,247.42
Assistant Construction Official		$50 per hour PT
Electrical Sub code		$40/48 per hour PT
Plumbing Subcode Official		$43 per hour PT
Director of Public Works		$ 149,832.69
General Services Maintenance Repairer		$ 96,702.55
Administrative Clerk (DPW)		$ 81,569.67
General Roads Supervisor		$ 103,709.55
Supervising Mechanic		$ 109,830.33
General Supervisor Parks		$ 103,709.55
Sign Maker 4		$ 103,709.55

Non-Contractual Employees		2025
General Supervisor of Public Works		$ 103,709.55
Zoning Officer		$ 15,000.00
Assistant Zoning Officer		$ 6,000.00
Police Chief		$ 200,362.50
Deputy Police Chief		$ 190,087.50
Police Aide		$30 per hour
Administrative Clerk (Police)		$ 90,348.62
Administrative Clerk (Police)		$ 85,477.37
Coordinator, Office of Emergency Management		$ 15,000.00
Deputy Coordinator, Office of Emergency Management		$ 5,000.00
Alternate Deputy Office of Emergency Management		$ 600.00
Assistant to Coordinator, Office of Emergency Management		$ 1,500.00

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

John De Leon

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, John De Leon, 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 401.06, Lot 2, known as 34 Wilson Drive in Winslow Township, New Jersey, per the attached memorandum April 7, 2025, 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 April 2, 2025.

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.

Adopted: April 22, 2025

_____
Marie D. Lawrence, Mayor
Township of Winslow

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

RESOLUTION No. 2025-_____

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

Robert Braack

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, Robert Braack, 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 2401.02, Lot 8, known as 25 Woodstream Drive in Winslow Township, New Jersey, per the attached memorandum April 7, 2025, 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 April 1, 2025.

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.

Adopted: April 22, 2025

_____

Marie D. Lawrence, Mayor
Township of Winslow

_____

Lisa L. Dority, RMC
Municipal Clerk
Township of Winslow

RESOLUTION No. 2025-_____

RESOLUTION AUTHORIZING CANCELLATION

OF TAX LEVY

Joseph Block

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, Joseph Block, 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 6503, Lot 8.01, known as 32 West Central Ave in Winslow Township, New Jersey, per the attached memorandum April 15, 2025, 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 April 11, 2025.

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.

Adopted: April 22, 2025

_____

Marie D. Lawrence, Mayor
Township of Winslow

_____

Lisa L. Dority, RMC
Municipal Clerk
Township of Winslow

RESOLUTION No. 2025-_____

RESOLUTION AUTHORIZING REIMBURSEMENT OF
EXCESS REAL ESTATE TAXES AND/OR UTILITY CHARGES PAID

WHEREAS, due to duplicate payments by mortgage servicing companies and erroneous payments by mortgage servicing companies, over payments have been created; and

WHEREAS, as a result, certain property owners, mortgage escrowing authorities and/or title companies are due reimbursements for taxes and/or utility payments as set forth in the list attached hereto as Schedule A and made a part hereof submitted by the Township Collector

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 overpayments as set forth in the attached list designated as Schedule A shall be reimbursed and the Tax Collector is directed to make the appropriate adjustments to the records.

Adopted: April 22, 2025

_____
Marie D. Lawrence, Mayor
Township of Winslow

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

Resolution No. 2025-_____

VENDOR	BLOCK	LOT	ADDRESS	REFUND
Rodeny Williams	11801	44	41 Hyacinth Lane	$300.00
41 Hyacinth Lane			Acct # 243840	
Sicklerville, NJ 08081				
				$300.00

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN

RESOLUTION APPOINTING LESLIE TEMPLETON AS A PART-TIME PLUMBING SUBCODE OFFICIAL

***WHEREAS*,** there is a need to employ a part-time Plumbing Subcode Official – Per Diem as to maintain proper departmental services in recognition of civil service titles and job specifications; and

WHEREAS, the Governing Body authorizes the hiring of a part-time Plumbing Subcode Official for the Construction Department.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Winslow that it hereby appoints ***Leslie Templeton*** to the position of part-time Plumbing Subcode Official – Per Diem for the Township of Winslow, effective April 23, 2025.

BE IT FURTHER RESOLVED that the Township Administrator shall serve as the Appointing Authority for the Township of Winslow and notice of this appointment shall be made to the New Jersey Department of Personnel upon adoption of this Resolution.

ADOPTED: April 22, 2025

_____
MARIE D. LAWRENCE, MAYOR

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK

R-2025-_____

From: Nancy Esposito
To: Lisa Dority; Linda Kent
Cc: Joseph Gallagher; Davida Jacobe-Hart; Augustine Morganti
Subject: RE: agenda deadline
Date: Wednesday, April 16, 2025 9:36:42 AM

Good Morning,

Please prepare a resolution appointing Leslie Templeton as Plumbing Subcode Official for next week's meeting.

Thank you.

Respectfully,

Nancy A Esposito
Payroll Supervisor
609-567-0700 x 5001
nesposito@winslowtownship.com

From: Lisa Dority <ldority@winslowtownship.com>
Sent: Monday, April 14, 2025 8:50 AM
To: Joseph Gallagher <jgallagher@winslowtownship.com>; Karen Bringhurst <kbringhurst@winslowtownship.com>; Davida Jacobe-Hart <djacobehart@winslowtownship.com>; Nancy Esposito <nesposito@winslowtownship.com>; Karen Moquin <kmoquin@winslowtownship.com>; Darlene Campbell <dcampbell@winslowtownship.com>; Tina Cabot <tcabot@winslowtownship.com>; Dayna Pitts <dpitts@winslowtownship.com>; Sharee Shiver <sshiver@winslowtownship.com>; Kelly Malia <KMalia@winslowtownship.com>; Augustine Morganti <amorganti@winslowtownship.com>; Donald Lemons <dlemons@winslowpd.com>; Michael O'Rourke <morourke@winslowpd.com>; Danielle O'Drain <dodrain@winslowtownship.com>; Janice Fitting <Janice.fitting@njcourts.gov>; Steve Dringus <SDringus@winslowtownship.com>; Lou Bowman <lbowman@winslowtownship.com>; star farinelli <sfarinelli@winslowpd.com>; Sam Martello <smartello@winslowtownship.com>; Jackie Esposito <jesposito@winslowtownship.com>; Jennifer Conway <JConway@winslowtownship.com>; Kim McDowell <kmcdowell@winslowtownship.com>; platt@theplattlawgroup.com; Gary White <gwhite@churchillengineers.com>; joseph.mingle@rve.com; sydney.iatarola@rve.com; Glen Thorsen <OEM@winslowtownship.com>
Cc: Marie Lawrence <mayorlawrence@winslowtownship.com>; Brandon Glikas <brandonglikas@winslowtownship.com>; Vincent Borrelli <vincentborrelli@winslowtownship.com>;

Evelyn Leverett <evelynleverett@winslowtownship.com>; Darrius Peoples <darriuspeoples@winslowtownship.com>; Jacquelyn Lee <jacquelynlee@winslowtownship.com>; Raymond Watkins Jr. <raymondwatkins@winslowtownship.com>; Charles Flamini <charlesflamini@winslowtownship.com>; John Wilson <johnwilson@winslowtownship.com>; Linda Kent <lkent@winslowtownship.com>
Subject: agenda deadline

Good morning,

Please be reminded that the agenda deadline for the April 22nd, 2025 General Meeting is WENESDAY, APRIL 16TH BY THE CLOSE OF BUSINESS. Anything received after that time will be placed on the next agenda. Thank you.

Regards,

Lisa L. Dority, RMC
Municipal Clerk
Township of Winslow
609-567-0700 ext. 8000

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPER'S AGREEMENT WITH CAROLLO, INC.

WHEREAS, CAROLLO, INC. ("Developer**")** with an address of **107 Hastings Place, Cinnaminson, NJ 08077** has received preliminary and final major site plan approval from the Winslow Township Planning Board ('Planning Board") with regard to property located at **672 Berlin-Cross Keys Road,** being **Block 602, Lot 1.07** on the Municipal Tax Map of the Township of Winslow as more particularly set forth in the Planning Board Resolution Nos. **PR2023-037 and PR-2023-038;** and

WHEREAS, as a condition of said approvals and as provided by the Winslow Township Code, the Developer is required to enter into a Developer's Agreement (Exhibit "A") with Winslow Township for the faithful performance of the aforesaid approvals; and

WHEREAS, the Township and the Developer have negotiated an acceptable Developer's Agreement in conjunction with the aforesaid approvals granted by the Planning Board.

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 Winslow Township hereby accepts and approves the Developer's Agreement between it and **CAROLLO, INC.,** a copy of which shall be placed on file at the Township Clerk's Office which can be reviewed during normal business hours once the Developer records the Developer's Agreement with the Camden County Clerk's Office.

R-2025-_____

BE IT FURTHER RESOLVED that the Winslow Township Mayor is hereby authorized to execute the aforesaid Developer's Agreement on behalf of Winslow Township.

ADOPTED: April 22, 2025

_____
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 **April 22, 2025** at the Winslow Township Municipal Building.

_____
LISA L. DORITY, RMC
MUNICIPAL CLERK

Dated: _____

t:\lisa\resolutions\developers agreement- carollo, inc..doc

Exhibit “A”

Developer’s Agreement

Prepared by:

Name: _____
Shirley Grasso, Esq.

DEVELOPER'S AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 2024, between the TOWNSHIP OF WINSLOW a body corporate and politic of the State of New Jersey, located at 125 S. Route 73 in the Township of Winslow and County of Camden, (hereinafter referred to as the "Township"), and Carollo Inc. a New Jersey Corporation with a primary address at 107 Hastings Place Cinnaminson, NJ, (hereinafter referred to as the "Developer").

WITNESSETH:

WHEREAS, Carollo Inc. a New Jersey Corporation is the owner of property located on 672 Berlin Cross Keys Road in the Township of Winslow County of Camden and State of New Jersey being designated as Block 602, Lot(s) 1.07 on the official Tax Map of the Township of Winslow (more fully described in Exhibit A attached hereto and made a part hereof) such block and lot(s) being developed by the Developer as an 5,585 square foot Wawa food market with a fueling station containing 8 fueling pumps (16 fueling positions), together with related site improvements; and

WHEREAS, in conformity with Section 40-33.4 of the Ordinances of the Township of Winslow Township together with other applicable statutes, laws, rules, regulations, and Winslow Township Planning Board (sometimes referred to as "WTPB") Resolution Nos. PR 2023-037 and PR2023-038 adopted September 21, 2023 memorialized October 19, 2023 and the reports of the WTPB Engineer Tocci Consulting Engineers dated 8/8/2023, and the WTPB Traffic Engineer CME Associates dated 7/20/2023, the Developer is desirous of entering into this Developer's Agreement with the Township with respect to the project in furtherance of the provisions of the Township's Ordinance; and

WHEREAS, it is mutually desired by the parties hereto that the project shown on the aforementioned site plan shall be improved and developed in such a manner as will insure protection to the surrounding area, as well as the public roads in and about said area to the end that said project shall result in a project constructed in the best interest of the residents of the Township of Winslow; and

WHEREAS, the Developer acknowledges that the improvements delineated in all reports and as shown on the plans and must meet the specifications in effect at the time of approvals and must be inspected during construction by the Township Engineer, subject to modifications as allowed by N.J.S.A. 40:55D-49(a), and the Developer agrees to escrow sufficient inspection fees in accordance with N.J.S.A. 40:55D-53h with the Township, in advance or as may be reasonably required to defray this cost.

NOW, THEREFORE, the Township and the Developer, for and in consideration of the covenants and conditions contained herein and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, agree for themselves, their successors and assigns, as follows:

1. OWNERSHIP OF LANDS; COMPLIANCE WITH N.J.S.A. 40:55D-48.1

Upon execution and delivery of this Developer's Agreement, the Developer will file with the Board a certificate issued by an attorney-at-law of the State of New Jersey or a title commitment/policy issued by a title company authorized to do business in the State of New Jersey certifying to the Township and the Board the interest of the Developer. Upon execution

hereof, a list of stockholders holding ten (10%) percent or more of the stock of the Developer will also be filed in accordance with N.J.S.A. 40:55D-48.1. In the event Developer is a partnership, a certified list of all partners owning ten (10%) percent or more of the partnership or if a limited liability company, a certified list of members holding ten (10%) percent or more of the interests in the limited liability company, shall be furnished to the Township.

2. **IMPROVEMENTS - THE PROJECT**

(a) The Developer agrees, at its expense, to furnish, provide and supply all materials, labor, equipment, tools and appliances necessary and proper to complete the project, including on-site and off-site improvements, if any, and landscaping as set forth on the plans approved by the WTPB and known as the Site Plan prepared by Avila Engineering (AE Project Number 21-1036 dated 12/9/2022 last revised 5/1/2023 as further revised and approved by the WTPB professionals and consisting of 14 page(s) (the "Site Plan"), as shall be modified only to the extent as required in the Resolution, with no further modifications permitted except as approved by the (WTPB) Board on further application in accordance with the land use procedures for the Township.

Such improvements shall be installed in strict compliance with the requirements and specifications of the Township and other applicable laws and regulations. Any improvements to be ultimately dedicated to the Township shall be completed within a period of two (2) years from the date of execution of this Developer's Agreement, to the satisfaction and approval of the Township Engineer, subject to force majeure, unless said time is extended by the Township Committee upon recommendation of the Township WTPB Board. In addition, the Developer agrees to be responsible for damage to existing streets and public property caused by its construction and/or operations or by the delivery of materials to the site and/or operation of equipment, and further agrees to restore streets and/or property so damaged to their/its original condition.

The aforesaid work shall be done in a good and workmanlike manner, and shall not substantially deviate either in specification or course, from the plans, profiles and documents described herein. To the extent that any design standard does not substantially meet the minimum requirements as set forth in the ordinances of the Township, where no variance or waiver has been granted, the Developer shall be required to comply with the appropriate standards as stated in the ordinance. The work shall not be deemed complete unless all improvements are installed in accordance with this Developer's Agreement, and all rubbish, debris, construction equipment, tools and surplus materials have been removed from the site, and the site left in a clean and neat appearing condition.

(b) The WTPB Resolution, all exhibits accepted by the WTPB during the Public Hearings, together with the recommendations of the Township Engineer and Planner (insofar as the recommendations have not been modified or superseded by the WTPB during the course of the hearings, the Resolution or this Developer's Agreement) and not specifically included in this Developer's Agreement or mentioned herein shall nevertheless be considered a part of this Developer's Agreement, said resolutions, maps and plans being made a part hereof by reference.

(c) Each of the provisions hereof shall have the same force and effect as if set forth at length as conditions of the grant of the site plan approval.

3. **TIME FOR COMPLETION**

All of the improvements and work referred to in Paragraph 2 hereof, shall be completed within two (2) years from the date of this Developer's Agreement, and, in the event the work is not so completed within two (2) years from the date of this Developer's Agreement, the

Township may require that additional performance guarantees be provided in light of the then prevailing costs, if necessary, to adequately secure the Township.

4. **COMPLIANCE WITH LAW**

All of the improvements referred to in Paragraph 2 hereof shall be performed in accordance with any applicable Township specifications, State and County laws and specifications as set forth in Ordinances, Rules, Regulations and the Board Resolution and shall be inspected by the Township Engineer, or someone designated in writing by the Township Engineer for that purpose, and a signed copy of said designation by the Township Engineer shall be furnished to the Developer prior to said inspection and approval by such designee of the Township Engineer.

5. **REVISIONS TO PLANS**

The Developer agrees that if, during the course of construction and installation of improvements, it shall be determined by the Township Engineer, either on his own or at Developer's request, that revision of the plan is necessary with regard to the health, welfare, and safety of the residents of the Township (the "Public Interest"), or represents a more environmentally practicable alternative to the methodologies employed in the approved plans in furtherance of the Public Interest, it will undertake at its own expense such design and construction changes as may be indicated by the Township Engineer. This Paragraph is meant to apply to changes commonly referred to as "field changes" which shall be of a minor and technical nature. Nothing contained herein shall be construed so as to allow the Developer to relocate any improvements or landscaping on the approved plans without prior approval of the WTPB. Further, if the within application was the subject of variance approval, no change shall be made to the plans which would in any way further intensify or alter any variance without the express approval of the WTPB and regardless of whether such change be a diminimus change, or a change which could be seen as a "field change" as such term has been used hereunder.

6. **DRAINAGE FACILITIES**

(a) The Developer shall install all storm drainage facilities, manholes, inlets, pipes, connections and curb lines, and all other appurtenances necessary for proper construction and operation of the storm drain system as shown on the Site Plan and other drawings referred to herein, together with such necessary changes as shall reasonably be required by the Township Engineer, all of which shall be installed and laid out in such manner as may be approved by the Township Engineer.

(b) In accordance with the drainage plan reviewed and approved by the Township Engineer in conjunction with Site Plan Approval, final grades shall blend into the established grades of all adjoining developed property as shown on the plans. Differences in grade elevation along property lines will be allowed only if, in the opinion of the Township Engineer, no drainage problems exist which would increase draining flow and a discharge of surface waters in excess of the approved Stormwater Management Plan. (Exhibit D) The Developer shall take such steps as shall insure proper drainage if required by the Township Engineer including, but not limited to, the use of swales, underground piping, detention facilities or diverter or interceptor drains. If surface contours are changed by the Developer on the property so as to cause additional surface water runoff from one lot to another affecting the proper use of any adjacent lot, the Developer will construct such swales, drains, walls or other drainage facilities so as to prevent said runoff affecting the proper use of any adjacent lot.

(c) The Developer shall hold the Township, the Mayor and Township Committee, the Township Engineer and the WTPB harmless from any damage or liability that might arise due to the increased drainage of surface waters upon lands abutting the property being developed by it

as shown on the documents herein referred to, and further agrees to alleviate any and all conditions that may arise by reason of the increased discharge of water, soil or dirt upon said abutting properties, including Township property.

7. **UTILITIES**

Developer shall construct all utilities servicing the property in accordance with the specifications of the respective utility companies and the Township including, but not limited to, electric and telephone. Nothing herein shall require the Township to install utilities for this project.

8. **EASEMENTS**

Developer shall provide for easements subject to the approval of the Township Engineer, wherever necessary for drainage, public utilities, sanitary sewerage or for any other purpose as per the approval of the WTPB. Developer shall submit to the Township Engineer and WTPB Solicitor, a drawing and description of all easements for their approval prior to filing of same. In particular, Developer shall provide the necessary easements as required pursuant to the Board approvals and the recommendation of the Township Engineer.

9. **BUILDING PERMITS REQUIRED**

The Developer agrees that construction of the project shall not commence until a building permit and all other necessary permits and approvals shall have been duly issued.

10. **PERFORMANCE GUARANTEES AND ESCROW**

The Developer shall not proceed with any improvements or installation on the property which is the subject matter of this Developer's Agreement, unless the Performance Guarantees established in light of the attached improvement costs and set forth on the WTPB Engineer's estimate attached hereto as Exhibit B shall be in form of a cash deposit or certified check and the monies required in said Exhibit B shall be in the form of a performance bond with a surety or other guarantee as approved by the Township Solicitor, and set forth in N.J.S.A. 40:55D-53 and N.J.A.C. 5:36-4.1 have been delivered and together with an escrow deposit which is to provide sufficient funds to cover the reasonable engineering and legal costs incurred by the Township on behalf of the Developer including the cost of preparation, review, and processing of this Developer's Agreement. It is specifically agreed that if during the course of the development it appears that the amount of the escrow deposit for legal and engineering fees is inadequate to meets such costs, the Township may require such additional sums to be deposited with the Township as it might reasonably determine to be necessary, and the Developer shall forthwith provide the same. No building permits or Certificates of Occupancy shall be issued until such additional deposit shall have been made. The Township shall be and is hereby authorized by the Developer to disburse the said deposits in payment of such services as are rendered upon submission of proper vouchers therefore duly sworn to by the person or persons rendering the services. The unused portion of any such deposits shall be returned to the Developer by the Township upon satisfactory completion of the improvements undertaken and certification of such satisfactory completion by the Township Engineer. The Developer retains all rights set forth in N.J.S.A. 40:55D-53.2.

In addition, the Developer agrees to post satisfactory letters of credit, cash or performance guarantees in accordance with N.J.S.A. 40:55D-53 and N.J.A.C. 5:36-4.1 to guarantee the completion of the improvements, which shall be in a form reasonably acceptable to both the WTPB Solicitor and Township Solicitor. The performance guarantees may be reduced or released by the Township upon recommendation of the Township Engineer. In the event of a reduction, the amount of the reduction shall be solely as determined by municipal authorities. In no event shall a final release of the performance guarantees be affected unless the improvements have been fully installed

in a manner satisfactory to the Township, and in accordance with the terms of this Developer's Agreement.

The cash deposit required as part of the performance guarantee shall be held and be specifically reserved for the purposes enumerated herein pursuant to provisions of N.J.S.A. 40:55D-53.1.

11. **RELEASE OF PERFORMANCE GUARANTEE AND DEPOSITS**

Upon the completion of all the subject improvements in a good workmanlike manner and such certification by the Developer, its heirs and assigns, and a conforming certification by the Township Engineer, the Governing Body, by resolution, shall release the performance guarantee and cash deposits where applicable upon the Developer's submission to the Township Clerk of a maintenance guarantee pursuant to N.J.S.A. 40:55D-53 in an amount equal to fifteen (15%) percent of the total cost of such improvements. Said guarantee shall run for two (2) years from the date of acceptance by the Township and be made by way of a guarantee permitted by N.J.S.A. 40:55D-53, N.J.A.C. 5:36-4.1 and bond issued by a reputable insurance company doing business in New Jersey acceptable to the Township.

12. **TOWNSHIP'S PROFESSIONAL COSTS**

The engineering, planning, and legal fees or charges for services rendered to the Board and to the Township in connection with this Developer's Agreement shall be paid by the Developer. For this purpose, the Developer shall deposit upon the execution and delivery of this Developer's Agreement:

Separate cash deposits in the sum of Two Thousand Five Hundred Dollars ($2,500.00) for engineering services and Two Thousand Five Hundred Dollars ($2,500.00) for legal services, it being specifically agreed, that if during the course of the development it appears that the amount of deposit made is inadequate to meet such costs, the Township may require such additional sums to be deposited with the Township as it might determine to be necessary and reasonable, and the Developer shall forthwith deposit same. No building permits or Certificates of Occupancy shall be issued until such additional deposit shall have been made.

The Township shall be and is hereby authorized by the Developer to disburse the said deposit in payment of such services as are rendered upon the submission of proper vouchers therefore, duly sworn to by the person or persons rendering the services and the unused portion of any such deposit shall be returned to the Developer by the Township upon completion of the improvement undertaken and certification of such completion to the Township by the Township Engineer.

13. **SUBMISSION OF DETAILED PLANS**

In the event that the Township Engineer during the course of construction, in his opinion, reasonably requires any further details for the plan submitted and approved, the Developer shall furnish such details to the Township Engineer on reasonable written notice within a reasonable time. The Developer shall also submit, upon request, detailed drainage and topographic plans as may be required by the Township Engineer, Township Health Officer, and any other Township, County, State or Federal Governmental Agency.

14. **INSPECTION OF IMPROVEMENTS**

The Township contemplates the inspection of all site improvements and/or facilities to be accepted by the Township. The Township Engineer shall inspect the installation of all site improvements set forth on Exhibit B annexed hereto, including, but not limited to, storm drains, road construction work, fences, retaining walls higher than four (4) feet, landscaping and all other

facilities which may be maintained by the Township, exclusive of utility items. The Developer shall notify the Township Engineer and Public Works Department at least forty-eight (48) hours prior to the commencement of each phase of construction of any such facilities. In the event of a temporary suspension of construction, the Township Engineer and Department of Public Works shall be notified of the renewed starting date of construction. Back-filling, after the laying of any drainage pipes, manholes or other facilities in connection therewith, shall be absolutely forbidden except after the inspection and approval by the Township Engineer or his duly authorized representative. The Township Engineer shall have the right to reject any of the improvements constructed which do not meet his approval.

15. **TOWNSHIP NOT LIABLE FOR IMPROVEMENT COSTS**

Nothing herein contained shall be construed to render the Township or any of its officers, boards, or employees liable for any charges, costs, or debris for material, labor or other expenses incurred in the making of the improvements.

16. **INDEMNIFICATION OF MUNICIPALITY**

Developer shall be and remain liable for any and all damage or monetary loss (including, but not limited to, Solicitor's fees) that may be suffered by to the Township or the Board, or their officers, employees, agents and/or professionals by any neglect, wrongdoing, omission or commission of any act by the Developer or any person, firm or corporation acting for the Developer hereunder arising from the construction or installation of the improvements, the performance of the terms hereof or from or out of this Developer's Agreement. The Developer shall also save, indemnify, and hold harmless the Township, its officers, agents, boards and employees for any and all actions at law or in equity, charges, debts, liens, encumbrances, costs and Solicitor's fees which may arise from any such damage or loss, from the making of the improvements, the performance of the terms hereof or from or out of this Developer's Agreement, except where the Township or its agents have been judicially determined to have acted contrary to law or failed to perform acts required by law of by this Developer's Agreement or have been guilty of negligence.

When and in the event that by reason of the negligence of the Developer in the construction of the project, litigation arises and the Township is made a party Defendant to any lawsuit so instituted and by reason of the necessity of the Township to defend such suit, escrow funds provided for in Paragraph 29 hereof are deemed to be insufficient to pay the continuing bills for services rendered to the Township by its Solicitor and/or engineer, or other expenses or cost incurred in said litigation, the Township may serve a written notice by Certified Mail, Return Receipt, upon the Developer at the address set forth herein, requiring the Developer to deposit within ten (10) days thereof, such additional funds that the Township may deem necessary for the completion of the project and the defense of any such litigation. The Developer shall, within ten (10) days, deposit such additional funds with the Township as required. Should the Developer fail to do so within the required time period, the Township may direct the appropriate officials to place a stop work order on all construction of the project on the property and as depicted on the site plan.

17. **DEDICATION OF STREETS** (If applicable)

(a) The Developer shall dedicate to the public use, if applicable and unless expressly prohibited by the Resolution approving the project, all streets and areas lying within the bed of each street and the improvements therein and such other aforesaid areas by deed or other acceptable method of conveyance as set forth herein, provided, however, that this Developer's Agreement shall not constitute an acceptance by the Township of such streets or improvements therein in other areas, until such time as the Township may formally adopt a Resolution accepting the dedication after the

recommendation of, among other things, the Township Engineer.

Until such time as the Developer has completed all the public improvements, including roadways and driveways, and the Township has accepted the same by formal Resolution, the Developer shall be responsible to maintain said roads and driveways and keep same free of all snow and other debris so as to give access to fire, police and other emergency vehicles which may be required to render assistance at the property. Notwithstanding anything to the contrary, no obligation is imposed on the Township to accept any street, road or driveway shown on the subdivision and/or site plans and/or other drawings to herein.

(b) The Developer agrees to deliver to the Township a deed, free and clear of all liens, encumbrances, covenants and conditions, and containing a metes and bounds description for all new streets, roads, driveways, easements, rights-of-way, playgrounds, and other areas to be dedicated to the Township, together with a title commitment (using the most recent ALTA form) indicating that the Developer has clear and marketable title thereto and free of any liens which would interfere with same. The conveyance by the Developer to the Township shall be by Deed of Bargain and Sale with Covenants against Grantors Acts in recordable form, described by reference to a filed map, setting forth all roads, easements and rights-of-way together with property Affidavit of Title and Title Insurance Policy subject only to the Standard ALTA exceptions, all subject to the approval of the Township Solicitor. Said streets, roads, driveways, easements and rights-of-way are to become part of the Township road and Township utility systems, reserving unto the Developer or his successors and assigns the right to drain into drainage easements and discharge sanitary waste in the appropriate systems all subject to and under the supervision and approval of the Township Engineer and in accordance with all pertinent ordinances and regulations of any agencies of government having jurisdiction. Notwithstanding anything to the contrary, no obligation is imposed on the Township to accept any new streets, roads, driveways, easements, rights-of-way, playgrounds or other areas shown on the subdivision plans, site plan and/or other drawings referred to herein.

18. **DUST AND NUISANCE**

The Developer agrees not to commit a public or private nuisance by reason of direct, dust, debris, air pollution, noise pollution, gas, smoke or other annoyance resulting from construction, trucking or other operations. The means of dust control shall be subject to approval by the Township Engineer.

19. **DUTY RE: UNSAFE CONDITIONS**

The Developer shall correct and make safe any dangerous or unsafe condition created, caused or suffered to exist by the Developer (or by those acting for or on behalf of the Developer) affecting public safety or general welfare, if such condition develops. In the event that such condition exists, notice shall be given by certified mail, return receipt requested to the Developer, whereupon Developer shall correct such condition within such reasonable period of time as the Township, in its notice shall specify. In the event such condition is not corrected by the Developer, the Township Committee may order the corrective work to be done and the Developer and its surety shall reimburse and indemnify the Township for all costs and expenses incurred thereby.

20. **CERTIFICATE OF CONTINUED OCCUPANCY**

Nothing contained in this Developer's Agreement shall authorize the use or occupancy of any building that is the subject of this Developer's Agreement prior to the issuance of a Certificate of Occupancy for said building and prior to the installation of an approved sanitary sewer system and/or wastewater treatment system in accordance with all applicable laws, rules, regulations, codes and ordinances.

21. **COUNTY AND STATE REQUIREMENTS**

Developer represents that it has heretofore complied and that it will in the future comply with all, if any, requirements and/or regulations of the Camden County Planning Board, the Camden County Engineer, Camden County Road Department and Camden County Department of Public Works, Camden County Soil Conservation District, New Jersey Department of Environmental Protection, New Jersey Department of Transportation, Camden County Utilities Authority and any other Governmental Agency if same are mandated by law, and hereby further represents that before commencing work, it will secure all county, state and federal approvals required for such work.

22. **DEFAULT/REMEDIES**

(a) Upon a default by the Developer under the terms and/or conditions of this Developer's Agreement, the Township shall provide the Developer with thirty (30) days written notice of such default, within which period of time the Developer shall be required to comply with all the terms of this Developer's Agreement and appropriate ordinances and rules and regulations of the Township and its agencies. Notwithstanding the foregoing sentence, if the default is of a nature that it cannot, with the exercise of reasonable diligence, be cured within the thirty (30) day period, then the thirty (30) day period shall be extended to a reasonable period of time as agreed by the parties to enable the Developer to cure the default with the exercise of reasonable diligence. If at the expiration of the cure period, the Developer has failed to perform in accordance with this Developer's Agreement and in accordance with all applicable Township ordinances and rules and regulations of the Township and its agencies, the Township, without further notice to the Developer, may exercise the remedies set forth in Subsection (b) hereof.

(b)(i) The cash deposit and performance bond may be utilized by the Township for the performance and completion of the improvements described in this Developer's Agreement upon default of the Developer, as well as for other costs as set forth in this Developer's Agreement. It is understood that the performance guarantee is given pursuant to N.J.S.A. 40:55D-53, and the Township shall be entitled to all of the rights and remedies provided thereby, together with all rights and remedies provided by law and/or equity. The Developer agrees that in the event the Developer defaults under the terms of this Developer's Agreement, that the Developer shall be responsible for, not only the costs of completing the improvements, but also all reasonable ancillary costs and reasonable counsel fees expended by the Township to enforce the provisions of this Developer's Agreement. It is agreed that the cash deposit and/or performance bond may be utilized by the Township for the performance and completion of the improvements required to be constructed by the Developer in accordance with this Developer's Agreement and other costs incurred by the Township upon the default of the Developer. The performance bond shall contain a provision allowing the immediate utilization of the proceeds of the bond in the event of the Developer's default as aforesaid.

(b)(ii) The Developer agrees that any time the Developer shall fail to comply with any of the terms of this Developer's Agreement or any part of the specification as herein mentioned, the Township Engineer, Construction Code Official or the Police Department, as to public safety matters, may forthwith stop all further work on said improvement until the work has been corrected or otherwise made to comply with the terms of this Developer's Agreement and the said specifications.

(b)(iii) Notwithstanding anything to the contrary herein contained, in the event conditions detrimental to health, life, limb or property are created by the Developer, they shall be promptly corrected at the expense of the Developer. If any emergency shall arise, the Township will immediately notify the Developer on the site or if the emergency permits, in the sole discretion of the Township Engineer, by notice hand delivered or sent by Certified Mail, Return Receipt to the

address provided herein for notices. If no action is promptly taken by the Developer, the Township is hereby empowered to take such corrective measures as in its sole discretion it may deem necessary and charge the same against the performance guarantees. If this cost shall exceed the performance guarantees, the Developer shall be liable to the Township for such excess cost plus reasonable Solicitor's fees if suit shall be necessary to enforce collection.

23. **INSURANCE**

The Developer shall procure insurance for public personal injury liability and property damage liability including contingent liability and contractual liability which might result from the performance of the work required under this Developer's Agreement and shall provide the Township with a Certificate of Insurance designating the Township as an additional insured under each said policy in which insurance coverage shall be in at least the following amounts:

One person in any one occurrence	$2,000,000.00
Two or more persons in any one occurrence	$5,000,000.00
Property damage in any one occurrence	$2,000,000.00
Aggregate property damage limit	$5,000,000.00

The Developer further covenants and agrees that it will provide automobile liability and property damage insurance coverage and provide the Township with a Certificate of Insurance designating the Township as an additional insured under said policy, which insurance coverage shall be in at least the following amounts:

Bodily injury, each person	$1,000,000.00
Bodily injury, each occurrence	$3,000,000.00
Property damage	$1,000,000.00

The Developer further covenants and agrees that it will provide workman's compensation coverages for employees and will require evidence of such coverages to be supplied by a sub-contractor who may be employed to perform the work under this Developer's Agreement.

24. **MAINTENANCE GUARANTEE**

At the time of the completion of all improvements and the formal acceptance thereof by the Township, the Developer shall be required to post a maintenance guarantee in the amount determined by the Township Engineer in accordance with the appropriate ordinances of the Township and statutes of the State of New Jersey. Said maintenance guarantee will cover all bonded improvements set forth in Exhibit B annexed hereto constructed by the Developer in connection with the Site Plan.

25. **AS BUILT PLANS**

The Developer shall furnish to the Township and the Department of Public Works as built plans showing alignment and elevations of, including, but not limited to, all utilities, street, roads, driveways and water and sewer improvements prior to the release of performance bonds. The as built plans shall be in the form required by the Township Engineer and Department of Public Works.

26. **RESTORATION OF ROADWAY AND ADJACENT PROPERTIES**

Developer must, prior to the issuance of any Certificate of Occupancy, restore any damages to areas of streets, roadways and properties adjacent to the subject site, all in accordance with the direction of the Township Engineer and/or Construction Code Official.

27. **COMPLIANCE WITH CONDITIONS AND RESOLUTIONS**

(a) Developer shall comply with each of the conditions and matters set forth in (WTPB) Resolution No. PR 2023-037 and PR2023-038 adopted September 21, 2023 memorialized October 19, 2023 (Exhibit C) granting conditional Preliminary and Final site plan

approval. In addition to the terms and conditions set forth in said resolution, the Developer shall comply with the following general conditions:

A. GENERAL CONDITIONS:

(1) Developer shall obtain the approvals of all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief granted by the Board, as well as any construction that may be part of said relief. Developer is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required of. Developer is further required to submit a copy to the Board Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board Solicitor, Board Engineer and Board Planner.

(2) Developer shall comply with the Township's affordable housing obligations, if any, resulting from the approval granted by the Board.

(3) Any improvements to be constructed as a result of the Board's approval shall be constructed and operated in full compliance with the Code of the Township of Winslow, the Revised Statutes of the State of New Jersey and any other applicable county and/or federal law.

(4) The Chairperson and Secretary of the Board shall not sign the Final Site Plan and no building permit shall issue until the Developer has posted the required performance guarantee(s) and has demonstrated that all conditions of approval have been satisfied.

(5) Prior to construction, the Developer shall:

(a) Submit five (5) copies of a complete survey of the property (except for streets) to be dedicated, which survey shall be performed and certified by a licensed surveyor. Submit a topographic survey showing contour intervals of two (2) feet at a scale no larger than one (1) inch equaling 100 feet.

(b) Submit five (5) copies of complete (as-built) plans of any improvements, except for streets, on the dedicated property.

(c) If applicable, submit a deed of conveyance, approved as to form, content and description by the Township Solicitor. The said deed shall contain provision for the signature of the Mayor and attestation by the Township Clerk. Where streets are offered for acceptance, a legal description by metes and bounds describing the centerline shall be included.

(d) If required by the Township Solicitor, obtain title insurance naming the Township of Winslow as the insured party in an amount equal to the fair market value of the dedicated property; this requirement shall not pertain to streets. In the case of drainage easements not shown on or generated after the final plan is filed in the County Clerk's Office and property having a fair market value of One Thousand Dollars ($1,000.00) or less, a title search indicating marketable title shall be sufficient, provided said search is certified by a title insurance company authorized to do business in the State of New Jersey.

(6) Developer shall certify that all taxes and assessments have been paid up to the present time.

(7) Developer shall submit to the Board Engineer for his review a sufficient number of complete sets of plans which shall incorporate all of the revisions that have been made conditions of the approval granted by the Board.

(8) Developer shall provide a construction schedule as required by the Code of the Township of Winslow, which must be satisfactory to the Board Engineer.

(9) Developer shall comply with Title 39 of the New Jersey Revised Statutes.

(10) Developer shall construct all drainage basins or alternate drainage facilities upon the property, including inflow and outflow structures according to a construction schedule reviewed with and approved by the Township Engineer.

(11) The Board presumes that the Developer's application, all exhibits, maps and other documents submitted and relied on by the Developer, are true and accurate representations of the facts relating to its request for relief. In the event that it appears to the Board, on reasonable grounds, that such application, exhibits, maps and other documents submitted are not accurate, are materially misleading or are the result of mistake, and the same had been relief upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Developer, the Board may rescind its approval and rehear the application, either upon application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

(12) Should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth in Exhibit C, upon proper showing of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Developer, the Board reserves the right to conduct a hearing with the Developer present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the application, the Board shall take whatever action it deems appropriate at that time, including, but not limited to, a rescission of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate.

(13) Developer shall correct and make safe any dangerous or unsafe condition caused by the Developer or those acting for and/or on its behalf affecting public safety or general welfare if any such condition develops.

(14) The relief as granted in Exhibit C is subject to the discovery of any and all deed restrictions upon the property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter, had they been so known, or so disclosed.

(15) Developer must obtain any and all other construction or other municipal permits required with respect to the relief as granted herein.

(16) Any improvements to be constructed as a result of the Board's approval shall be constructed and operated in full compliance with the Uniform Construction Code, Code of the Township of Winslow, the Revised Statutes of the State of New Jersey and any other applicable county, state and/or federal law.

(17) Unless otherwise addressed in Exhibit C, the Developer shall comply with the recommendations of any other Township Official having jurisdiction with respect to the use of the subject property.

28. **INSOLVENCY OR ABANDONMENT OF THE WORK**

If, before the completion of construction of the project, the Developer abandons the job, files a petition in bankruptcy or insolvency, or is declared bankrupt or insolvent or suffers any type of receivership, insolvency, bankruptcy, or other similar proceeding to be filed against it, or ceases work for a period of ten (10) consecutive days without notice to or the permission of the Township Engineer and fails to resume work within ten (10) days after receipt of notice by Certified Return, Return Receipt at the address stated in this Developer's Agreement, then it

shall be the duty of the surety immediately to undertake the completion of the work at the expense of the Developer and its surety, or to pay to the Township the cost of completion of the work as a local improvement pursuant to the provisions of N.J.S.A. 40:56, *et seq.*

29. **DISPUTE RESOLUTION**

The Township and the Developer agree that in the event of any dispute between the Township Engineer and the Developer as to the compliance with this Developer's Agreement, the Developer reserves the right to a hearing before the Governing Body. In the event that any dispute should arise regarding the payment of professional fees attributed to the site, same shall be resolved in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.* and applicable Township Ordinances. In the event the Township Engineer and Developer are unable to resolve any dispute that may arise hereunder, such dispute shall be resolved by litigation.

30. **MUNICIPAL CONSENT FOR ASSIGNMENT OR SALE**

No assignment thereof or sale of the property in whole or in part, shall operate to relieve the Developer from its obligations hereunder, without the express written consent of the Governing Body or the Township. If the Developer seeks to assign or transfer property and the obligation of this Developer's Agreement: (i) the Developer shall advise the Township in writing of such intention; (ii) the Developer shall provide the Township sufficient proof in affidavit form from the Developer which shall affirmatively represent that the obligations and responsibilities set forth in the Developer's Agreement have not been violated by the Developer and shall further specifically represent that the Developer is aware of no uncured notices of violation from the Township Engineer or any agency having jurisdiction over the Project; (iii) the obligations of the Developer's Agreement shall be specifically assumed in writing by the assignees or transferees of the Developer to the Township; and (iv) the Township's consent to such assigns, transfers of sale shall not be unreasonably withheld or delayed.

31. **TOWNSHIP NOT RESPONSIBLE TO THIRD PARTIES**

Nothing contained in this Developer's Agreement shall be construed to give any person or legal entity, not a party to this Developer's Agreement, any claims against the Township or any of its agents or agencies with respect to any matter arising out of this Developer's Agreement including, but not limited to, the installation of any improvements, or for any damages arising there from.

32. **SUBORDINATION**

This Developer's Agreement and any liens or charges created hereunder against the property or any portion thereof shall be subject and subordinate to any construction or permanent mortgage now or hereafter to be placed on the property to the extent that such mortgage funds are used for the actual construction of site improvements on the property, inclusive of the structures to be created, pursuant to the Site Plan.

33. **BREACH OF AGREEMENT**

In no case shall a Certificate of Occupancy be issued if a material breach or default in this Developer's Agreement has occurred and the same has not been cured. Without limitation upon any other remedy provided herein or by law, the Governing Body of the Township may order that no, or in the event the same have been issued, no further building permits or Certificates of Occupancy shall be issued until any material breach or default in this Developer's Agreement has been cured.

34. **NOTICE**

Any notice, request, consent or other communication under this Developer's Agreement (a "Notice") shall be in writing and shall be given by personal delivery or by overnight national

courier, or by telecopier with confirmation (followed by overnight courier), addressed to the parties at the addresses hereinabove set forth. An additional copy of any notice intended for Township of Winslow shall be sent to:
Stuart Platt, Esq.
The Platt Law Group, P.C.
40 Berlin Avenue
Stratford, New Jersey 08084 (with an additional copy emailed to platt@theplattlawgroup.com)

and an additional copy of any notice intended for the WTPB shall be sent to:
Shirley Grasso, Esq.
104 Bellevue Avenue
Hammonton NJ 08037

with an additional copy of any notice intended for the developer to be sent to:

Duncan Prime, Esq.
Prime Tuvel & Miceli
14000 Horizon Way Suite 325
Mount Laurel NJ 08054

Notice shall be deemed to be delivered upon receipt. Either party may, upon ten (10) days' notice to the other, change the address to which notices to such party shall thereafter be given.

35. **GOVERNING LAW**

This Developer's Agreement shall be governed by and construed in accordance with the substantive and procedural laws of the State of New Jersey. Any litigation arising out of this Developer's Agreement shall be brought in the Superior Court of New Jersey, Law Division, Camden County vicinage and the parties agree to submit to the jurisdiction of said Court.

36. **AGREEMENT PROVISIONS CONSTRUED AS CONDITIONS**

Each of the provisions hereof shall have the same force and effect as if set forth at length as conditions of the grant of subdivision and/or site plan approval.

37. **SUCCESSORS BOUND/RECORDING**

(a) This Developer's Agreement shall be binding upon the successors and assigns of the parties hereto.

(b) This Developer's Agreement may be recorded in the Office of the Camden County Clerk by the Township at the sole cost and expense of the Developer. Upon completion of all improvements and the terms and conditions of this Developer's Agreement, the Township will execute such document(s) as is reasonably required to discharge this Developer's Agreement, if same has been recorded.

38. **AGREEMENT NOT CONSTRUED AS WAIVER**

Nothing herein contained shall be construed as preventing the Township from exercising in any court of law or elsewhere any right or duties which may have by statute, ordinance or other law. Nothing herein contained shall be deemed a waiver by any part of any ordinance or state statute or other law, or be construed as an abridgement, pre-emption or waiver of the powers of any Township Board, Agency or Public Body. This clause shall not operate to confer

upon any such public body any powers, rights or duties it does not now possess, nor abridge the right of the Developer vis-à-vis any such public body.

39. **MUNICIPAL OFFICIALS ETC. NOT LIABLE ON CONTRACT**

The covenants, undertakings, agreements and other obligations mentioned in this Developer's Agreement shall not be construed as representations by the Mayor and Township Committee, the Board or by any Township officer, agent or employee to have or to assume any contractual or other liability to or with any persons, firms or corporations purchasing any land, buildings, or improvements from the Developer or otherwise using or having any interest in the same, nor shall this Developer's Agreement be construed to place any liability on the Township or Board to these persons.

40. **MODIFICATIONS**

This Developer's Agreement may only be changed, modified or amended by a written instrument signed by all parties hereto. No amendment, extension, modification, or alteration in any of the terms and/or conditions or requirements by the Township shall operate so as to relieve any surety from its obligations on any performance or maintenance guarantee.

41. **SEVERABILITY**

The provisions of this Developer's Agreement are severable; if any one provision be determined unenforceable, this shall have no effect on the balance of the provisions hereof which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto caused this Developer's Agreement to be signed by their proper officers and their corporate seals to be affixed the date and year first written above.

WITNESS OR ATTEST: TOWNSHIP OF WINSLOW

_____ By:_____

Lisa Dority Township Clerk Marie D. Lawrence Township Mayor

STATE OF NEW JERSEY :

: SS.

COUNTY OF CAMDEN :

BE IT REMEMBERED, that on this _____ day of _____ 202___, before me, the undersigned, personally appeared Marie D. Lawrence who I am satisfied is the Mayor of the Township of Winslow County of Camden and State of New Jersey, a body corporate and politic of the State of New Jersey, has set his hand and the seal of the Township to the within Developer's Agreement named and, as such officer, did sign, seal and deliver the same as the voluntary act and deed of the Township for the uses and purposes therein expressed.

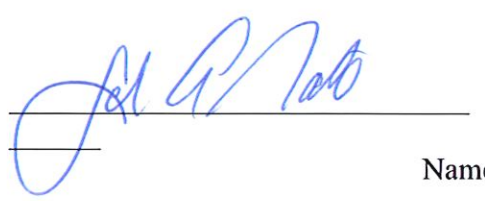
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 202___.

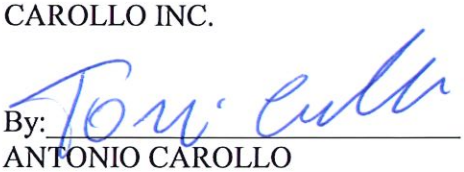
_____

Notary Public

WITNESS OR ATTEST:

DEVELOPER:
CAROLLO INC.



By: 
ANTONIO CAROLLO

Name:

Title: PRESIDENT

DEVELOPER'S CERTIFICATION

The undersigned hereby certifies that the following list is a complete and true list of the names and addresses of all individuals and/or entities owning at least ten percent (10%) of the Developer's Entity and/or the Property.

Name	**Address**	**Ownership**
ANTONIO CAROLLO		



DEVELOPER: CAROLLO INC.

By: 
ANTONIO CAROLLO
Title: PRESIDENT

STATE OF New Jersey :

: **SS.**

COUNTY OF Camden :

BE IT REMEMBERED, that on this 16th day of December, 2024, before me, the undersigned officer, personally appeared ANTONIO CAROLLO and X, who I am satisfied are the President and X of Carollo Inc, a X, the within named Developer, and they, as such officers, by virtue of the authority granted by the governing body or operating agreement of the Developer, have set their hands and the seal of the corporation to the Developer's Agreement herein named, and they, as such officers, did sign, seal and deliver the name as the voluntary act and deed of the Developer, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 16th day of December, ~~2022.~~ 2024

Chanah H Rubinsky

Notary Public

CHANAH H RUBINSKY
Notary Public, State of New Jersey
My Commission Expires Jun 3, 2029

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

MONARCH
SURVEYING & ENGINEERING

DEED DESCRIPTION
No. 672 Berlin-Cross Keys Road (CR 689)
Lot 1.07 * Block 602 * Plate 6
Winslow Township, Camden County, New Jersey

ALL that certain tract or parcel of land and premises, situate within the Township of Winslow, County of Camden, State of New Jersey, as more particularly illustrated on plan titled "ALTA/NSPS Land Title Survey, No. 672 Berlin-Cross Keys Road (CR 689), Lot 1.07 * Block 602 * Plate 6", prepared by Monarch Surveying & Engineering, LLC, dated September 06, 2019, last revised November 14, 2019, Proj. No. 219081, as follows:

BEGINNING at a point in the southeasterly line of Berlin-Cross Keys Road (CR 691) (variable width), said point being 37.00 feet distant and parallel from the centerline thereof, said point also being the terminus of a connecting curve, having a radius of 60.00 feet, to the northeasterly line of Johnson Road (variable width); Thence

1. Extending along the aforesaid southeasterly line of Berlin-Cross Keys Road (CR 691), being in 37.00 feet distant and parallel from the centerline thereof, North 41 Degrees 21 Minutes 41 Seconds East, a distance of 157.63 feet, to a point in the common division line of Lot 1, Block 602; Thence
2. Departing said southeasterly line of Berlin-Cross Keys Road (CR 691), and extending along the common division line of line of Lot 1, Block 602, South 48 Degrees 31 Minutes 21 Seconds East, a distance of 377.97 feet, to an angle point in the same; Thence
3. Along the said common division line of Lot 1, Block 602, South 41 Degrees 21 Minutes 48 Seconds West, a distance of 217.54 feet, to a point in the aforesaid northeasterly line of Johnson Road, said point being 30.00 feet distant and parallel from the centerline thereof; Thence
4. Continuing along the northeasterly line of Johnson Road, being 30.00 feet distant and parallel from the centerline thereof, North 48 Degrees 30 Minutes 57 Seconds West, a distance of 318.08 feet, to a point of curvature in the same; Thence
5. Extending along the aforesaid connecting curve, curving to the right, with a radius of 60.00 feet, an arc distance of 94.12 feet, and an interior angle of 89 Degrees 52 Minutes 38 Seconds, to the point and place of beginning.

Containing: ±81,446 sf or ±1.870 ac., more or less.

Bruce R. McKenna, PE, PLS, PP
Professional Land Surveyor, N.J. Lic. No. 42562
Professional Engineer, N.J. Lic. No. 42562

EXHIBIT "B"

TOWNSHIP ENGINEER'S BOND LETTER

Tochi Consulting Engineers
542 Berlin Cross Keys Road, Suite 3-267
Post Office Box 127
Sicklerville, New Jersey 08081-4367
(856) 728-1781 Phone
(856) 875-5047 Fax
Uzo.Ahiarakwe@Tochi ConsultingEngineers.com

March 7, 2025

Ms. Christy Mezzatesta, Assistant Zoning Officer/ Planning Board Secretary
Winslow Township Planning Board
Township of Winslow
125 South Route 73
Braddock, New Jersey 08037-9422

Re: Performance Guarantee & Escrow Estimate
Preliminary and Final Major Site Plan and Conditional Use
Cross Keys Road Wawa
672 Berlin Cross Keys Road
(Block 602, Lot 1.07, Tax Map Plate 6)
Township of Winslow, New Jersey
Application No. E-22-56-851-157

Dear Ms. Clauss:

Please find attached a copy of the cost estimate prepared by the Applicant's Engineer for site improvements for the above-referenced project.

Performance Guarantees and Engineering Inspections Escrow will be required as shown in the table below.

ITEM	TYPE OF GUARANTEE	AMOUNT ($)
1	**Engineering Inspections Escrow** The calculated engineering inspection escrow represents five percent (5%) of the total construction cost ($838,313.00) of site improvement as shown on the attached estimate. It includes $4,316.10 (5.00% of 86,322.00) for water/sewer.	41,915.65
2	**Performance Guarantee** (Improvements To Be Dedicated) One hundred twenty percent (120%) of the cost $53,813.00) of improvements to be bonded.	64,575.60
3	**Safety And Stabilization Guarantee** • If bonded improvements<100,000 then = $5,000 • If bonded improvements>100,000 then = $5,000 plus 2.5% of bonded items from $100,000-$1,000,000. • If bonded improvements>1,000,000 then = $5,000 plus 2.5% of	5,000.00

	bonded items from $100,000-$1,000,000 plus 1.0% of bonded improvements above $1,000,000.	

The record indicates the Applicant and Owner as follows:

Owner/
Applicant: Carollo, Inc.
C/O Antonio Carollo
107 Hastings Place
Cinnaminson, New Jersey 08070
(856) 857-1998 Phone
jsattin@mktdev.net Email

In accordance with the **MLUL**, the applicant must notify the municipality and engineer of any changes in ownership of a project.

If you have any questions or comments regarding this matter, please call me at (856) 728-1781.

Sincerely,
Tochi Consulting Engineers

Uzo Ahiarakwe, P.E., P.P., P.L.S., CME

AVILA ENGINEERING	PROJECT NAME:	*Wawa Development - Carollo*	
	PROJECT No.:	21-1036	1 OF 1
	ADDRESS	672 Berlin Corss Keys Road	
ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT	LOCATION:	Winslow	Block 602, Lot 1.07
228 West White Horse Pike - Suite B	CALC.BY:	MEA	CHECKED BY:
Berlin, NJ 08009	DATE:	3/5/2025	
P: (856) 809-2572 F: (856) 809-2580 Email: corp@avila-eng.com	Estimate is based on Site Plan last revised 01/24/2025 prepared by Avila Engineering		

QUANTITY & COST ESTIMATE - WITHIN THE SITE

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
1	**Demolition**				
	Building, Pavement, Basin	1	UNIT	$ 100,000.00	$ 85,000.00
				SUBTOTAL	**$85,000.00**
2	**Pavement & Curb**				
	2" Thick Bituminous Concrete Surface Course	3,300	S.Y.	$ 11.00	$ 36,300.00
	4" Thick Bituminous Stabilized Base Course	3,300	S.Y.	$ 19.50	$ 64,350.00
	4" Thick Dense Graded Aggregate	1,100	TONS	$ 9.50	$ 10,450.00
	6" Curbing	1185	L.F.	$ 22.00	$ 26,070.00
	6" Thick Concrete	21,750	SF	$ 10.00	$ 217,500.00
	Trash Enclosure	1	UNIT	$ 7,500.00	$ 7,500.00
				SUBTOTAL	**$ 362,170.00**
3	**Stormwater**				
	B Inlet	6	UNIT	$ 4,000.00	$ 24,000.00
	E Inlet	3	UNIT	$ 4,000.00	$ 12,000.00
	Outlet Structure	1	UNIT	$ 4,000.00	$ 4,000.00
	Stormwater Manhole	3	UNIT	$ 5,500.00	$ 16,500.00
	8" HDPE	785	LF	$ 35.00	$ 27,475.00
	15" HDPE	540	L.F.	$ 40.00	$ 21,600.00
	15" RCP	26	L.F.	$ 55.00	$ 1,430.00
	Flared End	2	UNIT	$ 2,500.00	$ 5,000.00
	Rip-Rap	15	TONS	$ 80.00	$ 1,200.00
	MC 3500 Underground Storm Chamber	104	EACH	$ 750.00	$ 78,000.00
	Stone	1750	TONS	$ 9.50	$ 16,625.00
				SUBTOTAL	**$ 207,830.00**
4	**Soil Erosion**				
	Silt Fence	1,100	L.F.	$ 2.75	$ 3,025.00
	Inlet Protetcion	12	UNIT	$ 300.00	$ 3,600.00
	Construction Entrance	100	TONS	$ 35.00	$ 3,500.00
				SUBTOTAL	**$ 10,125.00**
5	**Utilities**				
	Water Service - 2" K Copper	3	L.F.	$ 18.00	$54.00
	Water Service - 2"	155	L.F.	$ 12.00	$1,860.00
	Sewer Lateral - 6" PVC	175	L.F.	$ 22.00	$3,850.00
	Grease Trap	1	UNIT	$ 3,000.00	$3,000.00
	12" D.I.P.	255	L.F.	$ 112.00	$28,560.00
	6" D.I.P.	11	L.F.	$ 80.00	$880.00
	Water Valves	2	UNIT	$ 2,500.00	$5,000.00
	Fire Hydrant	1	UNIT	$ 5,000.00	$5,000.00
	Meter Pit	1	UNIT	$ 2,500.00	$2,500.00
				SUBTOTAL	**$50,704.00**
6	**Lighting**				
	Wall Pack	13	UNIT	$ 1,300.00	$ 16,900.00
	Lightpole-Fixture	12	UNIT	$ 1,000.00	$ 12,000.00
	Lightpole Base	12	UNIT	$ 2,000.00	$ 24,000.00
				SUBTOTAL	**$52,900.00**
7	**Landscaping**				
	Trees	23	UNIT	$ 350.00	$8,050
	Shrubs	231	UNIT	$ 150.00	$34,650
	Groundcover	270	UNIT	$ 100.00	$27,000
				SUBTOTAL	**$69,700.00**
8	**Parking Lot**				
	Traffic Signs	3	UNIT	$ 300.00	$900
	Stop Bar/Stop - Painted on Pavement	1	UNIT	$ 1,000.00	$ 1,000.00
	Parking Stripning/ADA Striping	1	UNIT	$ 5,000.00	$ 5,000.00
				SUBTOTAL	**$ 6,900.000**
				GRAND TOTAL	**$784,500.00**

AVILA ENGINEERING	PROJECT NAME:	Wawa Development - Carollo	
	PROJECT No.:	21-1036	1 OF 1
	ADDRESS	672 Berlin Corss Keys Road	
ENGINEERING ♦ SURVEYING ♦ LAND DEVELOPMENT	LOCATION:	Winslow	Block 602, Lot 1.07
228 West White Horse Pike - Suite B	CALC.BY:	MEA	CHECKED BY:
Berlin, NJ 08009	DATE:	3/5/2025	
P: (856) 809-2572 F: (856) 809-2580 Email: corp@avila-eng.com	Estimate is based on Site Plan last revised 01/24/2025 prepared by Avila Engineering		

QUANTITY & COST ESTIMATE - WITHIN THE SITE

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	4" Thick Dense Graded Aggregate	1,100	TONS	$ 9.50	$ 10,450.00
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	6" Thick Concrete	21,750	SF	$ 10.00	$ 217,500.00
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				SUBTOTAL	**$ 362,170.00**
3	**Stormwater**				
	B Inlet	6	UNIT	$ 4,000.00	$ 24,000.00
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	8" HDPE	785	LF	$ 35.00	$ 27,475.00
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	15" RCP	26	L.F.	$ 55.00	$ 1,430.00
	Flared End	2	UNIT	$ 2,500.00	$ 5,000.00
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	MC 3500 Underground Storm Chamber	104	EACH	$ 750.00	$ 78,000.00
	Stone	1750	TONS	$ 9.50	$ 16,625.00
				SUBTOTAL	**$ 207,830.00**
4	**Soil Erosion**				
	Silt Fence	1,100	L.F.	$ 2.75	$ 3,025.00
	Inlet Protetcion	12	UNIT	$ 300.00	$ 3,600.00
	Construction Entrance	100	TONS	$ 35.00	$ 3,500.00
				SUBTOTAL	**$ 10,125.00**
5	**Utilities**				
	Water Service - 2" K Copper	3	L.F.	$ 18.00	$54.00
	Water Service - 2"	155	L.F.	$ 12.00	$1,860.00
	Sewer Lateral - 6" PVC	175	L.F.	$ 22.00	$3,850.00
	Grease Trap	1	UNIT	$ 3,000.00	$3,000.00
	12" D.I.P.	255	L.F.	$ 112.00	$28,560.00
	6" D.I.P.	11	L.F.	$ 80.00	$880.00
	Water Valves	2	UNIT	$ 2,500.00	$5,000.00
	Fire Hydrant	1	UNIT	$ 5,000.00	$5,000.00
	Meter Pit	1	UNIT	$ 2,500.00	$2,500.00
				SUBTOTAL	**$50,704.00**
6	**Lighting**				
	Wall Pack	13	UNIT	$ 1,300.00	$ 16,900.00
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	Lightpole Base	12	UNIT	$ 2,000.00	$ 24,000.00
				SUBTOTAL	**$52,900.00**
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	Trees	23	UNIT	$ 350.00	$8,050
	Shrubs	231	UNIT	$ 150.00	$34,650
	Groundcover	270	UNIT	$ 100.00	$27,000
				SUBTOTAL	**$69,700.00**
8	**Parking Lot**				
	Traffic Signs	3	UNIT	$ 300.00	$900
	Stop Bar/Stop - Painted on Pavement	1	UNIT	$ 1,000.00	$ 1,000.00
	Parking Stripning/ADA Striping	1	UNIT	$ 5,000.00	$ 5,000.00
				SUBTOTAL	**$ 6,900.000**
				GRAND TOTAL	**$784,500.00**

EXHIBIT "C"

WTPB RESOLUTION

(X) Completeness

RESOLUTION # PR 2023- 037

( )	Minor Subdivision	Application # E22-56-851-157
( )	Major Subdivision, Preliminary	Applicant Carollo, Inc.
( )	Major Subdivision, Final	Owner Carollo, Inc
( )	Minor Site Plan	Block 602 Lot(s) 1.07
( )	Major Site Plan, Preliminary	Action September 21, 2023
( )	Major Site Plan, Final	Memorialized October 19, 2023
(X)	Waiver/Deferment	
(X)	Completeness for Major Site Plan application	

WHEREAS, the applicant has applied to the Winslow Township Planning Board (WTPB) for the following approval: Preliminary and Final Major Site Plan approval, conditional use approval and design waivers.

WHEREAS, the matter was presented to WTPB for completeness review on 9/21/2023; and

WHEREAS, the application pertaining to completeness was considered on such date;

WHEREAS, the following witnesses were sworn in and offered testimony on behalf of the WTPB: Uzo Ahiarakwe P.E. P.P. P.L.S., CME Professional Engineer, and Michael J. Roberts, P.E., CME on behalf of CME Associates.

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Township Ordinances have been made; and

WHEREAS, the WTPB has considered the application for Completeness Review purposes only, and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, the WTPB has considered the recommendations and comments of its professional staff;

WHEREAS, it appears that all requirements necessary to reach a determination that the Application is Complete, subject to the conditions below; and

WHEREAS, the WTPB has made the following Findings of Fact and Conclusions:

1. The applicant has applied for Preliminary and Final Major Site Plan with Conditional Use approval for Block 602 Lot 1.07. The applicant proposes to construct a Wawa with Fuel Sales with related site improvements.

2. The applicant agrees to comply with the terms and conditions of Section III, entitled "Submission Information" of the Review letter from the WTPB professional, Uzo Ahiarakwe, P.E. P.P. P.L.S., CME , dated 8/8/2023 (as revised) consisting of 23 pages. Checklist items 1, 9, 11, 12,

19, 23, 25, 26, 27, 28, 31, 49, 51, 52, 56, 57, 59, 61, 65, 67, 79, 81, 84, 85, 87 and 88 be and are hereby waived. Items 6, 21, 22, 24, 42, 44, 80, and 86 have been received. Item 82 is deferred until final signoff of plans.

3. Based upon all of the foregoing, the WTPB concludes that the Application for Preliminary and Final Major Site Plan approval be deemed Complete, subject to the conditions below.

NOW, THEREFORE, BE IT RESOLVED that the WTPB does hereby determine that the within Application be deemed complete, based on the applicant agreeing to comply with the following:

1) Terms and conditions of Section III, entitled "Submission Information" contained within the review letter of Uzo Ahiarakwe, P.E. P.P. P.L.S., CME , dated 8/8/2023 (as revised) consisting of 23 pages.

2) Such further terms and conditions as may be directed by the review professionals of the Township of Winslow Planning Board.

3) As to item 77, applicant is required to submit soil boring logs after the demolition of the existing structure in accordance with the Tochi report of 8/8/2023, page 6.

BE IT FURTHER RESOLVED the following checklist items are waived: Checklist items 1, 9, 11, 12, 19, 23, 25, 26, 27, 28, 31, 49, 51, 52, 56, 57, 59, 61, 65, 67, 79, 81, 84, 85, 87 and 88 be and are hereby waived. Item 82 is deferred until final signoff of plans. Item 77 is deferred in accordance with paragraph 3 above.

BE IT FURTHER RESOLVED that the certified copies of this Resolution be forwarded to the applicant, Township Clerk, Township Construction Official and Township Tax Assessor of the Township of Winslow.

RECORD OF VOTE FOR ACTION TAKEN September 21, 2023						
BOARD MEMBERS	YES	NO	ABSTAIN	ABSENT	MOTION MAKER	SECOND
Deputy Mayor Charles Flamini Class III				X		
John Shaw Class IV				x		
Mario Partee Class IV	x					
John Holroyd Vice Chairman Class IV	x				x	
Michael Passarella Class II	x					
Nellie McFadden Class IV	x					
Travis Hemphill Class IV	x					x
Joann Waters (Alt. 1)	x					
Anthony Raymond (Alt. 2)	x					
Mayor Marie Lawrence Class 1				x		
Chairman Timothy Mead Class IV	x					

RECORD OF VOTE FOR MEMORIALIZATION TAKEN October 19, 2023						
BOARD MEMBERS	YES	NO	ABSTAIN	ABSENT	MOTION MAKER	SECOND
Michael Passarella Class II	X					
John Holroyd Vice Chairman Class IV	X					
Travis Hemphill Class IV				X		
Nellie McFadden Class IV				X		
Mario Partee Class IV	X					X
Joann Waters (Alt. 1)	X				X	
Anthony Raymond (Alt. 2)	X					
Chairman Timothy Mead Class IV				X		

I, Christy Clauss Secretary of the Township of Winslow Planning Board, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Winslow Township Municipal Building, Winslow Township, New Jersey on the 21st day of September 2023, memorialized at a meeting held October 19, 2023.

Christy Clauss
Secretary, Planning Board
Township of Winslow

John Holroyd, VICE CHAIRMAN
Planning Board
Township of Winslow

(X) Approved
(X) General Conditions
(X) Additional Conditions
( ) Denied

RESOLUTION # PR 2023- 038

( )	Minor Subdivision	Application # E22-56-851-157
( )	Major Subdivision, Preliminary	Applicant Carollo, Inc.
( )	Major Subdivision, Final	Owner Carollo, Inc
( )	Minor Site Plan	Block 602 Lot(s) 1.07
(X)	Major Site Plan, Preliminary	Action September 21, 2023
(X)	Major Site Plan, Final	Memorialized October 19, 2023
( )	Preliminary and Final Site Plan Signage Approval	
( )	Variance	
(X)	Waiver	

WHEREAS, the applicant has applied to the Winslow Township Planning Board (WTPB) for the following approval: Preliminary and Final Major Site Plan approval with conditional use approval.

WHEREAS, the applicant has applied for the following ancillary approval(s):

1) Design Waiver from §294-123C.(1) to permit parking stalls less than Two Hundred (200) square feet.
2) Design Waiver from Section 294-132C(4)a to permit subsurface stormwater retention facilities.

WHEREAS, the application for Preliminary and Final Major Site Plan Approval was considered by the WTPB on September 21, 2023; and

WHEREAS, a public hearing (X) was required and the WTPB has considered the public comments

(X) were made in favor of and against all or some aspect of the application, the following members of the public were sworn and having testified:
Eric Sowell of 3 Serenity Lane questioned the timing of the project.

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Township Ordinances have been made; and

WHEREAS, the WTPB has considered the application and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, the WTPB has considered the recommendations and comments of its

professional staff and the following written reports:

(X) Engineer report(s) from Uzo Ahiarakwe, P.E. P.P. P.L.S., CME , dated 8/8/2023 (as revised) consisting of 23 pages; and all information referenced therein, Uzo Ahiarakwe, P.E. P.P. P.L.S., CME being duly sworn as an expert witness (Professional Engineer) and having testified as to the content of such report;

(X) Traffic consultant report from CME Associates dated July 20, 2023, and all information referenced therein, Michael J. Roberts, P.E., CME being duly sworn as an expert witness (Professional Engineer) and having testified as to the contents of such report.

(X) Remington and Vernick report dated June 15, 2023 consisting of 4 pages and all information contained therein.

WHEREAS, it appears that all requirements necessary to approve the application have been met; and

WHEREAS, the WTPB has made the following Findings of Fact and Conclusions:

1. The applicant applied for Preliminary and Final Major Site Plan approval with Conditional Use and Design Waiver relief. The subject property is located at the northeast corner of Berlin-Cross Keys Road and Johnson Road. The applicant proposes to construct a 5585 SF Wawa food market with 16 fueling stations and 53 parking spaces.

2. The applicant agrees to all conditions and requirements, in accordance with Township Ordinances.

3. The P.I.Q. is zoned Minor Commercial.

4. At the hearing aforedescribed, the WTPB reviewed and considered the letters from its professionals above described. Additionally, the WTPB heard testimony from the following witnesses on behalf of the applicant,

Michael Avila PE, PP of Avila Engineering, LLC and A. Andrew Feranda PE of Shropshire Associates LLC.

Applicant offered the following Exhibits which were entered into evidence at such hearing:

List of Exhibits
Exhibit A-1 Use and Operations Statement
Exhibit A-2 Photos/Drawings consisting of 6 pages

5. Based upon all of the foregoing, the WTPB concludes that the application appears to meet all the requirements for Preliminary and Final Major Site Plan Approval with Conditional Use and Design Waiver approval. The WTPB therefore concludes that Preliminary and Final Major Site Plan approval with Conditional Use and Design Waiver for the project should be and is hereby granted to the P.I.Q.; and

NOW, THEREFORE, BE IT RESOLVED that the Preliminary and Final Major Site Plan approval and conditional use approval applied for be and is/are hereby granted, subject to the conditions hereinafter recited; and

BE IT FURTHER RESOLVED that the following ancillary approval(s) applied for be and is/are hereby granted:

1) Design Waiver from §294-123C.(1) to permit parking stalls less than Two Hundred (200) square feet.
2) Design Waiver from Section 294-132C(4)a to permit subsurface stormwater retention facilities.

BE IT FURTHER RESOLVED that the approval(s) hereby granted are made subject to the following Additional Conditions:

1. The applicant shall comply with all the terms, conditions and recommendations contained in the letters from the Board's professionals referenced above together with the report from Remington & Vernick aforedescribed, which reports are incorporated herein as if set forth at length, except as hereinafter modified.

2. All Conditions of Approval shall be binding upon the applicant, the owner, and any successors and/or assigns of either.

3. The applicants shall obtain approval from any other county, state or municipal agency having jurisdiction over the application, including, but not limited to, the Camden County Planning Board, Camden County Soil Conservation District, New Jersey Department of Transportation, Council on Affordable Housing, and the Pinelands Commission, if applicable. The applicant shall further be responsible to obtain the following approvals and submit evidence of same to the Township prior to initial construction, where applicable: County Road Opening Permit, Township Police and Fire Departments approval, Township Road Opening Permit, Camden County Engineer and Board of Health approval, NJDEP Water Extension approvals, NJDEP Wetlands Delineation approval, Municipal Utilities Department approval; CCMUA approval; CCSCS Permit, and any other state, county or local approval required.

4. Any improvement(s) to be constructed as a result of the WTPB approving this application shall be constructed and operated in full compliance with the Code of Winslow Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or federal law.

5. Applicant must comply with all recommendations of the Fire Official and the Police Department.

6. All documents to be recorded, such as Declarations, Restrictions, Easements, etc., must be presented to the WTPB Solicitor for approval prior to recording, and to the Planning Board Secretary, after approval, time stamped by the Clerk of Camden County, prior to final sign off of plans.

7. No representation by the Township of Winslow or the Winslow Township Planning Board is made concerning the availability of any sewer capacity or public water mains. Applicant is directed to conduct an independent research of such availability and any approval granted herein is specifically contingent upon such availability.

8. Applicant is hereby notified that the Township Winslow has a Tax Abatement Ordinance, containing deadlines which must be adhered to. Applicant and its attorneys should research such

Ordinance to ascertain whether or not applicant is eligible for same.

9. There shall be a development agreement between applicant and the Township, to be prepared by the WTPB Solicitor. This approval is contingent upon same. Prior to sign off of Final Plans, the developer is responsible to produce a recorded copy, time stamped by the Clerk's Office of Camden County, of a completely executed agreement.

10. All documents to be recorded necessary to effectuate the approvals granted hereunder, such as Stormwater Maintenance Plan, Declarations, Restrictions, Easements, etc., must be presented to the WTPB Solicitor for approval prior to recording, and to the Planning Board Secretary, after approval, time stamped by the Clerk of Camden County, prior to final sign off of plans.

BE IT FURTHER RESOLVED that the approval hereby granted is made subject to the following General Conditions as applicable:

1. A brief notice of this decision shall be published in the official newspaper of the Township, at the applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date this decision is memorialized. A proof of publication shall be filed with the Administrative Officer of the WTPB within thirty (30) days of the date the decision is memorialized.

2. The applicant shall promptly pay any professional staff fees billed, in excess of the required application escrows, or file a written protest with the Township Clerk/Business Administrator within seven (7) days of receipt of a final voucher from the Township.

3. These General Conditions of Approval and any additional conditions of approval, if any, shall be binding upon the applicant, the owner, developer, and any successors and/or assigns of them.

4. The applicants shall obtain approval from any other county, state or municipal agency having jurisdiction over the application, including, but not limited to, the Camden County Planning Department, Camden County Board of Health, the Camden County Planning Board, Camden County Soil Conservation District, New Jersey Department of Transportation, and the Pinelands Commission.

5. The applicants have submitted certain plans and documents which were accepted by the Planning Board as part of its application and further made certain representations and provided testimony at the time of the public hearing, all of which has been relied upon by the Planning Board in making its determination. Should there be any material deviation from said documents, plans, representations or testimony or from any conditions contained herein, then the Planning Board may, upon notice to the applicant and an opportunity to be heard, elect to rescind its approval.

6. Any improvement(s) to be constructed as a result of the WTPB approving this application shall be constructed and operated in full compliance with the Code of Winslow Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or federal law.

7. If the above application involves the granting of a final subdivision or site plan approval, the Township Clerk/Business Administrator, Chairperson and Secretary of the WTPB shall not sign the final subdivision plan or final site plan nor shall any zoning permit issue until the applicant has demonstrated that all conditions of the final approval have been satisfied.

8. If a minor subdivision approval has been granted, such approval shall expire 190 days from the date on which the resolution of approval is adopted unless within such period the applicant causes to be filed a plat in conformity with such approval and the provisions of the "Map Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the county clerk which clearly describes the approved minor subdivision and files a copy of the deed with the Township's Engineer and the

Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of WTPB.

9. If a final approval has been granted, the applicant shall submit to the WTPB Engineer for his review a minimum of 8 complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

10. Performance guaranties (complying with NJSA 40:55D-53) shall be posted with the Township for the site and utility improvement installations. These guaranties shall remain in effect for both the time duration required to complete installation, and, upon completion to inspect for compliance with the approved plan, prior to a certificate of compliance and certificate of occupancy being issued. In the event the project is approved by the Winslow Township Planning Board in phases which would permit performance guaranties to be submitted for each separate phase, each guaranty shall remain in effect for both the time duration required to complete installation, and, upon completion to inspect for compliance with the approved plan, prior to a Certificate of Compliance and Certificate of Occupancy being issued with regard to each separate phase. The applicant's engineer shall provide a cost estimate of the proposed site improvements excluding building costs. (Condition Subsequent)

11. Inspection fees shall be posted with the township for site and utility improvement inspections which are to be performed by the municipal engineer to check for compliance with the approved plan prior to a certificate of compliance and certificate of occupancy being issued. The applicant shall post the required inspection fee deposit with the application for a zoning permit (Condition Subsequent).

12. The applicant/owner is responsible for obtaining all permits and approvals necessary to construct the project/development and the various improvements. (Copies of all permits and approvals shall be filed with the board) (Condition Subsequent).

13. A two (2) year maintenance guaranty (complying with N.J.S.A. 40:55D-53) in the amount of 15% of the cost of improvements shall be provided to the Township upon acceptance of any improvements by the Township (Condition subsequent).

14. It is the ultimate responsibility of the applicant/owner to construct the necessary improvements in accordance with the Township standards and to offer said improvements to the Township in proper condition and as approved. All damaged and/or defective improvements shall be properly repaired and/or replaced (Condition Subsequent).

15. All improvements are subject to inspection by the Township. No site clearing or construction is to begin without proper notification to the Township Engineer (Condition Subsequent).

16. All street name signs, stop signs, miscellaneous traffic signs, etc. are to be installed by the applicant/owner upon construction of a street's hard surface base course and/or upon the direction of the Township (Condition Subsequent).

17. If the developer/owner wishes Township services such as snow removal, trash collection, etc. while the proposed municipal streets are not Township responsibility, the developer/owner shall request such and enter into a special agreement with the Township, if approved by the Township. (The care and maintenance of all streets and improvements are still the responsibility of the owner until acceptance by the Township, if accepted) (Condition Subsequent).

18. The developer/owner shall construct the required improvements within two (2) years (or as determined by the Township or as otherwise provided herein) of the final approval date, or the

Township may elect to construct the improvements at the expense of the developer/owner (Condition Subsequent).

19. All municipal utility easements shall be expressly dedicated to the Township of Winslow (Condition Precedent) and shall be subject to the review and approval of the Township Solicitor.

20. Where directed, the developer/owner shall prepare the necessary deeds or agreements conveying such real estate, right-of-ways, easements, improvements, etc. to the Township for acceptance by the Mayor and Township Committee. Upon final approval such conveyances shall be done by deed and recorded in the county clerk's office, after having been reviewed and approved by the Township engineer, and Board or Township Solicitor and Planning Board Solicitor (Condition Subsequent).

21. The storm water management facilities shall be constructed immediately upon the initial development of the property and completed to the extent necessary to properly manage the storm water runoff in accordance with the parameters of the design and within the intent of the approval of the board (Condition Subsequent).

22. The developer/owner is responsible for pursuing the installation of the street lighting, if so desired by the Township. Only such specific lights as approved by Atlantic Electric for installation shall be erected. In addition, a Certificate of Occupancy shall not be issued unless the street lighting is properly installed. Section 294-119-D.

Prior to the installation of any streetlight in an approved major subdivision, the developer shall have first secured a streetlight placement plan signed by the Planning Board. Section 294-119-B.

Note: The developer/owner shall be responsible for the operating and maintenance costs of street lighting on a dedicated public street until such time as the developer notifies the Township Clerk, in writing that:

(a) The street lighting on a dedicated public street has been installed and accepted for service by the public utility.

(b) Certificates of occupancy have been issued for at least 50% of the dwelling units and 50% of the floor area of the nonresidential uses on the dedicated public street or portion thereof indicated by section pursuant to Section 29 of P.L. 197, c.291 (C.40:55D-38). The municipality shall, within 30 days following receipt of the notification, make appropriate arrangements with the public utility for, and assume the payment of, the costs of the street lighting on the dedicated public street on a continuing basis.

Compliance by the municipality with the provisions of this section shall not be deemed to constitute acceptance of the street by the municipality.

23. No deed restrictions may exist in regard to this property/development, except those reviewed and included in the board's approval (Condition Subsequent).

24. A permit shall be obtained from the zoning officer after final approval and/or prior to any site clearing and/or construction (Condition subsequent).

25. The developer/owner shall continue to properly maintain all improvements of the development including but not limited to streets, storm sewer, drainage swales, etc. and shall sweep the streets, clean the storm sewers, mow the grass, remove silt and other debris from the swales and storm sewers, etc. on a monthly basis, or as may be necessary. This shall continue until the improvements are accepted by the Township (Condition Subsequent).

26. The developer/owner shall clean all storm sewer facilities and other such improvements as necessary prior to their acceptance, with final as-built certifications and plans being provided by the developer/owner's licensed professional engineer which indicate compliance with the approved plan, including the storm water drainage system. All improvements shall be offered in proper and good condition. All damaged improvements shall be repaired and/or replaced to the satisfaction of the Township (Condition Subsequent).

27. The applicant/owner is to execute a hold harmless agreement with the Township regarding the storm water management plan and related stormwater facilities for this project. (This shall be done prior to a zoning permit being issued.) (Condition Subsequent).

28. The final plans to provide for all necessary temporary facilities such as cul-de-sacs and drainage easements (Condition Precedent to Final).

29. The public road right-of-ways within the development shall not be used as storage areas or "staging" areas for the construction of neither buildings nor site improvements (Condition Subsequent).

30. The final pavement surfacing of roadways shall not be installed on roadways used for construction traffic. The final pavement surfacing of roadways shall not be installed on any roadway until all repairs have been made to the various improvements within the roadway/right-of-way area and it is determined that further damage to such roadway improvements due to construction or construction traffic is not anticipated. The Township may, at its discretion, determine when final roadway surfacing may occur (Condition Subsequent).

31. The developer/owner shall provide the Township zoning officer and Township engineer 48 hours advance notice prior to any construction, including site clearing, being done. The notification shall include the following information:

(a) Project Application Number
(b) Project Name
(c) Project Location (Street, Block, Lot)
(d) Owner and Developer's Name, Address and Telephone Number
(e) Owner/Developer's Contact Person, Address, Telephone Number
(f) Expected Start Date

32. Upon the initial construction of the storm water management system (storm sewers and swales) and all other related on-site/off-site improvements and prior to any certificate of occupancy being issued, an as-built plan of the storm water management system shall be provided to the Township zoning official along with a report from a professional engineer indicating whether the storm water management system was constructed in substantial conformance with the approved plan, and whether the system will operate as intended by the approved design. (Upon substantial completion of the development, a final report shall be prepared and provided to the Township.) (Condition Subsequent).

33. The applicant/owner is to be advised that the development of this property is to proceed in accordance with the approved plans and it is his responsibility to do so and obtain all necessary permits, inspections and other approvals which may be necessary to ultimately obtain a certificate of occupancy and/or acceptance of the improvements (Condition Subsequent).

34. Landscaping shall be maintained on a continuing basis as a condition of approval and the certificate of occupancy (Condition Subsequent).

35. The applicant/owner is hereby advised that this application and plan have not been reviewed for conformance with the Americans With Disabilities Act (ADA). It is the responsibility of the applicant/owner to conform to said legislation (Condition Subsequent).

36. The inspection and testing by the Township of the work done by the developer is solely for the benefit of the Township to determine the general quality of materials and workmanship. While the developer may avail himself of the Township's testing/inspection data, any decisions made by the developer as a result of the Township's test/inspection information shall be made at the developer's own risk. The developer has the right to conduct similar tests and inspections at his own expense to satisfy his need for information and data pertaining to materials and workmanship (Condition Subsequent).

37. During construction of the development's roadways, manhole castings, valve boxes, inlet castings (except curb piece type), etc. shall be set flush with the roadway surface to avoid potential damage to vehicles and other public works equipment, such as snow plows. Then, just prior to the construction of the final roadway surface, the castings shall be adjusted and set to final grade (Condition Subsequent).

38. Approvals shall be obtained from the NJDEP pertaining to the proposed water distribution system (Condition Precedent).

39. Provide complete as-built plans (signed by a N.J. licensed Land Surveyor) and testing results for all proposed utilities prior to roadway base course paving and prior to placing the pipes into service (Condition Subsequent).

40. All easements shall be approved and filed with Camden County prior to approval of the performance guarantees (Condition Precedent).

41. The applicant is responsible for complying with the terms and conditions of the preliminary approvals previously granted by the WTPB.

42. Whenever any application for development is approved subject to specified conditions intended to be fulfilled before the approval becomes effective, said conditional approval shall lapse and become null and void unless all specified conditions, other than those contemplated by NJSA 40:55D-22b are fulfilled within 190 days of the date of conditional approval.

The fulfillment of all conditions precedent shall be reported, in writing, by the applicant to the Secretary of the reviewing board granting such conditional approval, and the Secretary may cause such reports to be verified in an appropriate manner.

Only upon fulfillment of all conditions precedent shall any subdivision plan be signed and/or any required zoning permit be issued. Nothing contained herein shall be construed as preventing the reviewing board, upon the submission of an application, for good cause shown, from granting an extension of the time for the fulfillment of all conditions precedent.

43. Whenever any application for final major site plan or subdivision and planned and cluster development approval is approved subject to specified conditions intended to be fulfilled before the approval becomes effective ("conditions precedent"), said conditional approval shall lapse and become null and void unless all specified conditions precedent are fulfilled within ninety-five (95) days of the date of conditional approval.

The fulfillment of all conditions precedent shall be reported, in writing, by the applicant to the Secretary of the reviewing board granting such conditional approval, and the secretary may cause such reports to be verified in an appropriate manner.

Only upon fulfillment of all conditions precedent shall any subdivision plan be signed and/or any required zoning permit be issued. Nothing contained herein shall be construed as preventing the reviewing board, upon the submission of an application, for good cause shown, from granting an extension of time from the original ninety-five (95) days for the fulfillment of all conditions precedent.

44. Applicant is hereby notified that the Township Winslow has a Tax Abatement Ordinance, containing deadlines which must be adhered to. Applicant and its attorneys should research such Ordinance to ascertain whether or not applicant is eligible for same.

45. Prior to sign off of Final Plans, the developer is responsible to produce a recorded copy, time stamped by the Clerk's Office of Camden County, of a completely executed Developer's agreement, which is to be prepared by the WTPB solicitor, in the form approved pursuant to Winslow Township Ordinances. The Developer is to supply all information as may be needed by the WTPB Solicitor in the preparation of such Developer's Agreement. The developer is responsible to submit (in duplicate) the Agreement executed by the developer, to the Winslow Township Planning Board secretary, after preparation by the WTPB Secretary.

46. Any approval hereunder is subject to such requirements as may be imposed by the Council on Affordable Housing (COAH) and/or the Township of Winslow in accordance with Winslow's Third Round Housing Element and Fair Share Plan.

47. There shall be no dedication to the Township of any open space, basin(s), recreational facility, public water or sewer main, or any discharge system without express approval of the Mayor and Township Committee of the Township of Winslow. Should the Mayor and Committee approve same, then said instruments of dedication shall be subject to the review and approval of the Township Solicitor.

BE IT FURTHER RESOLVED that the certified copies of this Resolution be forwarded to the applicant, Township Clerk, Township Construction Official and Township Tax Assessor of the Township of Winslow.

RECORD OF VOTE FOR ACTION TAKEN September 21, 2023						
BOARD MEMBERS	YES	NO	ABSTAIN	ABSENT	MOTION MAKER	SECOND
Deputy Mayor Charles Flamini Class III				X		
John Shaw Class IV				x		
Mario Partee Class IV	x					
John Holroyd Vice Chairman Class IV	x					X
Michael Passarella Class II	x				x	
Nellie McFadden Class IV	x					
Travis Hemphill Class IV	x					
Joann Waters (Alt. 1)	x					
Anthony Raymond (Alt. 2)	x					
Mayor Marie Lawrence Class 1				x		
Chairman Timothy Mead Class IV	x					

RECORD OF VOTE FOR MEMORIALIZATION TAKEN October 19, 2023						
BOARD MEMBERS	YES	NO	ABSTAIN	ABSENT	MOTION MAKER	SECOND
Michael Passarella Class II	X					
John Holroyd Vice Chairman Class IV	X					
Travis Hemphill Class IV				X		
Nellie McFadden Class IV				X		
Mario Partee Class IV	X					X
Joann Waters (Alt. 1)	X				X	
Anthony Raymond (Alt. 2)	X					
Chairman Timothy Mead Class IV				X		

I, Christy Clauss Secretary of the Township of Winslow Planning Board, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Winslow Township Municipal Building, Winslow Township, New Jersey on the 21st day of September 2023, memorialized at a meeting held October 19, 2023.

Christy Clauss
Secretary, Planning Board
Township of Winslow

John Holroyd VICE CHAIRMAN
Planning Board
Township of Winslow

EXHIBIT "D"
STORMWATER MANAGEMENT PLAN

STORMWATER MANAGEMENT SUMMARY

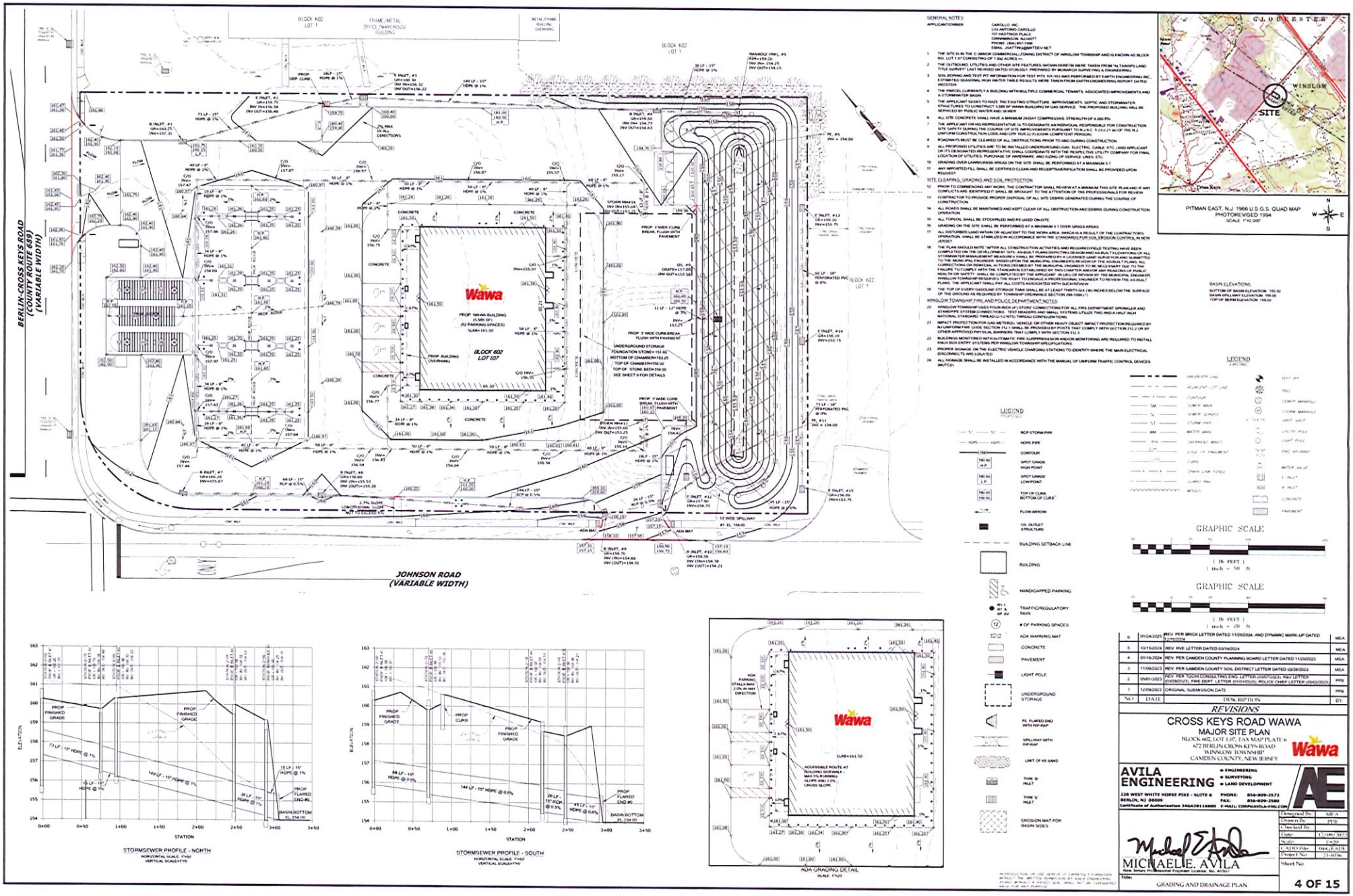
The project site is known as Block 602, Lot 1.07 and has an address of 672 Berlin Cross Keys Road and is located within the C - Minor Commercial Zoning District of Winslow Township, Camden County, New Jersey.

The property is located at the intersection of Johnson Road (a township road) and Berlin Cross Keys Road (aka CR #689). The project proposes to raze the existing strip retail center that contains a Wawa store but no fueling services along with the associated improvements such as parking, stormwater basin, and septic field.

The applicant seeks to develop the site solely for a Wawa Food Market and Fueling Station along with associated site improvements, including driveways, parking areas, sidewalks, landscaping, trash enclosure, and other site improvements. The site is classified as Major Development in accordance with the New Jersey Best Management Practices (BMP) – NJAC 7:8 since it disturbs more than 1 acre of land and proposes an increase of over 0.25 acres of net impervious coverage. The overall limit of disturbance is approximately 1.85 acres.

Conveyance of flow in the pre-development condition is from Cross Keys Road to the rear of the site, where the existing basin is located. Therefore, stormwater flow is conveyed in an easterly direction as shown on the Site Plan Prepared by Avila Engineering last revised 01/24/2025. In the post-development conditions, the flow patterns is similar to the pre-development conditions where the stormwater design uses a combination of underground and above ground stormwater control systems that are proposed at the rear or easterly property line. The proposed roof areas are conveyed to the underground storage system while flows from other areas of the site are conveyed to the stormwater basin in order to provide water quality measures. Additionally, flow from the basin is conveyed to the underground stormwater system and infiltrated below. Overflow of stormwater is through the basin's 10-foot wide spillway or from an "E" inlet that is connected to the underground stormwater system.

The aboveground and underground stormwater control system are proposed in order to achieve water quality, run-off rate reduction and groundwater mounding in accordance with the BMP which has been approved by the Winslow Township Planning Board.



GENERAL NOTES

APPLICANT/OWNER: CAROLLO, INC, C/O ANTONIO CAROLLO, 707 HASTINGS PLACE, SWEDESBORO, NJ 08071, PHONE: (856) 857-1066, EMAIL: JSATTWA@PMTEV.NET

1. THE SITE IS IN THE C-MINOR COMMERCIAL/ZONING DISTRICT OF WINSLOW TOWNSHIP AND IS KNOWN AS BLOCK 602, LOT 1.07 CONSISTING OF 1.932 ACRES +/-
2. THE OUTBOUND, UTILITIES AND OTHER SITE FEATURES SHOWN HEREON WERE TAKEN FROM "ALTA/NSPS LAND TITLE SURVEY" LAST REVISED DATED 07/26/2021 PREPARED BY MUNARCH SURVEYING & ENGINEERING.
3. SOIL BORING AND TEST PIT INFORMATION FOR TEST PITS 101-103 WAS PERFORMED BY EARTH ENGINEERING INC. ESTIMATED SEASONAL HIGH WATER TABLE RESULTS WERE TAKEN FROM EARTH ENGINEERING REPORT DATED 08/22/2024
4. THE PARCEL CURRENTLY A BUILDING WITH MULTIPLE COMMERCIAL TENANTS, ASSOCIATED IMPROVEMENTS AND A STORMWATER BASIN.
5. THE APPLICANT SEEKS TO RAZE THE EXISTING STRUCTURE, IMPROVEMENTS, SEPTIC AND STORMWATER STRUCTURES TO CONSTRUCT 1,585 SF WAWA BUILDING W/ GAS SERVICE. THE PROPOSED BUILDING WILL BE SERVICED BY PUBLIC WATER AND SEWER.
6. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
7. THE APPLICANT OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (k) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (COMPETENT PERSON).
8. ROADWAYS MUST BE CLEARED OF ALL OBSTRUCTIONS PRIOR TO AND DURING CONSTRUCTION.
9. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND (GAS, ELECTRIC, CABLE, ETC.) AND APPLICANT OR ITS DESIGNATED REPRESENTATIVE SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR FINAL LOCATION OF UTILITIES, PURCHASE OF HARDWARE, AND SIZING OF SERVICE LINES, ETC.
10. GRADING OVER LAWN/GRASS AREAS ON THE SITE SHALL BE PERFORMED AT A MAXIMUM 3:1
11. ANY IMPORTED FILL SHALL BE CERTIFIED CLEAN AND RECEIPT/VERIFICATION SHALL BE PROVIDED UPON REQUEST

SITE CLEARING, GRADING AND SOIL PROTECTION

12. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL REVIEW AT A MINIMUM THIS SITE PLAN AND IF ANY CONFLICTS ARE IDENTIFIED IT SHALL BE BROUGHT TO THE ATTENTION OF THE PROFESSIONALS FOR REVIEW.
13. CONTRACTOR TO PROVIDE PROPER DISPOSAL OF ALL SITE DEBRIS GENERATED DURING THE COURSE OF CONSTRUCTION.
14. ALL ROADS SHALL BE MAINTAINED AND KEPT CLEAR OF ALL OBSTRUCTIONS AND DEBRIS DURING CONSTRUCTION OPERATION.
15. ALL TOPSOIL SHALL BE STOCKPILED AND RE-USED ON-SITE.
16. GRADING ON THE SITE SHALL BE PERFORMED AT A MAXIMUM 3:1 OVER GRASS AREAS.
17. ALL DISTURBED LAND WITHIN OR ADJACENT TO THE WORK AREA, WHICH IS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION CONTROL IN NEW JERSEY.
18. THE PLAN SHOULD NOTE "AFTER ALL CONSTRUCTION ACTIVITIES AND REQUIRED FIELD TESTING HAVE BEEN COMPLETED ON THE DEVELOPMENT SITE, AS-BUILT PLANS DEPICTING DESIGN AND AS-BUILT ELEVATIONS OF ALL STORMWATER MANAGEMENT MEASURES SHALL BE PREPARED BY A LICENSED LAND SURVEYOR AND SUBMITTED TO THE MUNICIPAL ENGINEER. BASED UPON THE MUNICIPAL ENGINEER'S REVIEW OF THE AS-BUILT PLANS, ALL CORRECTIONS OR REMEDIAL ACTIONS DEEMED BY THE MUNICIPAL ENGINEER TO BE NECESSARY DUE TO THE FAILURE TO COMPLY WITH THE STANDARDS ESTABLISHED BY THIS CHAPTER AND/OR ANY READING OF PUBLIC HEALTH OR SAFETY SHALL BE COMPLETED BY THE APPLICANT AT HIS/HER EXPENSE. IN LIEU OF REVIEW BY THE MUNICIPAL ENGINEER, WINSLOW TOWNSHIP SHALL RESERVE THE RIGHT TO ENGAGE A PROFESSIONAL ENGINEER TO REVIEW THE AS-BUILT PLANS. THE APPLICANT SHALL PAY ALL COSTS ASSOCIATED WITH SUCH REVIEW."
19. THE TOP OF EVERY GASOLINE STORAGE TANK SHALL BE AT LEAST THIRTY-SIX (36) INCHES BELOW THE SURFACE OF THE GROUND AS REQUIRED BY TOWNSHIP ORDINANCE SECTION 294-109A.(7).

WINSLOW TOWNSHIP FIRE AND POLICE DEPARTMENT NOTES

20. WINSLOW TOWNSHIP USES FOUR-INCH (4") STORZ CONNECTIONS FOR ALL FIRE DEPARTMENT SPRINKLER AND STANDPIPE SYSTEM CONNECTIONS. TEST HEADERS AND SMALL SYSTEMS UTILIZE TWO AND A HALF INCH NATIONAL STANDARD THREAD (2-1/2 NTS) THREAD CONFIGURATIONS.
21. IMPACT PROTECTION FOR GAS METERS, VEHICLE OR OTHER HEAVY OBJECT IMPACT PROTECTION REQUIRED BY NJ UNIFORM FIRE CODE SECTION 312.1 SHALL BE PROVIDED BY POSTS THAT COMPLY WITH SECTION 312.2 OR BY OTHER APPROVED PHYSICAL BARRIERS THAT COMPLY WITH SECTION 312.3.
22. BUILDINGS MONITORED WITH AUTOMATIC FIRE SUPPRESSION AND/OR MONITORING ARE REQUIRED TO INSTALL KNOX BOX ENTRY SYSTEMS PER WINSLOW TOWNSHIP SPECIFICATIONS.
23. PROPER SIGNAGE ON THE ELECTRIC VEHICLE CHARGING STATIONS TO IDENTIFY WHERE THE MAIN ELECTRICAL DISCONNECTS ARE LOCATED.
24. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PITMAN EAST, N.J. 1966 U.S.G.S. QUAD MAP
PHOTOREVISED 1994
SCALE 1"=2,000'

BASIN ELEVATIONS:
BOTTOM OF BASIN ELEVATION 150.50
BASIN SPILLWAY ELEVATION 158.00
TOP OF BERM ELEVATION 159.00

LEGEND

PROPOSED / EXISTING

- PROPERTY LINE / ADJACENT LOT LINE
- CONTOUR
- SEWER MAIN / SEWER SERVICE
- STORM PIPE
- WATER MAIN
- OVERHEAD WIRES
- EDGE OF PAVEMENT
- CURB
- CHAIN LINK FENCE
- GUARD RAIL
- BRUSH
- RCP STORM PIPE
- HDPE PIPE
- CONTOUR
- SPOT GRADE HIGH POINT
- SPOT GRADE LOW POINT
- TOP OF CURB / BOTTOM OF CURB
- FLOW ARROW
- OIL OUTLET STRUCTURE
- BUILDING SETBACK LINE
- BUILDING
- HANDICAPPED PARKING
- TRAFFIC/REGULATORY SIGN
- # OF PARKING SPACES
- ADA WARNING MAT
- CONCRETE
- PAVEMENT
- LIGHT POLE
- UNDERGROUND STORAGE
- FE FLARED END WITH RIP-RAP
- SPILLWAY WITH RIP-RAP
- LIMIT OF RS SAND
- TYPE 'B' INLET
- TYPE 'E' INLET
- EROSION MAT FOR BASIN SIDES
- TEST PIT
- TREE
- SEWER MANHOLE
- STORM MANHOLE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- E. INLET
- R. INLET
- CONCRETE
- PAVEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

STORMSEWER PROFILE - NORTH
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE=1"=5

STORMSEWER PROFILE - SOUTH
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE=1"=5

ADA GRADING DETAIL
SCALE 1"=20'

NO.	DATE	DESCRIPTION	BY
6	01/24/2025	REV. PER BRICK LETTER DATED 11/26/2024, AND DYNAMIC MARK-UP DATED 12/16/2024	MEA
5	10/15/2024	REV. PER LETTER DATED 09/19/2024	MEA
4	09/16/2024	REV. PER CAMDEN COUNTY PLANNING BOARD LETTER DATED 11/20/2023	MEA
3	11/06/2023	REV. PER CAMDEN COUNTY SOIL DISTRICT LETTER DATED 03/28/2023	MEA
2	05/01/2023	REV. PER TOCH CONSULTING ENG. LETTER (03/07/2023), REV LETTER (03/08/2023), FIRE DEPT. LETTER (03/10/2023), POLICE CHIEF LETTER (03/21/2023)	PPB
1	12/09/2022	ORIGINAL SUBMISSION DATE	PPB

REVISIONS

CROSS KEYS ROAD WAWA
MAJOR SITE PLAN

BLOCK 602, LOT 1.07, TAX MAP PLATE 6
672 BERLIN CROSS KEYS ROAD
W INDLOW TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

AVILA ENGINEERING
• ENGINEERING
• SURVEYING
• LAND DEVELOPMENT
228 WEST WHITE HORSE PIKE - SUITE 8
BERLIN, NJ 08009
PHONE: 856-809-2572
FAX: 856-809-2580
Certificate of Authorization 24GA28116900
E-MAIL: CORP@AVILA-ENG.COM

Designed By:	MEA
Drawn By:	PPB
Checked By:	MEA
Date:	11/09/2023
Scale:	1"=50'
CAD File:	164_LAYS
Project No.:	21-1036

MICHAELIE. AVILA
New Jersey Professional Engineer License No. 41567

Title: GRADING AND DRAINAGE PLAN

Sheet No. 4 OF 15

REPRODUCTION OR USE WITHOUT EXPRESS PERMISSION FROM THE WRITTEN PERMISSION OF AVILA ENGINEERING IS PROHIBITED. THESE PLANS ARE NOT TO BE CONSTRUCTED FROM UNLESS THEY ARE SIGNED AND SEALED BY THE ENGINEER.

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION DECLARING THAT THE REDEVELOPMENT STUDY AREA IDENTIFIED AS BLOCK 2204, LOT 12 IS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 *ET SEQ.*)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq*. ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, N.J.S.A. 40A:12-6 authorizes the Governing Body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is either a condemnation or non-condemnation redevelopment area; and

WHEREAS, by virtue of Resolution R-2024-342 adopted on December 17, 2024 (Exhibit "A"), the Mayor and Township Committee of the Township of Winslow authorized the Winslow Township Planning Board (the "Planning Board") to undertake an investigation pursuant to the LRHL to determine if the properties known and designated as Block 2204, Lot 12 on the Winslow Township Tax Map (the "Study Area") is in need of non-condemnation redevelopment; and

WHEREAS, the Planning Board undertook a preliminary investigation pursuant to N.J.S.A. 40A:12-6 to determine whether the properties in the Study Area qualify as an area in need of non-condemnation redevelopment; and

WHEREAS, the Planning Board appointed and/or designated professional planners at CME Associates, LLC, to conduct a redevelopment study; and

WHEREAS, Malvika Apte, PP, AICP and Christopher N. Dochney, PP, AICP,

professional planners at CME Associates, LLC, prepared a report entitled "Area in Need of Redevelopment Study Preliminary Investigation Report Block 2204, Lot 12" dated February 18, 2025 (the "Report"), which document is adopted and incorporated herein by reference; and

WHEREAS, on March 20, 2025, the Planning Board conducted a public hearing on the Report with respect to the recommendation of its professional planners as to the possible designation of the properties within the Study Area as a non-condemnation redevelopment area; and

WHEREAS, pursuant to N.J.S.A. 40A:12-6, the Planning Board prepared a map showing the boundaries of the proposed redevelopment Study Area and the location of the property included therein, and appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, pursuant to N.J.S.A. 40A:12-6, due notice of the public hearing before the Planning Board was given to the property owners of all properties within the Study Area and all other persons as mandated by the aforesaid statute, and notice of the public hearing also was posted and published in accordance with the requirements of law; and

WHEREAS, Christopher N. Dochney, PP, AICP, the professional planner retained by the Planning Board, presented the Report and the findings and recommendations contained therein to the Planning Board at the public hearing thereon; and

WHEREAS, the said Planning Board meeting was open to the public and the public had an opportunity to address questions and comments to the Planning Board regarding the Report and the findings and recommendations contained therein; and

WHEREAS, the members of the Planning Board reviewed the Report, considered the testimony of Mr. Dochney and considered the public comment thereon, if any; and

WHEREAS, upon consideration of the Report and all testimony presented at the public hearing, the Planning Board made the following findings of fact and drew the following conclusions of law:

1. Christopher N. Dochney, PP, AICP, presented substantial credible evidence that the property within the Study Area, namely Block 2204, Lot 12 qualifies as Non-Condemnation Redevelopment Area consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(h) and Section 3 of the LRHL, for the following reasons:

(a) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(c) and (h) and Section 3 of the LRHL, the Planning Board found the Study Area has been vacant for at least 30 years. The development of this property is unlikely through the means of private capital; due to the land being vacant for at least 30 years, it is unproductive under the criteria set forth in N.J.S.A. 40A:12A-5(c) and (h) and Section 3 of the LRHL and requires the involvement of the municipality to assist in bringing the land to a level of productivity.

WHEREAS, based upon the Planning Board's investigation, including the Report and the public hearing conducted thereon, the Planning Board found that Block 2204, Lot 12 should be declared an Area in Need of Non-Condemnation Redevelopment; and

WHEREAS, on April 17, 2025, the Planning Board adopted Resolution No. PR2025-028 (Exhibit "B") as its official report and recommendation to the Mayor and Township Committee that the above noted Study Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(h) and Section 3 of the LRHL and therefore qualifies for designation as a non-condemnation redevelopment area; and

WHEREAS, the Governing Body has reviewed the recommendations of the Planning Board and the Report upon which same is based, and determines that it is in the best interests of

the Township of Winslow to declare the Study Area identified as Block 2204, Lot 12 as an Area in Need of Non-Condemnation Redevelopment pursuant to the criteria of the LRHL as set forth in the Report and the recommendations of the Planning Board thereon.

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 Governing Body adopts the recommendations of the Winslow Township Planning Board in full for the reasons set forth hereinabove and, in accordance with the recommendations of the Winslow Township Planning Board, hereby determines and declares that Block 2204, Lots 12 is a Non-Condemnation Redevelopment Area.

BE IT FURTHER RESOLVED that the Township Clerk shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5)(c).

BE IT FURTHER RESOLVED that, pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), within 10 days of the date of adoption of this Resolution the Township Clerk also shall serve notice of the Governing Body's determination herein on all owners of record of the properties located within the designated Non-Condemnation Redevelopment Area, upon all persons listed on the tax assessor's records for each of the affected properties, and upon each person who filed a written objection to the designation of any of the said properties as being an area in need of redevelopment.

ADOPTED: April 22, 2025

_____
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 **April 22, 2025** at the Winslow Township Municipal Building.

_____

LISA L. DORITY, RMC
MUNICIPAL CLERK

Dated:

EXHIBIT "A"
WINSLOW TOWNSHIP RESOLUTION
R-2024-342

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
STATE OF NEW JERSEY

RESOLUTION AUTHORIZING AND DIRECTING THE TOWNSHIP OF WINSLOW PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES BLOCK 2204, LOT 12 IS TO BE DELINEATED AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 *ET SEQ*)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* ("LRHL") provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the LRHL sets forth the procedures for the Township to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, "[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the

municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain ("Condemnation Redevelopment Area"); and

WHEREAS, the Mayor and Township Committee of the Township of Winslow seek to authorize and recommend the Township of Winslow Planning Board to conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Non-Condemnation Redevelopment Area; and

WHEREAS, the Area in question is located at or along Williamstown Road and designated as Block 2204, Lot 12, identified as the Study Area, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development with existing owners for increased employment and housing opportunities, tax ratables and other benefits which communities generally derive from the redevelopment of lands in these areas; and

WHEREAS, the Township Committee finds it to be in the best interest of the Township and its residents to authorize the Township Planning Board to undertake such preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Township of Winslow wishes to direct the Township of Winslow Planning Board to undertake a preliminary investigation utilizing CME Associates to prepare the preliminary investigation, to determine whether the proposed Study Area, which includes Block 2204, Lot 12 qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Mayor and Township Committee are empowered to authorize this preliminary investigation to be conducted by the Township of Winslow Planning Board pursuant to N.J.S.A. 40A:12A-6 as a Non-Condemnation Redevelopment Area.

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 as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.

2. The Township of Winslow Planning Board is hereby authorized to undertake a preliminary investigation, utilizing CME Associates to prepare the preliminary investigation, pursuant to a notice to conduct a hearing and comply with other requirements of the LRHL, in order to recommend to the Township Committee whether the area comprising the Study Area is an area in need of Non-Condemnation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.

3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Non-Condemnation Redevelopment Area, other than the use of eminent domain.

4. The Township of Winslow Planning Board shall provide a written Report to the Mayor and Township Committee setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Township Committee whether said properties are an "Area in Need of Redevelopment" under the meaning and intendment of the LRHL.

5. The Township of Winslow Planning Board shall submit its findings and recommendations to the Mayor and Township Committee in the form of a Resolution with supporting documents.

ADOPTED: DEC 17 2024

Marie D Lawrence

MARIE D. LAWRENCE, MAYOR

Lisa L Dority

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 December 17, **2024** at the Winslow Township Municipal Building.

Lisa L Dority

LISA L. DORITY, RMC
MUNICIPAL CLERK

Dated: 1/30/25

T:\Lisa\REDEVELOPMENT\WILLIAMSTOWN RD\Resolution Block 2204 Lot 12 Req. PB to do Redev. Study.docx

EXHIBIT "B"
WINSLOW TOWNSHIP PLANNING BOARD RESOLUTION
PR2025-028

WINSLOW TOWNSHIP PLANNING BOARD
RESOLUTION RECOMMENDING THAT THE DESIGNATING AREA
(BLOCK 2204 Lot 12)
BE DETERMINED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WINSLOW AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO NJSA 40A:12A-1 et seq.
PR2025-028

WHEREAS, the Mayor and Township Committee Members of the Township of Winslow have determined that certain areas within the Township should be preliminarily investigated by the Winslow Township Planning Board for determination of whether said properties are an "Area in Need of Redevelopment" pursuant to NJSA 40A:12A-1 et seq, and have made such recommendation to the Planning Board pursuant to Resolution duly adopted by the Mayor and Committee of the Township of Winslow, Resolution R-2024-342 adopted December 17, 2024; and

WHEREAS, said Resolution adopted by the Mayor and Committee of the Township of Winslow, Resolution R-2024-342 adopted December 17, 2024 covering property located at BLOCK 2204 Lot 12, authorized and directed the Winslow Township Planning Board to undertake the preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, on February 20, 2025, the Winslow Township Planning Board adopted a Resolution, PR2025-022, memorialized the same date, which authorized the preliminary investigation report preparation pursuant to NJSA 40A:12A-1

et seq for the above noted properties to determine if same are to be designated as "Areas in Need of Redevelopment" pursuant to NJSA 40A:12-1 et seq.

WHEREAS, the Township of Winslow Planning Board has, pursuant to PR2025-022, undertaken the necessary investigation into whether or not a particular area within Winslow Township may be recommended to the Mayor and Township Committee as an area in need of Non-Condemnation Redevelopment; and

WHEREAS, the Township of Winslow Planning Board has authorized and directed its Professional Planners, CME Associates, Professional Planners, A.I.C.P., to furnish to the Winslow Township Planning Board a written report essential to assist the Winslow Township Planning Board in its determination aforedescribed; and

WHEREAS, CME Associates, Malvika Apte, PP, AICP, License No. 6056 Professional Planner, and Christopher N. Dochney, PP, AICP, License No. 6225, Professional Planner, have tendered a written report known as the "Area in Need of Redevelopment Study Preliminary Investigation Report BLOCK 2204 Lot 12" dated February 18, 2025; and

WHEREAS, the Township of Winslow Planning Board has reviewed said report and the data and information and recommendations contained therein; and

WHEREAS, CME Associates has prepared a map of the study area, which map was on file with the Clerk's Office of

Winslow Township and the Secretary of the Winslow Township Planning Board more than ten (10) days prior to March 20, 2025 for BLOCK 2204 Lot 12 located in the western end of the Township, along Williamstown Road near the intersection of Sicklerville Road. The property has a rectangular shape, and is 11.06 acres. It contains 600 feet of frontage along Williamstown Road and is approximately 450 feet north of the intersection of Williamstown Road and Sicklerville Road; and

WHEREAS, the Township of Winslow Planning Board conducted a hearing which was duly noticed in accordance with NJSA 40A:12A-6 on March 20, 2025, at 7:00 p.m. in the Municipal Building of the Township of Winslow located at 125 S. Route 73, Winslow Township New Jersey, for the purpose of acting upon the determination of whether or not property located at BLOCK 2204 Lot 12 on the Official Tax Map for the Township of Winslow County of Camden and New Jersey, is an area in need of redevelopment and whether or not such recommendation should be made to the municipal governing body of the Township of Winslow; and

WHEREAS, at such hearing, the Winslow Township Planning Board heard sworn testimony from all interested persons; and

WHEREAS, at the said hearing held on March 20, 2025, the Winslow Township Planning Board also heard sworn testimony from CME Associates, Professional Planner, Christopher N. Dochney, PP AICP, after having been duly qualified as a licensed Professional Planner in the State of

New Jersey, License Number 6225; and

WHEREAS, the investigation and testimony revealed that BLOCK 2204 Lot 12 is vacant and undeveloped. The investigation further revealed that the lands have been vacant for at least 30 years. It further appeared that development of this property was unlikely through the instrumentality of private capital; and it further appearing that because the lands have been vacant for a period in excess of thirty (30) years, thus being unproductive under the criteria set forth in NJSA 40A:12A-5c and h, and requiring the involvement of the municipality to bring the land to a level of production; and

WHEREAS, it further appearing that the property is located within a Smart Growth Area; and

NOW, THEREFORE, BE IT RESOLVED by the Township of Winslow Planning Board as follows:

1. It is hereby recommended to the Mayor and Township Committee of the Township of Winslow, that said municipal governing body determine that BLOCK 2204 Lot 12 on the Official Tax Map for the Township of Winslow County of Camden and New Jersey, is an area in need of Non-Condemnation Redevelopment pursuant to the criteria set forth in NJSA 40A:12A-5c, NJSA 40A:12A-5H, and Section 3 of the (LRHL) Redevelopment Law, to be a Non-Condemnation Redevelopment Area.

2. It is determined that the area designated as BLOCK

2204 Lot 12 meets the criteria set forth in NJSA 40A:12A-5c, NJSA 40A:12A-5H, and Section 3 of the (LRHL) Redevelopment Law as unimproved vacant lands which need the involvement of the municipality to bring such lands to a level of production, being areas in need of Non-Condemnation Redevelopment within the Smart Growth planning area.

3. It is determined that BLOCK 2204 Lot 12 be and is hereby recommended to be Areas in Need of Redevelopment pursuant to the criteria contained in NJSA 40A:12A-1 et seq, for all of the reasons more specifically set forth in Professional Planner report dated February 18, 2025 prepared by Malvika Apte, Professional Planner and Christopher N. Dochney, Professional Planner of CME Associates, which report is adopted herein as if set forth at length.

4. The Secretary of the Winslow Township Planning Board shall immediately cause to be transmitted to the Mayor and Committee of the Township of Winslow a copy of this Resolution.

I, Christy Mezzatesta, Secretary of the Township of Winslow Planning Board, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Winslow Township Municipal Building, Winslow Township, New Jersey on the 20th day of March 2025, memorialized at a meeting held April 17, 2025.

CHRISTY MEZZATESTA
SECRETARY
Planning Board
Township of Winslow

Timothy Mead
CHAIRPERSON
Planning Board
Township of Winslow

WINSLOW TOWNSHIP PLANNING BOARD
RESOLUTION RECOMMENDING THAT THE DESIGNATING AREA
(BLOCK 2204 Lot 12)
BE DETERMINED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WINSLOW AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO NJSA 40A:12A-1 et seq.
PR2025-028

WHEREAS, the Mayor and Township Committee Members of the Township of Winslow have determined that certain areas within the Township should be preliminarily investigated by the Winslow Township Planning Board for determination of whether said properties are an "Area in Need of Redevelopment" pursuant to NJSA 40A:12A-1 et seq, and have made such recommendation to the Planning Board pursuant to Resolution duly adopted by the Mayor and Committee of the Township of Winslow, Resolution R-2024-342 adopted December 17, 2024; and

WHEREAS, said Resolution adopted by the Mayor and Committee of the Township of Winslow, Resolution R-2024-342 adopted December 17, 2024 covering property located at BLOCK 2204 Lot 12, authorized and directed the Winslow Township Planning Board to undertake the preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, on February 20, 2025, the Winslow Township Planning Board adopted a Resolution, PR2025-022, memorialized the same date, which authorized the preliminary investigation report preparation pursuant to NJSA 40A:12A-1

et seq for the above noted properties to determine if same are to be designated as "Areas in Need of Redevelopment" pursuant to NJSA 40A:12-1 et seq.

WHEREAS, the Township of Winslow Planning Board has, pursuant to PR2025-022, undertaken the necessary investigation into whether or not a particular area within Winslow Township may be recommended to the Mayor and Township Committee as an area in need of Non-Condemnation Redevelopment; and

WHEREAS, the Township of Winslow Planning Board has authorized and directed its Professional Planners, CME Associates, Professional Planners, A.I.C.P., to furnish to the Winslow Township Planning Board a written report essential to assist the Winslow Township Planning Board in its determination aforedescribed; and

WHEREAS, CME Associates, Malvika Apte, PP, AICP, License No. 6056 Professional Planner, and Christopher N. Dochney, PP, AICP, License No. 6225, Professional Planner, have tendered a written report known as the "Area in Need of Redevelopment Study Preliminary Investigation Report BLOCK 2204 Lot 12" dated February 18, 2025; and

WHEREAS, the Township of Winslow Planning Board has reviewed said report and the data and information and recommendations contained therein; and

WHEREAS, CME Associates has prepared a map of the study area, which map was on file with the Clerk's Office of

Winslow Township and the Secretary of the Winslow Township Planning Board more than ten (10) days prior to March 20, 2025 for BLOCK 2204 Lot 12 located in the western end of the Township, along Williamstown Road near the intersection of Sicklerville Road. The property has a rectangular shape, and is 11.06 acres. It contains 600 feet of frontage along Williamstown Road and is approximately 450 feet north of the intersection of Williamstown Road and Sicklerville Road; and

WHEREAS, the Township of Winslow Planning Board conducted a hearing which was duly noticed in accordance with NJSA 40A:12A-6 on March 20, 2025, at 7:00 p.m. in the Municipal Building of the Township of Winslow located at 125 S. Route 73, Winslow Township New Jersey, for the purpose of acting upon the determination of whether or not property located at BLOCK 2204 Lot 12 on the Official Tax Map for the Township of Winslow County of Camden and New Jersey, is an area in need of redevelopment and whether or not such recommendation should be made to the municipal governing body of the Township of Winslow; and

WHEREAS, at such hearing, the Winslow Township Planning Board heard sworn testimony from all interested persons; and

WHEREAS, at the said hearing held on March 20, 2025, the Winslow Township Planning Board also heard sworn testimony from CME Associates, Professional Planner, Christopher N. Dochney, PP AICP, after having been duly qualified as a licensed Professional Planner in the State of

New Jersey, License Number 6225; and

WHEREAS, the investigation and testimony revealed that BLOCK 2204 Lot 12 is vacant and undeveloped. The investigation further revealed that the lands have been vacant for at least 30 years. It further appeared that development of this property was unlikely through the instrumentality of private capital; and it further appearing that because the lands have been vacant for a period in excess of thirty (30) years, thus being unproductive under the criteria set forth in NJSA 40A:12A-5c and h, and requiring the involvement of the municipality to bring the land to a level of production; and

WHEREAS, it further appearing that the property is located within a Smart Growth Area; and

NOW, THEREFORE, BE IT RESOLVED by the Township of Winslow Planning Board as follows:

1. It is hereby recommended to the Mayor and Township Committee of the Township of Winslow, that said municipal governing body determine that BLOCK 2204 Lot 12 on the Official Tax Map for the Township of Winslow County of Camden and New Jersey, is an area in need of Non-Condemnation Redevelopment pursuant to the criteria set forth in NJSA 40A:12A-5c, NJSA 40A:12A-5H, and Section 3 of the (LRHL) Redevelopment Law, to be a Non-Condemnation Redevelopment Area.

2. It is determined that the area designated as BLOCK

2204 Lot 12 meets the criteria set forth in NJSA 40A:12A-5c, NJSA 40A:12A-5H, and Section 3 of the (LRHL) Redevelopment Law as unimproved vacant lands which need the involvement of the municipality to bring such lands to a level of production, being areas in need of Non-Condemnation Redevelopment within the Smart Growth planning area.

3. It is determined that BLOCK 2204 Lot 12 be and is hereby recommended to be Areas in Need of Redevelopment pursuant to the criteria contained in NJSA 40A:12A-1 et seq, for all of the reasons more specifically set forth in Professional Planner report dated February 18, 2025 prepared by Malvika Apte, Professional Planner and Christopher N. Dochney, Professional Planner of CME Associates, which report is adopted herein as if set forth at length.

4. The Secretary of the Winslow Township Planning Board shall immediately cause to be transmitted to the Mayor and Committee of the Township of Winslow a copy of this Resolution.

I, Christy Mezzatesta, Secretary of the Township of Winslow Planning Board, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Winslow Township Municipal Building, Winslow Township, New Jersey on the 20th day of March 2025, memorialized at a meeting held April 17, 2025.

CHRISTY MEZZATESTA
SECRETARY
Planning Board
Township of Winslow

Timothy Mead
CHAIRPERSON
Planning Board
Township of Winslow

APPLICATION FOR USE OF PUBLIC BUILDINGS AND GROUNDS
SPECIAL EVENTS
(APPLICATIONS SHOULD BE MADE AT LEAST 30 DAYS PRIOR TO THE DATE REQUESTED)

Name of Applicant/Responsible Person: Katrice Bailey / Alma Martinez Walsh
Address: 416 Sicklerville Rd Sicklerville, NJ 08081
Phone: 856-513-8829 Email: Kbailey@acendahealth.org / amartinezwalsh@acendahealth.org
Name of Organization: Orchards Family Success Center, Acenda Inc.
Address: 416 Sicklerville Rd Sicklerville, NJ 08081
Date(s) & Time(s) Requested: 6/28/25
Detailed Description of Activity**: Empowerment for women event. Attached purpose.

** A COPY OF THE EVENT FLYER MUST BE ATTACHED

BUILDING PREFERENCE: CHECK ONE

( ) **STAR BUILDING**, 100 ERIAL ROAD, SICKLERVILLE

(Posted Occupancy 49 persons) (main floor 38 chairs & 5 tables 5) (basement 14 chairs & 3 tables)

(X) **SENIOR CITIZENS CENTER**, 33 COOPERS FOLLY ROAD, ATCO

SIDE A (Kitchen) (___) **SIDE B (Bingo)** (___) **BOTH SIDES** (X) (Posted Occupancy 497 persons)

( ) **MUNICIPAL BUILDING COURT ROOM**, 125 SOUTH ROUTE 73, BRADDOCK

(Posted Occupancy 270 persons) (150 chairs)

"NO SMOKING" REGULATIONS APPLY TO PUBLIC PREMISES (P.L. 1985 CHAPTER 381)

"NO UNLICENSED GAMES OF CHANCE" (P.L. 1954 C.5)

"NO ALCOHOLIC BEVERAGE CONSUMPTION IS PERMITTED ON PREMISES" (W.T.C. 77-13A)

ANY DAMAGES OR FAILURE TO CLEAN THE BUILDING MAY RESULT IN NO FUTURE USE, TERMINATION OF EXISTING USE, OR RESTITUTION TO THE TOWNSHIP OF WINSLOW, INCLUDING BUT NOT LIMITED TO REPLACEMENT COST, REPAIRS AND/OR HOULY LABOR CHARGES

Will there be vendors present: ☒ Yes ☐ No If yes, how many (limit of 10): 6-10
Applicant and all Vendors must provide a Certificate of Liability Insurance naming the "Township of Winslow" as an additional insured and a Hold Harmless Agreement. Please see attached instructions for more information.

The undersigned *AGREES*:

- **To inspect the area(s) requested for use and list any damage or signs of vandalism.**
- **To see that all rules and regulations regarding the use of any Township facilities are strictly followed.**
- **Failure to adhere to Chapter 6 entitled "Public Buildings and Grounds Usage" may result in the loss of future use of the facility and/or loss of deposit and possible issuance of a fine.**
- **Falsifying information on application is automatic revocation of application and/or permit.**

Print Name: Alma Martinez Walsh Date: 3/31/25
Signature: Alma Martinez Walsh

Official Use Only
Date Application Received: 4/8/25 Reviewed by: MS Fee Waived
Application Fee $_____ Received by_____ Method of Payment:_____
Risk Toolbox Form Received: ☒ Yes ☐ No / Certificate of Insurance Received: ☒ Yes ☐ No
Hold Harmless Received: ☒ Yes ☐ No / Board of Health Certificate, if applicable ____
Approved: Yes_____ No
Comments: 2 green dots. MS

OFFICE OF THE TOWNSHIP CLERK
TOWNSHIP OF WINSLOW
125 SOUTH ROUTE #73, BRADDOCK, NJ 08037-9422

CLOTHING/DONATION BINS
2025

1. Name and address of Non-Profit Organization to be licensed:
Clean House Recycling
2246 N. Penn Rd - Hatfield, PA. 19440

Phone Number: (877)306-3327 Cell Number: (267)346-4249
E-Mail Address: tkaybug9@comcast.net

2. Location of Bin, as precisely as possible:
Joe's Tavern
548 Williamstown Rd. - Winslow, N.J. 08081
*see attached for placement of bin.

3. Tax Block# 3003 Lot # 6

4. Name and address of property owner where bin will be placed along with written consent from property owner:
Jose Mathew

5. The manner in which the donations collected via bin will be used, sold or dispersed:
see attached

6. The method by which the proceeds will be allocated or spent:
see attached

7. CERTIFICATION: I do hereby certify that the foregoing information is true to the best of my knowledge.

Applicants Signature 3/31/25 Date

FOR OFFICIAL USE:

Township Committee Approval & Date: _____

Comment if not approved: _____

Payment received by: MB Date: _____ License # Issued: 25 Amount: $250.00
CK# 10721

RECEIVED
APR 9 2025
Clerk's Office
Winslow Township